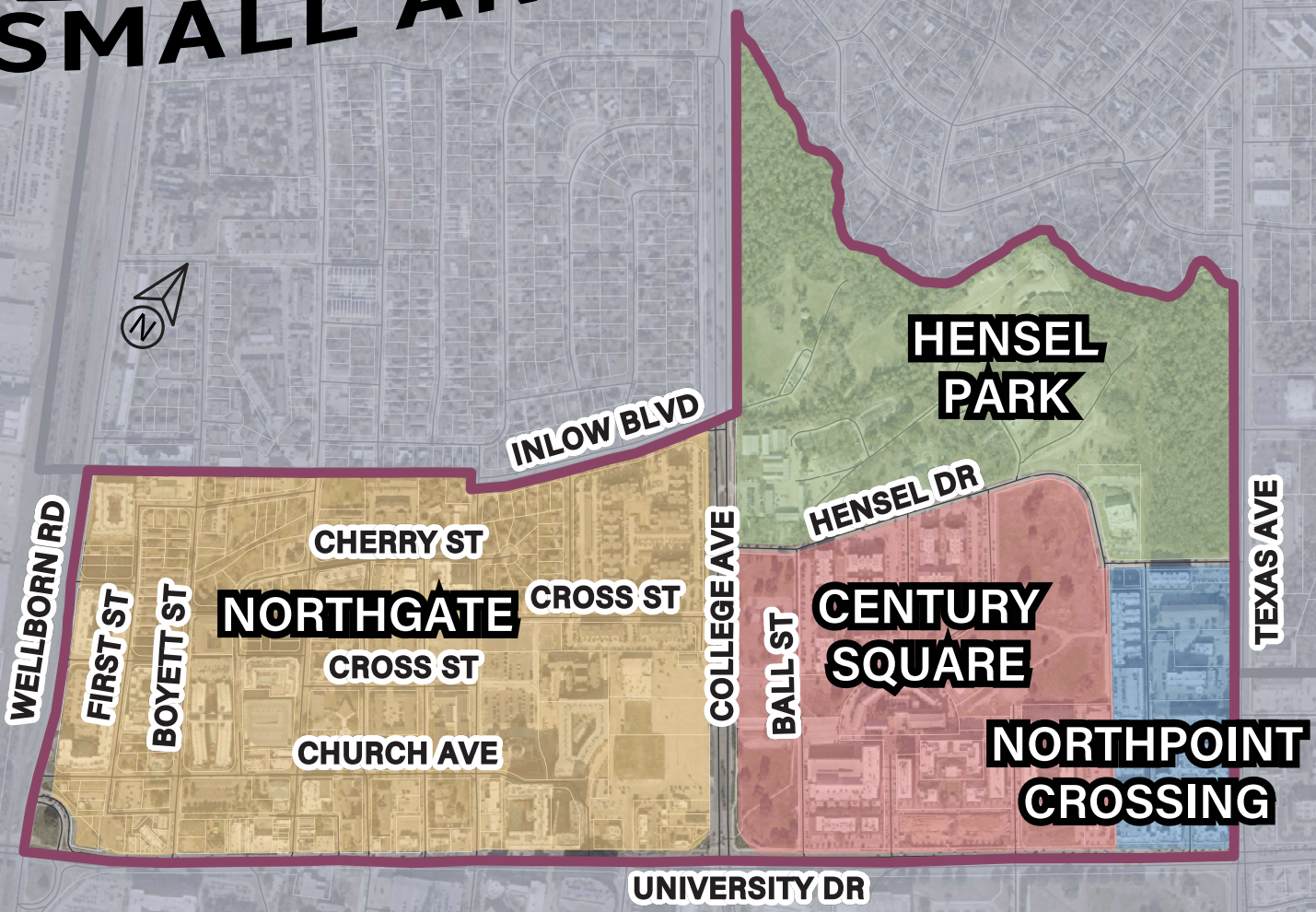
Budget & Financial Summary:

Attachments:

1. Greater Northgate Small Area Plan Engagement Report

NORTHGATE
SMALL AREA PLAN



City of College Station
Home of Texas A&M University®

For more information, go to **cstx.gov/northgate**
You can also email your comments to **northgateplan@cstx.gov**

OVERVIEW

This report is the product of a collaborative effort that began in Jan. 2025, when City Council directed staff to launch a small area planning process for the Greater Northgate area. Council specifically tasked staff with beginning the effort by engaging community stakeholders through a structured input process. The purpose of this report is to document and synthesize that input, offering a clear understanding of stakeholders' priorities, concerns, and aspirations for the area's future. This planning area includes the Northgate District, Northpoint Crossing, and Texas A&M University properties, Century Square and Hensel Park.



Figure 1. Greater Northgate Planning Area

Between Jan. and April 2025, community stakeholders contributed input through seven public meetings, two online engagement platforms, and a walking tour. These efforts yielded over 275 map-based comments, hundreds of participant quotes, and more than 50 action recommendations. City staff guided the process by facilitating engagement, analyzing feedback, and translating community ideas into implementable actions.

ENGAGEMENT PROCESS & TIMELINE

- Engagement activities included:
- A public kickoff event and mapping exercise (January 2025)
- Stakeholder committee meetings (February–May 2025)
- An interactive walking tour and visual audit (April 2025)
- Online surveys
- Direct coordination with Texas A&M University, local businesses, residents, and City staff

OUTREACH & COMMUNICATIONS STRATEGY

The City of College Station implemented a robust and multifaceted outreach strategy to raise awareness of the Greater Northgate Small Area planning process. Through City social media channels, blog posts, and the "What's Up College Station?" video series, the City kept residents informed and encouraged public participation. Additionally, local media outlets provided news coverage featuring interviews with committee members and City staff, further expanding public awareness of the engagement process.

TIMELINE & ACTIVITIES

Date	Format	Topic
Jan. 28, 2025	Kickoff Workshop	Visioning & Mapping Exercise
Feb. 4, 2025	Committee Meeting #1	Existing Conditions Review
Feb. 18, 2025	Committee Meeting #2	Input Summary & Visioning
March 4, 2025	Committee Meeting #3	Mobility, Connectivity, Infrastructure
March 18, 2025	Committee Meeting #4	Land Use, Zoning, Retail, and Public Safety
April 1, 2025	District Walking Tour	Site Observations and Field Input
April 15, 2025	Committee Meeting #5	Charrette on Character, Historic Preservation, Development Restrictions
May 20, 2025	Committee Meeting #6	Committee Goals and Action Items

PROJECT KICKOFF

The in-person Kickoff Workshop on Jan. 28, 2025, marked the community's first engagement event in the Greater Northgate Small Area Planning process, drawing over 100 participants. The event introduced the project's purpose, scope, and timeline and engaged participants in breakout group activities. These activities gathered early stakeholder feedback, identified community priorities, and revealed key challenges and opportunities to guide the planning process.



Figure 2. Greater Northgate Small Area Plan Kickoff meeting project introduction.



Figure 3. Greater Northgate Small Area Plan Kickoff meeting group breakout activity.
https://www.flickr.com/photos/collegestation/albums/72177720323522299

Activities Included:

- Welcome Presentation: Overview of project timeline, goals, and planning principles.
- Vision Exercise: Groups shared keywords and early draft vision statements, many emphasizing walkability, history, diversity of land uses, and better connectivity.
- Group Discussions: Participants identified what they like, dislike, and hope to change in Northgate.
- Mapping Exercise: Stakeholders used "Keep / Change / Idea" prompts to annotate paper and digital maps.

Key Themes Emerged:

- Mobility & Infrastructure: Calls for more walkable streets, bike-friendly design, and better transit options.
- Community Character: Emphasis on preserving local identity, culture, and student-community balance.
- Public Spaces: High interest in more green space, public plazas, and art installations.
- Economic Development: Desire for daytime retail, grocery stores, and diverse entertainment options.
- Historic Preservation: Clear desire to retain iconic Northgate buildings and Aggie traditions.

Input collected during the kickoff workshop laid the groundwork for a committee vision statement and guided the structure of future engagement sessions.

STAKEHOLDER COMMITTEE

Immediately following the kickoff workshop, the Greater Northgate Stakeholder Committee was established to gather targeted input from a diverse range of perspectives. The 80-member committee included residents, business owners, elected and appointed officials, university representatives, and developers. While participation was open to all community members, some individuals were specifically invited to join based on their expertise and strong ties to the Greater Northgate area.

Primary Roles of the Committee:

- Provide insight into local challenges and opportunities
- Review of data and analysis shared by staff and consultants
- Offer feedback on draft materials and planning concepts
- Help shape and refine the community vision
- Serve as a liaison to broader community groups

From January through April 2025, the Stakeholder Committee met biweekly to discuss key topics such as land use, mobility, infrastructure, urban design, economic development, historic preservation, and public safety. Each meeting included data presentations, facilitated discussions, and interactive activities such as breakouts or roundtables.

COMMITTEE VISION STATEMENT

During the February 18 and March 4 meetings, the planning team facilitated discussions focused on crafting a vision statement for the committee. Members were invited to vote on their preferred language and offer suggestions for improvement. This collaborative process led to a consensus on a statement that emphasizes walkability, historical character, local vibrancy, and well-connected destinations.

> ***"Rooted in history and tradition, the Greater Northgate Area will be a thoughtfully designed and well-connected hub, bringing together the Northgate District, Century Square, Hensel Park, and Northpoint Crossing. Through strategic planning and collaborative development, we envision pedestrian-friendly connectivity, enhanced infrastructure, and lifestyle conveniences. This plan will foster future community while honoring this historical area for tourists and locals alike."***

STAKEHOLDER COMMITTEE MEETINGS

Existing Conditions (Feb. 4, 2025)

The February 4, 2025, Stakeholder Committee meeting focused on establishing a shared understanding of existing conditions across the Greater Northgate planning area. Staff presented key findings related to demographics, land use, zoning, public safety, infrastructure, and redevelopment trends.

Key Topics and Highlights:

- A growing residential population of approximately 9,400, with 99% of residents identified as renters and a high concentration of student households.
- The dominance of multifamily housing, with significant growth in the past two decades.
- Texas A&M University's substantial land ownership and influence, particularly in areas like Century Square and Hensel Park.
- Zoning distinctions, including the College/University zoning designation, PDDs (Planned Development Districts), and the Northgate Design District.
- Public safety data indicates a concentration of fire, EMS, and police calls in Northgate, particularly at night.
- Infrastructure investments that have driven redevelopment, including new housing, commercial projects, and public realm enhancements.
- Economic indicators show increasing appraised values and revenues from hotel occupancy taxes and utilities.

Committee members raised questions about the extent of the planning area boundaries, university development coordination, and pedestrian access challenges created by large-scale projects like Northpoint Crossing. Several members requested more detailed data broken down by subarea, including police and fire call types, crash data, tax revenue, and active development permits.

Input Summary & Visioning (Feb 18, 2025)

The Feb. 18, 2025, Stakeholder Committee meeting centered on synthesizing input received from the kickoff workshop and online comments. Staff also presented additional existing conditions data as requested by the committee.

Key Topics and Highlights:

- Committee members voted on a preferred name for the planning area (Greater Northgate), a preferred name for one of the sub areas (Northgate District), and the preferred name for a special focus area (Northgate).
- Staff presented additional data on fire, EMS, and police calls for service broken down by hour of the day and planning sub area.
- Staff presented a summary of online and kickoff workshop feedback, which identified core themes such as pedestrian safety, public space enhancements, building scale, retail diversity, and historic preservation.
- Committee members reviewed survey participants sentiment and discussed common priorities across community engagement sources.
- Draft staff-derived vision statements were shared for consideration, reflecting themes such as mixed-use development, a pedestrian-oriented environment, and Northgate's historical legacy.
- Committee members voted to develop a group vision statement as homework with the intent that the committee would vote on a vision statement at the following committee meeting.

Mobility, Connectivity, and Infrastructure (Mar 4, 2025)

The March 4, 2025, Stakeholder Committee meeting focused on mobility, connectivity, and infrastructure across the Greater Northgate area. The session built upon existing conditions data and public feedback to identify specific barriers and opportunities to improve transportation systems and the public realm.

Key Topics and Highlights:

- Visioning: Committee members voted on a committee vision statement
- East-West Connectivity: Participants emphasized the lack of continuous east-west routes through Northgate, especially between Wellborn and Texas Avenue. Cherry Street and the Culpepper development were discussed as critical connections.
- Pedestrian Safety: Difficult crossings at Church, Boyett, and South College were identified as high-priority areas for improvements such as signal timing adjustments, pedestrian bridges, or underpasses. Prioritization of pedestrian crossings at College Main and Boyett as the top safety improvement projects.
- One-way Street Concept: Possibility of one-way street concept was discussed, including which streets could serve as one-way pairs.
- Sidewalk Widths and Quality: Narrow sidewalks, particularly near College Main, were cited as unsafe and insufficient given current pedestrian volumes. The need for wider sidewalks and ADA accessibility was strongly supported.
- Bike and Scooter Infrastructure: Gaps in the bike network and conflicts between modes (bikes, scooters, pedestrians) were discussed. Suggestions included protected bike lanes, clearer signage, and designated routes.
- Trolley system Proposal: Participants introduced a concept for a Northgate circulator trolley to connect key destinations, alleviate pedestrian congestion, and reduce vehicle dependence.
- Parking & Traffic Flow: Dynamic parking pricing, subterranean parking, and better wayfinding were proposed as strategies to address parking challenges and improve event circulation.
- Aesthetics and District Branding: Participants supported adding gateway signage, murals, and unified streetscape elements to create a stronger district identity.

Land Use, Regulations, Retail Recruitment, and Public Safety (Mar 18, 2025)

The March 18, 2025, Stakeholder Committee meeting explored land use patterns, regulatory frameworks, retail dynamics, and public safety issues. The discussion was built on previous meetings by linking physical form, land use policy, and quality of life factors such as safety and aesthetics.

Key Topics and Highlights:

- Land Use Mix: Participants expressed interest in maintaining a balanced mix of uses, especially encouraging more retail, entertainment, and service offerings that appeal to a broader demographic beyond students. A grocery store was identified as a major desire, though challenges were acknowledged.
- Development Regulations: Concerns were raised about building scale and design quality. Stakeholders suggested limiting height to 2–5 stories in the entertainment district and near historic structures, while reinforcing architectural standards to improve aesthetics and compatibility. Broad support for modifying design standards to promote walkability, improve aesthetics, and preserve community character.
- Historic Preservation: Participants supported creating a formal designation for historically significant buildings and emphasized the value of preserving local icons like The Dixie Chicken.
- Public Safety Perception: Committee members raised concerns about Northgate's reputation for being unsafe at night, citing issues like public intoxication, vandalism, and poor lighting. Proposed solutions included better lighting, late-night patrols, public restrooms, and active programming. Several bar managers on the committee felt the negative perception was unfair, and they highlighted the safety measures and training they implement to ensure a positive experience for patrons.
- Retail Recruitment: The group discussed challenges to attracting desirable businesses, citing competition from online shopping and perceived fluctuations in foot traffic as key barriers. To address these issues, participants suggested creating a more social, mixed-use environment that encourages activity throughout the day and into the evening. Opinions differed on retail strategy, with some advocating for student-focused offerings, while others emphasized the importance of attracting a broader mix to serve a more diverse customer base.
- Parking and Access: Participants expressed a desire for more teaser parking in the Northgate District, similar to Century Square, and recommended ways to improve the perception of parking availability through new signage and real-time availability indicators.

Northgate Walking Tour and Visual Audit (Apr 1, 2025)

The Northgate Walking Tour and Visual Audit offered committee members and city staff an opportunity to observe the built environment firsthand. Conducted in six groups of six to ten participants, the activity involved themed routes where each group examined infrastructure conditions, land use patterns, pedestrian environments, and safety features.

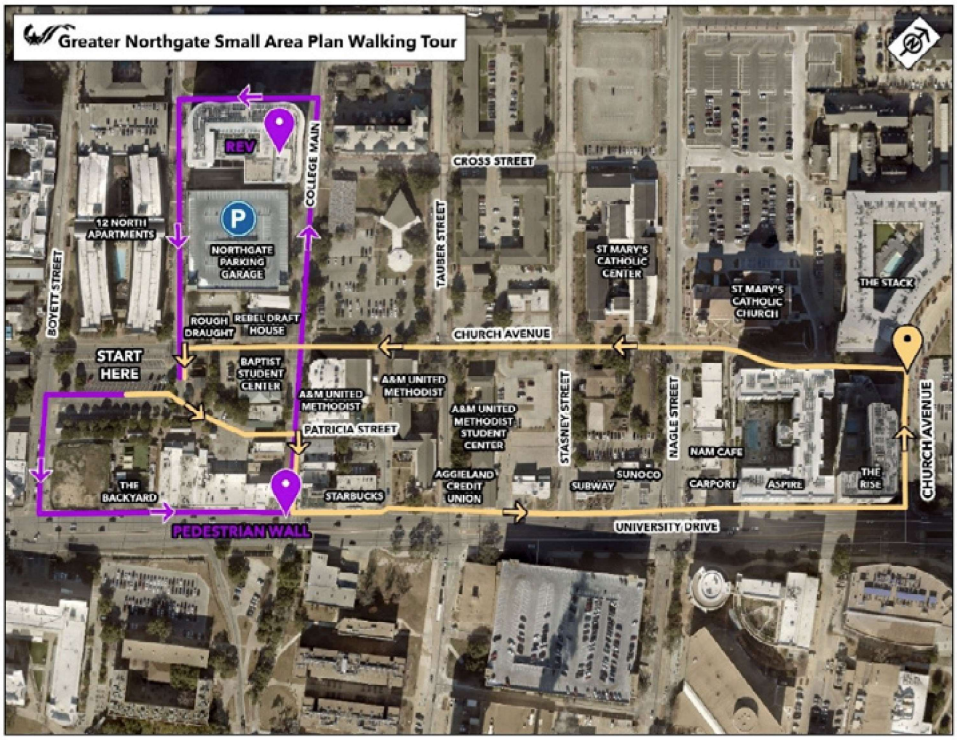


Figure 4. Map of Northgate Walking Tour routes. Approximately 50 participants walked one of two designated routes to document features of Northgate using ArcGIS Survey123, a GIS-based online survey tool that links submitted photos to specific locations on a map.



Figure 5. Northgate Walking Tour participants discussing area by the City-owned parking garage located at 309 College Main Ave.



Figure 6. Northgate Walking Tour participants share their observations.

Key Activities and Highlights:

- Safety Enhancements: Many participants shared that they felt unsafe walking along University Drive near the bars and suggested extending the pedestrian wall toward Wellborn Road to enhance safety. Participants also identified poorly lit areas and inconsistent lighting across the district as contributors to negative perceptions of safety at night.
- Sidewalk Conditions and Widths: Participants observed that many sidewalks were too narrow, obstructed by street furniture or landscaping, or in poor condition. High foot traffic areas such as College Main and Church Avenue were identified as priorities for improvement.

- Wayfinding and Access: Participants noted a lack of clear signage and district branding, as well as confusing or missing directional aids to public parking and key destinations. Participants suggested a wayfinding system and strengthening the identity of Northgate through cohesive signage and placemaking elements.
- Public Space Activation: Open spaces like College Main Plaza and Patricia Street Promenade were praised for their pedestrian-friendly design and value as public gathering places; however, many participants emphasized the need for increased maintenance and further investment in these areas. Many participants expressed a desire to see more active use of public spaces like the Second Street Promenade, as well as expanded programming in various areas to support entertainment events and vendor markets.
- Connectivity Gaps: Missing bike and pedestrian connections between Century Square, Hensel Park, and surrounding neighborhoods were discussed, reinforcing prior input about the need for pedestrian-friendly linkages.
- Traffic Conflicts: Conflicts between pedestrian, bicycle, scooter, and vehicle traffic were observed, particularly around driveways and intersections.

Charrette Workshop (April 15, 2025)

The April 15, 2025, Stakeholder Committee meeting brought together approximately 18 committee members for a charrette exercise focused on collaboratively exploring ideas for shaping Northgate's future. Working in three groups, committee members completed a mapping exercise focused on urban design, building heights, placemaking, and enhancements to the public realm. In addition, approximately 12 Texas A&M students attended the meeting for class credit and worked in two groups to complete the same mapping exercise. Between the committee members and university students, design similarities emerged around limiting building height in key zones, preserving historic features, and enhancing public spaces.



Figure 7. Stakeholder committee members develop planning charrette for Northgate during April 15, 2025 meeting.

Key Activities and Highlights:

- Preserving Character: Participants identified iconic locations, such as The Dixie Chicken and Bottle Cap Alley, and emphasized preserving Northgate's historic signage, brickwork, wooden elements, and low-scale, pedestrian-oriented design. The character was often described as "vibrant," "communal," and "authentically Aggie."
- Building Height and Visual Corridors: Groups shaded areas on maps where building heights should be limited to preserve views, light access, and pedestrian scale. Several suggested 2–3 story limits in the bar district and 4–5 story thresholds in transitional zones. Key visual corridors, including those around University Drive and College Main, were marked for preservation.
- Public Spaces & Beautification: Participants praised spaces like College Main Promenade and identified their potential for activation through farmers markets, public art, and small grocery or food vendors. Maintenance and aesthetics were recurring themes, with calls for turf, benches, and lighting upgrades.
- Streetscape & Infrastructure: Specific comments targeted sidewalk width, obstructions, and pedestrian safety. Suggestions included consolidating street furniture, expanding pedestrian zones, and relocating lighting and trees to maximize usable sidewalk space.
- Placemaking & Identity: Arches, murals, and "Instagrammable" backdrops were discussed as strategies to strengthen district identity. Participants widely supported arch elements and suggested deploying them more broadly.

Goals & Action Item Discussion (May 20, 2025)

The May 20, 2025, Stakeholder Committee meeting offered committee members a chance to review, clarify, and discuss changes to the proposed action items. These action items were developed by staff based on input from committee discussions, a public survey, and observations of the walking tour participants. The meeting ensured that the proposed actions aligned with the committee's vision for the area and provided an opportunity for members to refine them accordingly.

Key Topics and Highlights:

- Importance of Word Choice: Committee members provided feedback on the significance of word choice and requested action items that refer to "infill" and "underutilized" commercial and private property be removed or clarified.
- Scope and Balance of the Planning Area: A few committee members expressed disappointment that the action items were overly focused on the Northgate District sub area and lacked a cohesive concept for the whole Greater Northgate planning area.
- Public Safety Review Concerns: Some committee members felt the proposed action items did not sufficiently address public safety concerns raised during the engagement process, particularly those involving fire, EMS, and police activities. A committee member asked whether the police department and Fire Marshal's office had reviewed the action items, and staff confirmed that both had done so.
- Continued Conversations and Involvement: A majority of committee members expressed concern about losing their ability to provide input once the current engagement process concludes and the action items move into implementation. Since many action items involve studies or evaluations without specific implementation details, committee members emphasized the importance of having a voice in refining these details throughout the implementation process.

WHAT WE HEARD

Over the course of stakeholder meetings, online feedback, workshops, and the mapping survey, clear themes emerged about the community's aspirations for the Greater Northgate Area. While perspectives varied, a consistent set of priorities, challenges, and opportunities surfaced across engagement formats.

Ultimately, the stakeholder committee decided which action items should be included for consideration in this engagement report. These items are outlined in the chapters that follow.

KEY THEMES ACROSS ALL INPUT SOURCES

Theme	Community Feedback Summary
Transit & Connectivity	Calls for improved east-west pedestrian and bike connections, better crossings across University and College Ave, and interest in a local trolley system.
Walkability & Safety	High concern about narrow sidewalks, dangerous crossings, scooter conflict, and poor lighting. Support for underpasses, wider sidewalks, better lighting, and traffic calming.
Land Use & Scale	Desire to limit building height in some parts of the district and to diversify the mix of uses – including retail, entertainment, and residential that serves more than just students.
Historic Character	Stakeholders value Northgate's unique culture and history. There is strong interest in protecting iconic businesses, maintaining traditional architecture, and resisting over-modernization.
Retail & Experience	Clear demand for more local-serving businesses – grocery stores, cafes, bookstores – and not just bars. Participants want day-to-night vibrancy.
Public Realm & Identity	Strong support for more shade trees, public art, signage, and places to gather. Participants emphasized making Northgate feel like a cohesive and welcoming district.
Parking & Circulation	Feedback reflected mixed views. Some support reducing surface parking to improve the pedestrian environment; others want better wayfinding, structured parking, or dynamic pricing models for public parking.

CHAPTER: TRANSPORTATION & MOBILITY

Goal: Ensure Safe, Accessible, and Connected Mobility for All Modes

Create a safe, efficient, and multimodal transportation network that improves traffic flow, enhances pedestrian and cyclist safety, and ensures seamless connections between the Northgate District, Texas A&M University, Century Square, Hensel Park, Northpoint Crossing, and the surrounding community.

Community members strongly emphasized the need for safer pedestrian access and better east-west connectivity across University Drive and College Avenue. Key concerns included high-traffic intersections, missing sidewalks, and poor nighttime visibility. Participants called for the City to actively support proposed grade-separated crossings across University Dr. Committee members expressed overwhelming support for extending the pedestrian wall along University Dr, claiming it provides *"great protection from traffic,"* with one member emphatically stating, *"Do more of these protected sidewalks!"*



Figure 8. Pictures of the Northgate pedestrian wall provided by Northgate Walking Tour participants, April 1, 2025.

Strategic Actions

1. **Extend the pedestrian wall on University Drive.** Extend the existing University Drive pedestrian wall eastward as well as westward to at least 203 University Drive to better separate pedestrians from traffic.



Figure 9. An AI-generated rendering of proposed pedestrian wall expansion. This image is for illustrative purposes only and does not represent a guarantee, final design, or specification for the proposed pedestrian wall.

2. **Conduct bicycle and pedestrian demand and safety study in the Northgate District.** Analyze bicycle and pedestrian demands and meet desired safety outcomes by prioritizing signal timing, providing crossing enhancements along Church Avenue and other locations, lighting upgrades, ADA-compliant facilities, and other identified improvements.
3. **Amend the Bicycle, Pedestrian, and Greenways Master Plan to include planned sidewalks to create a complete pedestrian network.** Amend the Master Plan to ensure a complete sidewalk network on all streets within the planning area, except for Inlow Boulevard, Wellborn Road, and any segments where a shared use path provides equivalent access.

4. **Amend the Bicycle, Pedestrian, and Greenways Master Plan to include planned shared use paths along arterial roadways of University Drive, College Avenue, and Wellborn Road.** Amend the Master Plan to increase bicycle and pedestrian access and safety to include shared use paths to be planned along the north side of University Drive from Texas Avenue to Wellborn Road, the west side of College Avenue from University Drive to the City limit, and the east side of Wellborn Road from University Drive to the City limit.

5. **Amend the Bicycle, Pedestrian, and Greenways Master Plan to include a planned shared use path along the Burton Creek Tributary and Inlow Boulevard.** Amend the Master Plan for a planned off-street path connecting College Main to Nagle Street along the Burton Creek Tributary and then along Inlow Boulevard that would connect Northgate Park to Hensel Park.

6. **Further develop the pedestrian and bicycle grade separation feasibility study for the University Drive corridor.** Coordinate with other agencies and stakeholders to conduct engineering, cost, and location studies to prioritize implementation of grade-separated crossings across University Drive along with identifying funding mechanisms.

7. **Prioritize improved crossing solutions along the College Avenue corridor.** Explore signalization, street alignments, mid-block pedestrian crossings, bike facilities, and potential grade separations from University Drive to Inlow Boulevard to establish safe east-west connectivity across College Avenue.

8. **Conduct analysis on alternative for the Wellborn Road cross-section.** Evaluate options to retrofit the existing four-lane undivided roadway to consider turn lanes, designated bicycle infrastructure, and pedestrian crossings to increase safety and access along the Wellborn Road corridor.

9. **Conduct feasibility study on one-way street conversions.** Evaluate potential conversions of streets (e.g., Tauber and Stasney) to one-way operations for potential to expand sidewalk width, introduce protected bike lanes, and/or increase on-street parking. The study could include how one-way street configurations could support flexible curb space, ride-share/drop-off, bike parking, and café seating.

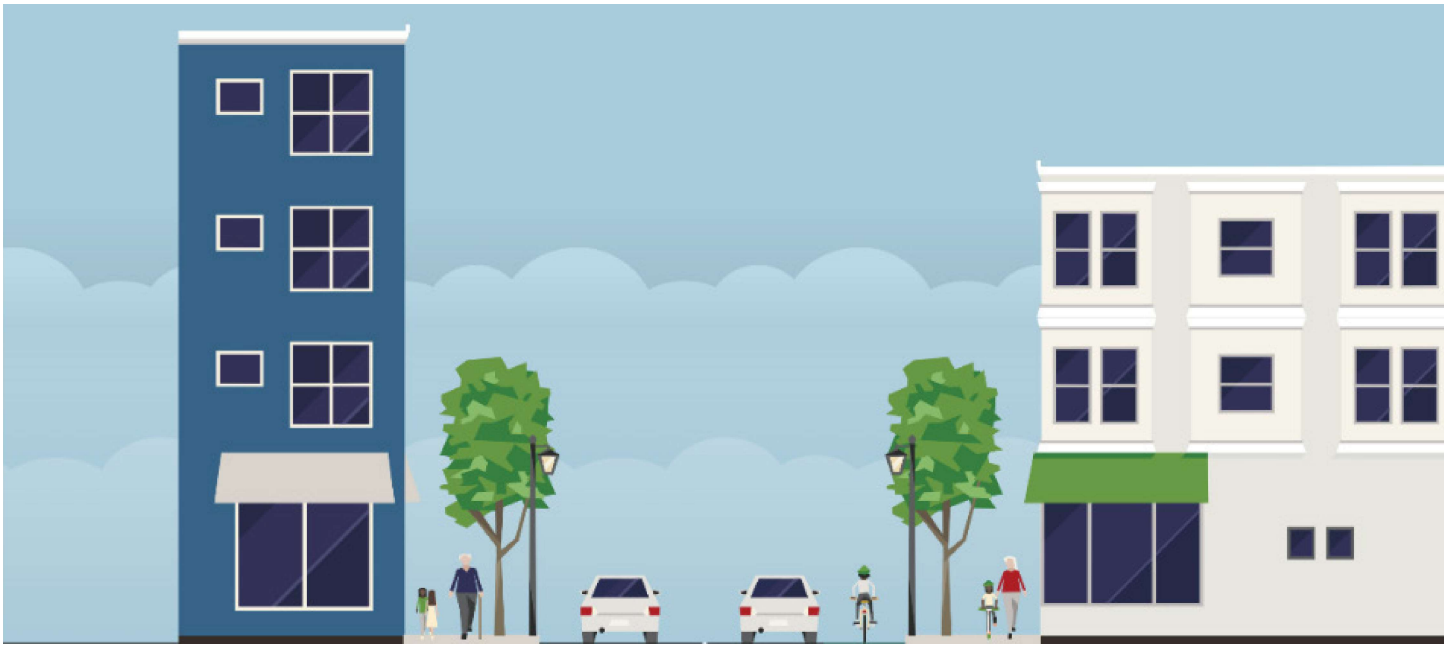


Figure 10. Example one-way street cross-section presented to stakeholder committee at March 4, 2025 meeting. This example was developed by staff based on Northgate street specifications using Streetmix software.

10. **Extend streets for enhanced connectivity.** Extend Cherry Street to connect with Maple Avenue to improve east-west movement. Extend Tauber Street to Aspen Street in coordination with the City of Bryan.

11. **Conduct feasibility study for plan area transit circulator system.** Conduct a study on a transit circulator system (e.g., trolley or shuttle service). If feasible, pilot the service during major events (e.g., game days, Parents Weekend).



Figure 11. An AI-generated rendering of a public trolley along Church Avenue proposed by members of the stakeholder committee. This image is for illustrative purposes only and does not represent a design proposal or recommendation from City staff.

12. **Conduct Bicycle Parking Evaluation.** Assess current availability and install secure, well-lit bike racks in public spaces and near key destinations.

Ongoing Actions & Policy Directives

1. **Partner with TxDOT and Texas A&M University to design and construct grade-separated crossings at priority locations.** Design and construct bicycle and pedestrian grade separations at key locations along the University Drive corridor to reduce safety conflicts and improve connections to the Texas A&M University campus and other key destinations.

2. **Maintain and expand the sidewalk network.** Perform an audit of the existing sidewalk infrastructure for needed improvements and prioritize sidewalk gap-filling and widening, as feasible, into capital improvements and development review processes.

3. **Coordinate with TAMU Transit, Brazos Transit District, and regional transit organizations to improve transit mobility to and within the planning area.** Collaborate with these partners to enhance bus stop amenities, signage, and pedestrian connections to transit stops.

4. **Improve lighting and visibility to improve pedestrian safety.** Install pedestrian-scale lighting along sidewalks, shared-use paths, at crossings, and along trail corridors, especially in areas with nighttime activity.

Chapter: Land Use and Development

Goal: Promote Mixed-Use, Context-Sensitive Development

Support vibrant, walkable, and inclusive development that balances vertical and horizontal mixed-use projects, respects neighborhood character, and reflects the evolving needs of residents, students, businesses, and visitors in the Greater Northgate area.

There is strong support for human-scale, mixed-use development that preserves Northgate's unique character. Participants supported integrating structured parking into mixed-use developments to minimize the visual and spatial impact of standalone parking facilities. They also recommended updating sidewalk requirements to enhance walkability, suggesting that "[benches] should be put in line with trees and light posts to not impede the sidewalk," and noted that most sidewalks are "nice but narrow" due to the placement of tree and street furniture.





Figure 12. Pictures of sidewalk trees and street furniture placement provided by Northgate Walking Tour participants, April 1, 2025.

Strategic Actions

1. **Conduct a comprehensive evaluation of the City of College Station's policies and implementation efforts related to active ground-floor uses in the Northgate District.** The study should identify existing challenges, measure effectiveness to date, and benchmark best practices from peer cities to inform future strategies.
2. **Explore repurposing the city-owned surface parking lot to accommodate a variety of uses.** Potential uses include a community gathering area, flexible event space, a pocket park, public parking, or low-profile mixed-use development that complements the scale and character of adjacent buildings.
3. **Evaluate amending the UDO to update sidewalk width requirements, tree spacing, and street furniture placement.** This amendment will specify placement standards that avoid clutter and maintain clear pedestrian flow.
4. **Evaluate amending the UDO to update landscape diversity requirements.** This amendment will require native or adaptive plantings, discourage monoculture species, and prioritize shade canopy in parking lots and public plazas.

Chapter: Historic Preservation & Community Character

Goal: Preserve Northgate's Unique Cultural and Historic Identity

Safeguard the unique sense of place that defines Northgate by protecting its cultural and historic assets, supporting high-quality urban design, and reinforcing a cohesive visual identity through architecture, public art, and streetscape enhancements.

Community members expressed concern over high-rise student housing and the loss of historic buildings, advocating for height limits of two to five stories in key areas. Participants emphasized the need for design standards that promote walkability, protect iconic architecture, and ensure new development contributes positively to the district's identity. The committee did not reach consensus on a consolidated definition of Northgate's historic identity or character, but members cited features such as:

- Low-rise buildings with wood or brick exteriors, as seen along University Drive and College Main.
- Iconic places such as the Dixie Chicken (307 University Drive), Dudley's Draw (311 University Drive), and Bottle Cap Alley.
- Public gathering spaces like College Main Plaza and Patricia Street Promenade, where students, visitors, and alumni socialize during gameday weekends and evening outings at the bars.



"The [Dixie] Chicken is the most iconic bar/site on Northgate. It's an exemplary showcase of Northgate's character."

-Northgate Walking Tour Participant

"An icon. Bottle cap Alley."

-Northgate Walking Tour Participant



Strategic Actions

1. **Evaluate amending the NG-1 Design District standards to preserve and enhance Northgate's character.** Conduct a comprehensive evaluation of the NG-1 Zoning District and related regulations to better support adaptive reuse, preserve historic and cultural character, and guide compatible new development. Amendments should:

    1. Introduce context-based height restrictions (e.g., 3-5 stories) and step-back requirements to maintain scale near historic or legacy structures, within boundaries designated by the advisory committee (e.g., from Boyett Street to Lodge Street and from University Drive to Church Street)

    2. Strengthen design standards for storefront transparency, fenestration, articulation, and building materials that reflect traditional and local character

    3. Explore color and signage standards that offer increased flexibility while preserving the district's visual cohesion.

    4. Remove regulatory barriers to adaptive reuse and façade improvements, particularly for legacy businesses, by relaxing non-structural renovation requirements and promoting flexible compliance pathways.

    5. Explore the feasibility of a Historic or Character Overlay Zoning District tailored to Northgate. If feasible, implement this overlay to incorporate incentives for preservation and scale transitions that protect identity while enabling reinvestment.

2. **Study the feasibility of establishing a historic preservation program for the Northgate area.** This effort should include an updated historic resources survey to map historically and culturally significant sites. The inventory should encompass architecturally notable structures as well as locations of social or cultural importance, with particular attention to properties identified by the stakeholder committee, such as legacy bars, churches, and civic landmarks.

3. **Establish a façade improvement program to improve building frontages and rear public entries.** This program would incentivize improvements through matching grants.

4. **Encourage and facilitate the creation of murals and public art by local artists.** Public art plays a central role in placemaking, creating visually engaging spaces that reflect Northgate's unique cultural character.



Figure 13. An AI-generated rendering of Aggie-themed public art proposed by committee members for installation in Bottle Cap Alley. This image is for illustrative purposes only.

Ongoing Actions & Policy Directives

1. **Promote adaptive reuse over demolition.** Use planning review and incentives to guide property owners toward adaptive reuse and rehabilitation of aging buildings instead of teardown-rebuild cycles.
2. **Celebrate local history and cultural character through programming and public realm design.** Collaborate with the Northgate District Association and local institutions to host walking tours and heritage festivals. Incorporate historic references in public design elements, such as benches, lighting, and signage, to showcase the district's identity and sense of place.

Chapter: Economic Development & Tourism

Goal: Support Economic Development and Year-Round Tourism

Promote a dynamic and resilient local economy by attracting diverse businesses, supporting small business growth, and enhancing entertainment and retail offerings to support Northgate as a vibrant destination for students, residents, and visitors throughout the year.

Many participants expressed a strong desire for greater retail variety and businesses that cater to both students and the broader community. Feedback consistently emphasized the desire for grocery stores, bookstores, and venues that do not revolve around alcohol. Some community members called for more family-friendly destinations that would bring life to the district throughout the day–not just at night. There was overwhelming support for Northgate District branding to support the district as a unique destination.



Figure 14. A picture of "The Green at Century Square." Stakeholders frequently cited Century Square as a model for the preferred urban form for successfully integrating mixed-use development, storefront and structured parking, and inviting public gathering spaces.

"Diversify entertainment in Northgate, like Century Square. If you don't drink, there is nothing to do at Northgate."

-Northgate Walking Tour Participant





Figure 15. Picture of branded pavilion and archway at Northgate provided by Northgate Walking Tour participants, April 1, 2025.

"Arches are really nice. I'd deploy them everywhere."

-Northgate Walking Tour Participant

Strategic Actions

1. **Develop a branding strategy for the Northgate Bar District that creates a unified visual identity reflecting the district's unique character and cultural energy.** This strategy should include design-forward, district-branded elements such as gateway signage, street light banners, and promotional materials.



Figure 16. AI-generated renderings of potential gateways and wayfinding signage based on community members' input. These images are for illustrative purposes only and not a proposed final design.

2. **Develop a Business Recruitment Toolkit.** Provide marketing materials, demographic profiles, leasing information for target sites, and potential incentives or assistance programs.
3. **Explore incentives to attract businesses such as neighborhood-scale retail, wellness services, and grocers.** Incentives may include rent subsidies, build-out grants, or streamlined permitting for ground-floor activation in key corridors.
4. **Establish a formalized communication channel between Northgate District businesses and the City.** This communication channel can be utilized to coordinate marketing and events, share feedback, and steward district improvements and advocacy.

Ongoing Actions & Policy Directives

1. **Expand small business support programs to revitalize inactive commercial spaces by helping entrepreneurs with permitting, financing, marketing, and tenant improvements.** Prioritize support for locally owned businesses, particularly those that generate daytime foot traffic and service-oriented uses.
2. **Coordinate with Texas A&M University to market Northgate as a tourism destination.** Key opportunities include major campus events, athletic games, and conferences.
3. **Collaborate with local businesses and organizations to host diverse events and programs.** Programs could include farmers markets, art walks, street festivals, seasonal events, and alumni/family weekend specials.

Chapter: Public Spaces & Streetscapes

Goal: Foster Vibrant Public Spaces and Streetscapes

Enhance parks, plazas, and streetscapes within the Greater Northgate area to create inviting, inclusive, and active public spaces, while reinforcing the district's unique identity as a lively and historic university district.

Participants strongly supported enhancing public spaces to encourage everyday use and community connection. Priorities included more shade trees, seating, small plazas, and arts-based placemaking like murals that reflect Northgate's identity. Improved wayfinding and cleaner, more inviting public spaces were also emphasized. As one participant said regarding the Patricia Street Promenade, *"This is actually a nice gathering space, but it's not been maintained."*



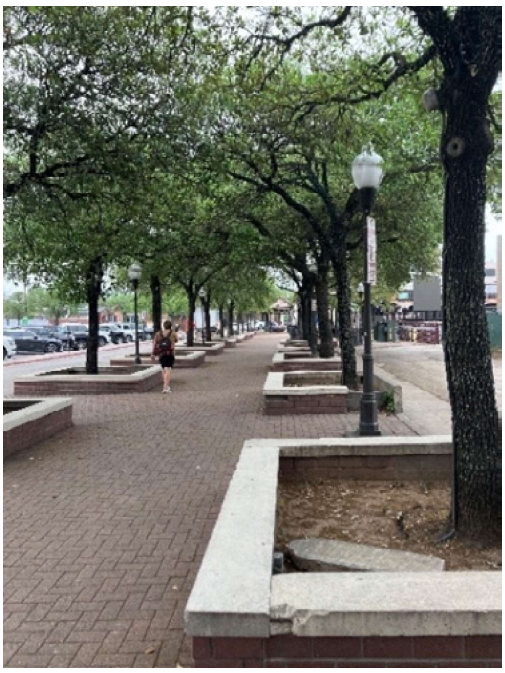


Figure 17. Pictures of the Patricia Street Promenade provided by Northgate Walking Tour participants, April 1, 2025.

Strategic Actions

1. **Enhance public plazas and pedestrian promenades such as the College Main Plaza and Second Street Promenade.** Consider the addition of movable seating, art installations, and decorative lighting.
2. **Identify opportunities for new permanent and pop-up public spaces at key locations.** Potential sites include Second Street at Louise, sites near Northgate Park, and along the Church Avenue corridor.
3. **Develop a Patricia Street Promenade Master Plan that provides infrastructure to support community gatherings and events.** The plan should consider landscaping and stormwater features, permanent seating, shade pavilions, flexible spaces for event setups, and access to power and lighting for evening events.
4. **Enhance streetscapes and create tree-lined, green streets along major corridors such as University Drive, College Main, and Church Avenue.** Improve the visual appeal, comfort, and environmental performance of major streets by incorporating planting strips, bioswales, and appropriately spaced trees with adequate root zones to provide shade, reduce heat, and manage stormwater.
5. **Develop a master plan for Northgate Park.** Consider park enhancements such as additional pavilions, trail connections, and public art that showcases Northgate's unique character, along with exploring possible ways to expand the park's physical footprint.
6. **Work collaboratively with Texas A&M University to enhance Hensel Park as a vibrant recreational and cultural destination.** Improve public access through trails and safe crossings from the Northgate District and surrounding neighborhoods.

Ongoing Actions & Policy Directives

1. **Ensure consistent upkeep of public spaces and maintain hardscaping elements in good repair.** Prioritize graffiti removal, trash collection, lighting repair, and tree health management to keep public areas clean, safe, and welcoming.

Chapter: Access and Parking

Goal: Balance Access with Effective Parking & Loading Management

Support efficient access to the Greater Northgate district by right-sizing parking supply, managing curb space more effectively, and upgrading parking technology.

Views on parking were mixed, reflecting the diverse needs and expectations of those who use the Northgate District. Some participants supported reducing surface parking to prioritize walkability and public space enhancements. Others emphasized the need for better access to existing parking garages, improved signage, and more efficient shared-use models. As one person commented, *"Nobody knows where to park. A digital sign that says, 'Garage Full' would save everyone time."*



Figure 18. Picture of signage at the city-owned parking garage at 309 College Main provided by a Northgate Walking Tour participant, April 1, 2025

Strategic Actions

1. **Develop a Northgate Parking and Curb Management Plan.** The plan should designate specific zones for short-term, long-term, and event parking, while also managing curb space for ride-share drop-offs, deliveries, and transit stops.
2. **Implement smart parking systems with real-time garage availability signage.** Use signage at key entry points to display availability to reduce congestion and unnecessary circulation.
3. **Study the feasibility of implementing a dynamic pricing model for City parking spaces.** Dynamic pricing can encourage turnover and balance parking demand.

Ongoing Actions & Policy Directives

1. **Encourage shared parking agreements between adjacent properties.**
   Promote coordination among residential towers, commercial users, churches, and entertainment venues to improve overall parking efficiency.
2. **Support multimodal access with a focus on pedestrian and bicycle safety.**
   Prioritize safety improvements near garages, curb zones, and delivery areas to enhance walkability and bike access throughout the district.

Chapter: Public Safety & Quality of Life

Goal: Enhance Public Safety and Community Perception

Foster a safe, clean, and welcoming environment in the Greater Northgate area by enhancing lighting, strengthening public safety presence, and improving sanitation procedures.

Although Northgate is a popular hub for nightlife and student activity, community members raised concerns about crime, disorderly conduct, and the perception of certain areas being unsafe, especially at night. Many survey respondents noted that "very poor lighting in area [is] causing safety issues" and that they "do not see good lighting," even in areas immediately surrounding the bars.

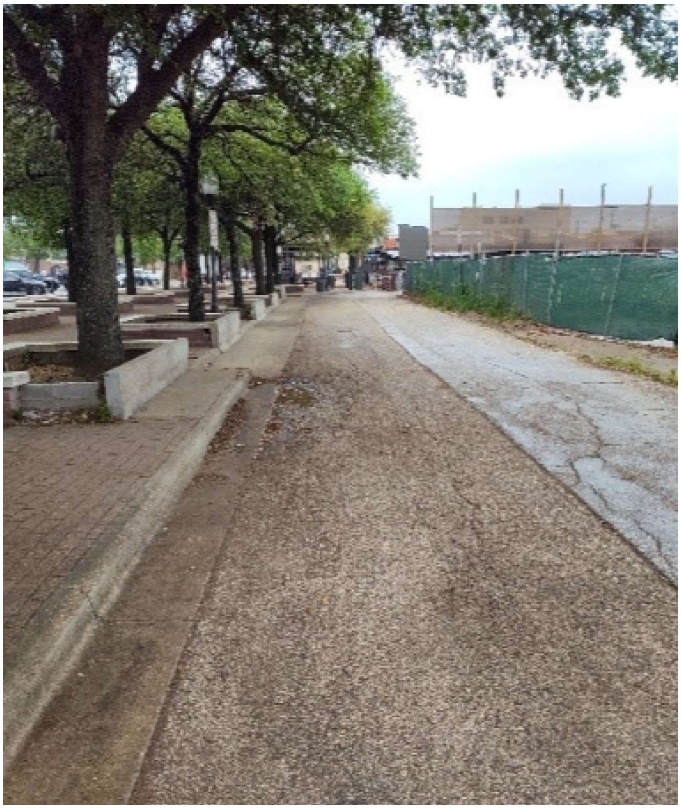


Figure 19. Picture of area with poor lighting near Boyett Street and Patricia Street provided by a Northgate Walking Tour participant, April 1, 2025.

Strategic Actions

1. **Complete a block-by-block lighting audit focused on areas with inadequate illumination or non-functioning fixtures.** Replace outdated fixtures and upgrade to pedestrian-scale, energy-efficient lighting. Install additional lighting in areas with inadequate illumination to improve the feeling of safety in the district.
2. **Explore changes to Northgate District solid waste collection procedures.** Consider adjustments to reduce the visibility of unsightly bins in pedestrian areas and to improve compliance with proper use procedures among businesses participating in the trash compactor program.

Chapter: Implementation & Action Plan

Goal: Ensure Effective Implementation and Ongoing Monitoring

Establish a transparent, flexible, and actionable framework for implementing the Greater Northgate Area Plan, supported by progress tracking, public-private collaboration, and adaptive strategies that respond to changing conditions and community needs.

Strategic Actions

1. **Provide an annual update on the progress made toward implementing the goals and actions outlined in this plan.** Staff will document progress through the Comprehensive Plan and Unified Development Ordinance Annual Review.
2. **Conduct an audit of the plan 10-years after adoption to assess the successes and shortcomings of the plan and its implementation.** Based on the audit results, City Council may either recommend retiring the plan or direct staff to initiate a plan update.

Ongoing Actions & Policy Directives

1. **Continue working with residents, businesses, students, and Texas A&M to ensure implementation remains aligned with community needs and aspirations.**

APPENDIX A:

EXISTING CONDITIONS REPORT

SURROUNDING CONTEXT

The Greater Northgate planning area is bounded by the College Station-Bryan city limits to the north, Texas Avenue to the east, University Drive to the south, and Wellborn Road to the west. The planning area is divided into four sub areas: Northgate District, Northpoint Crossing, Century Square, and Hensel Park. Two sub areas in the eastern portion of the planning area, Century Square and Hensel Park, are Texas A&M University property and not subject to the City's land use and development requirements.

In the 1990s, a portion of this planning area was designated as slum and blight by the Department of Housing and Urban Development. Calls to redevelop the area led to the creation of the 1996 Northgate Redevelopment Plan (1996) and Redevelopment Implementation Plan (2003). The population living in the area has almost doubled since 2010. Far from the slum and blight of the 1990's, the Greater Northgate area now features some of the most valuable properties per acre in College Station.

Greater Northgate, one of the oldest parts of College Station, represents a historically significant area with deep cultural value to the community. The area is important not only for its nightlife and student appeal, but also as an economic driver, cultural hub, historic district, and community gathering place.



DEMOGRAPHICS

The demographic data in this report is primarily sourced from the Esri Business Analyst tool, which utilizes data from the U.S. Census Bureau (Esri, 2025).

Population

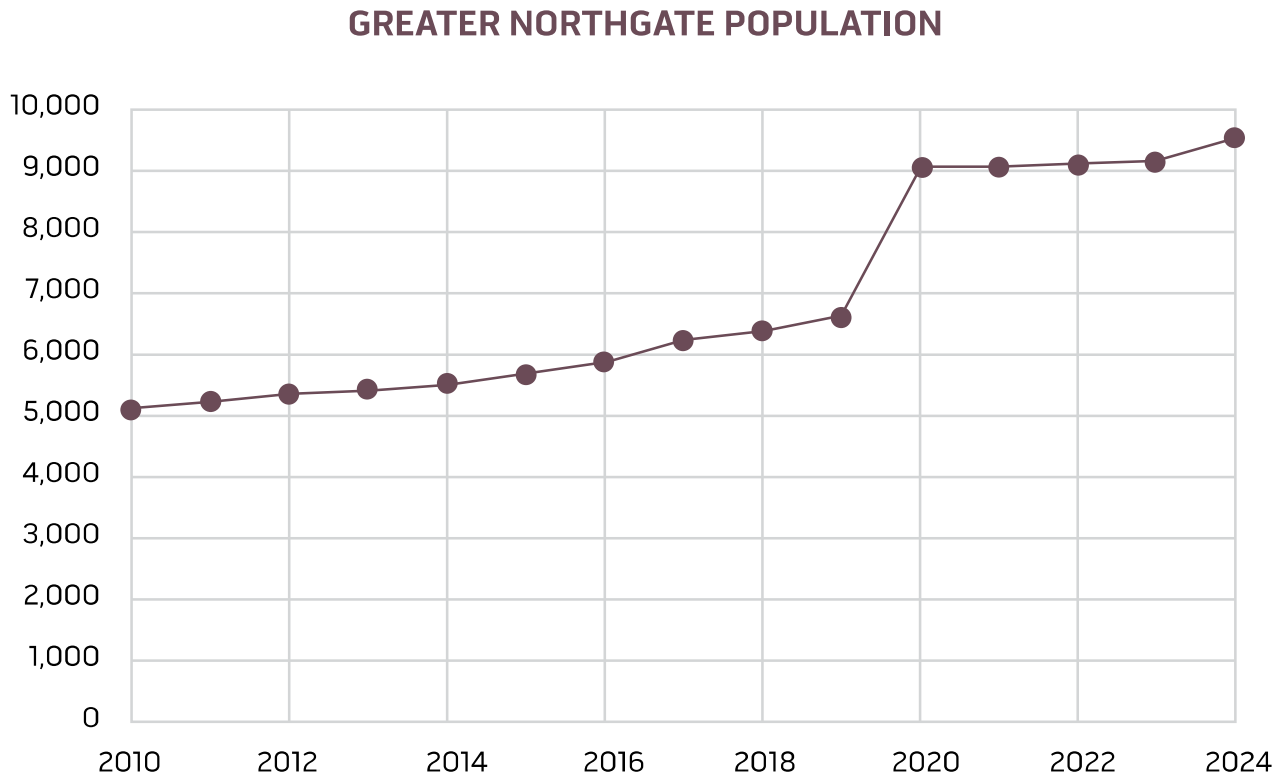


Figure 1. Greater Northgate Planning Area Population; Source: Planning and Development Services estimates based on U.S. Census Bureau data

Table A. Greater Northgate Planning Area Population Estimates 2010-2024; Source: Planning and Development Services estimates based on U.S. Census Bureau data

Year	Total Population	Annual % Change	5-Year % Change
2010	5,067	-	
2011	5,193	2.5%	
2012	5,315	2.3%	7.9%
2013	5,402	1.6%	
2014	5,465	1.2%	
2015	5,622	2.9%	
2016	5,835	3.8%	
2017	6,165	5.7%	16.8%
2018	6,331	2.7%	
2019	6,569	3.8%	

2020	8,971	36.6%	
2021	9,002	0.3%	
2022	9,046	0.5%	5.4%
2023	9,094	0.5%	
2024	9,458	4.0%	

AGE

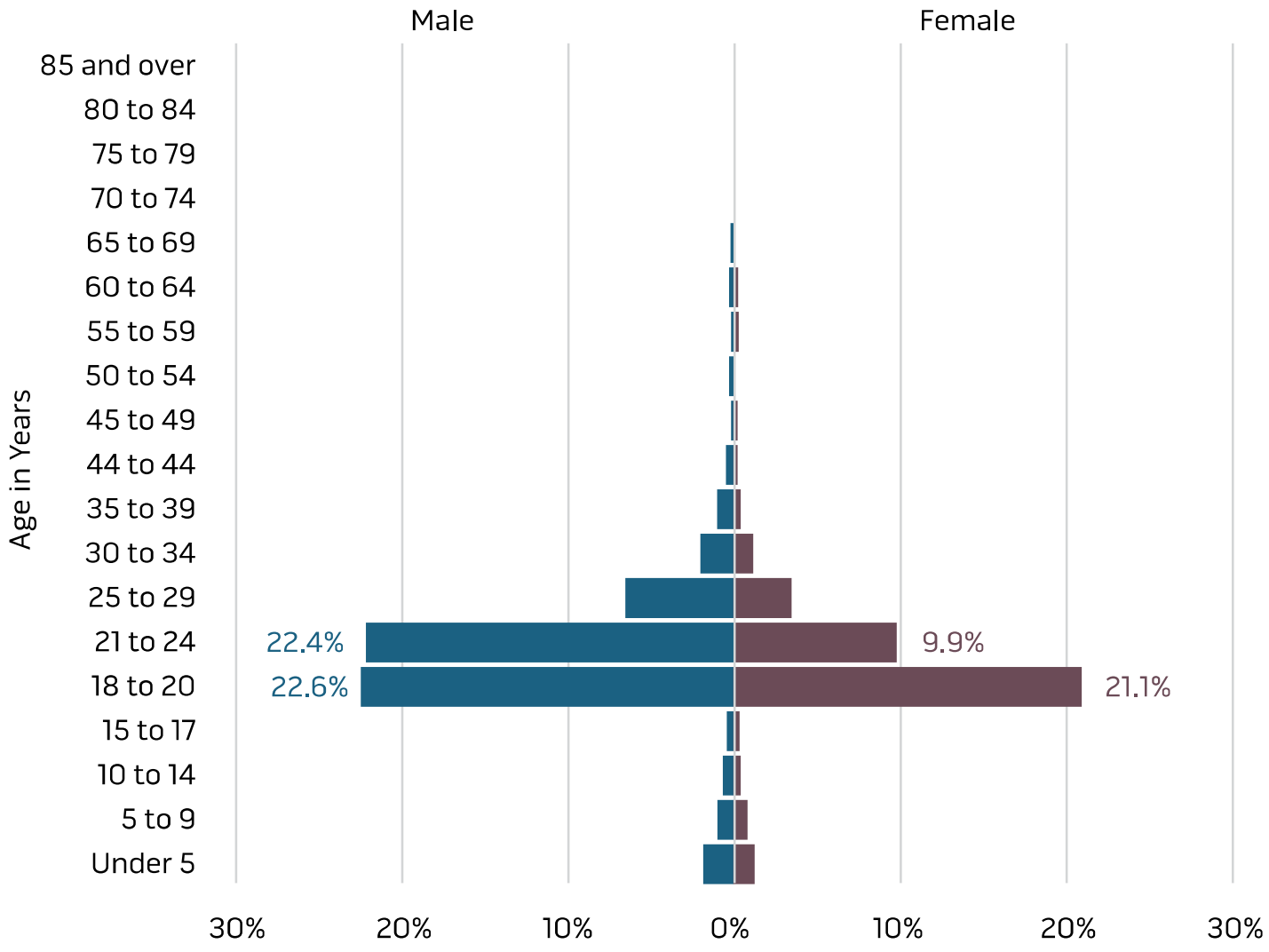
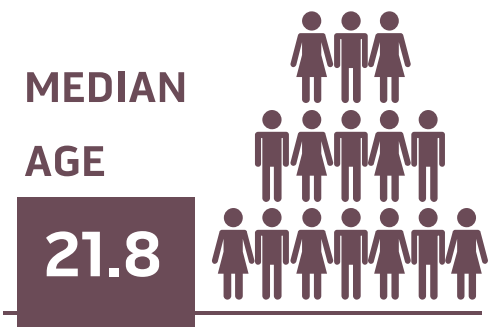


Figure 2. Population Pyramid 2024; Source: U.S. Census Bureau, 2020



HOUSEHOLDS

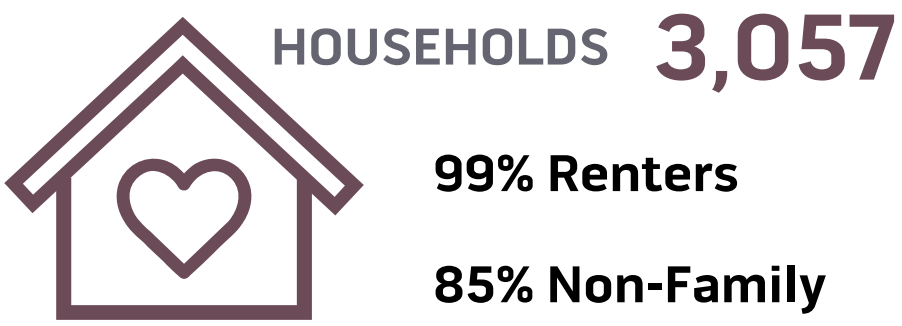


Figure 3. Total Households 2024; Source: Esri Business Analyst 2025

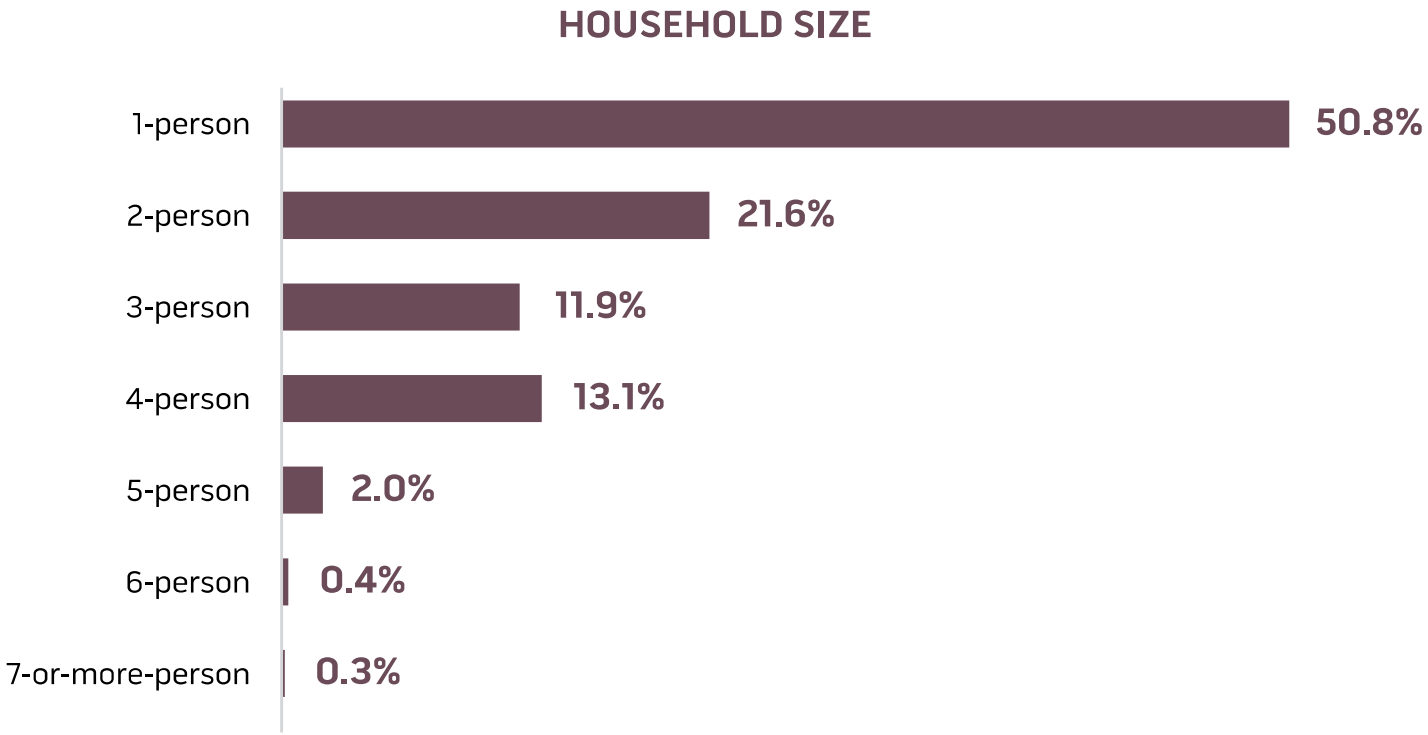


Figure 4. Household Size 2024; Source: Esri Business Analyst 2025

RACE

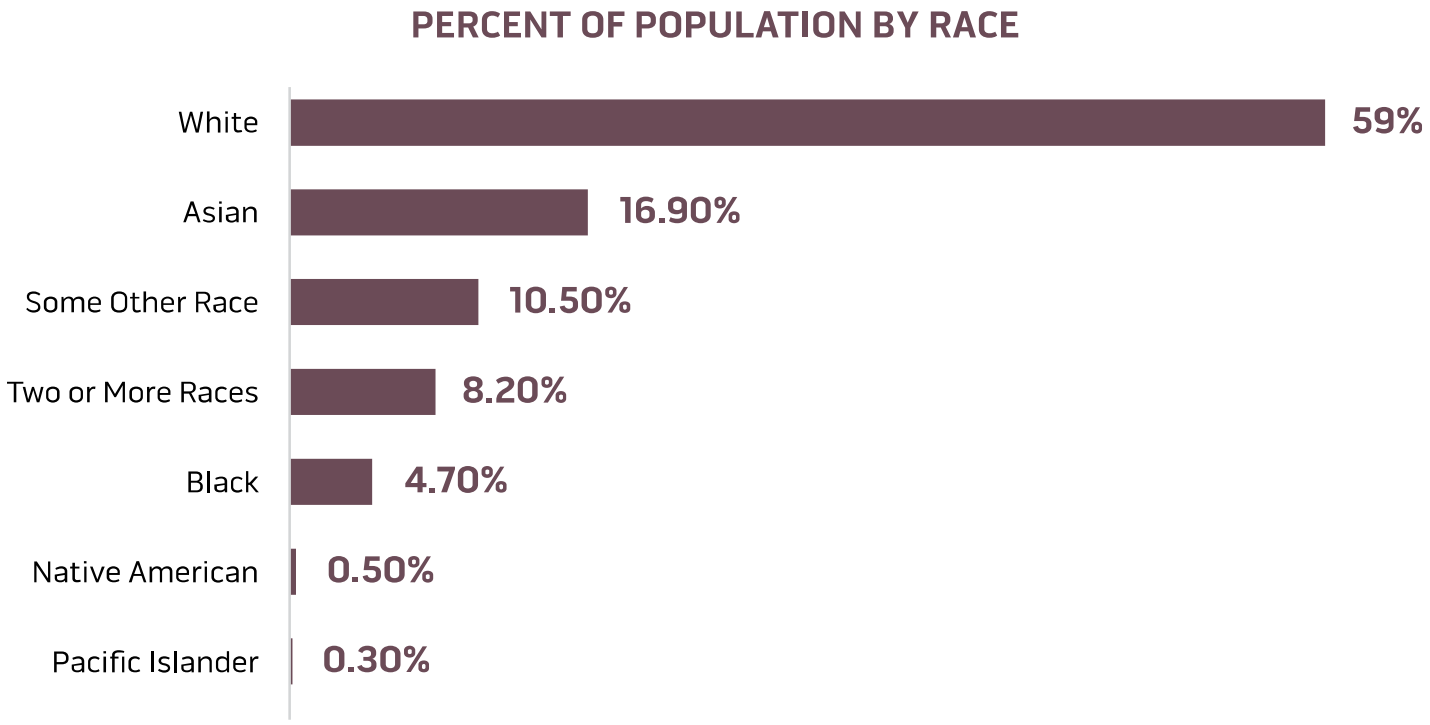


Figure 5. Percent of Population by Race 2024; Source: Esri Business Analyst 2025

EDUCATION

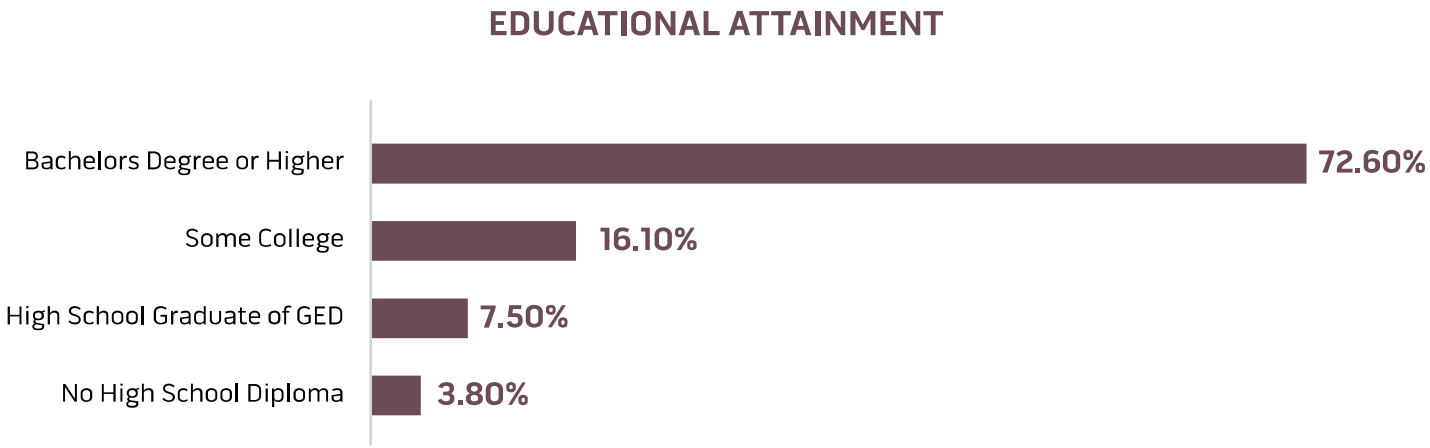
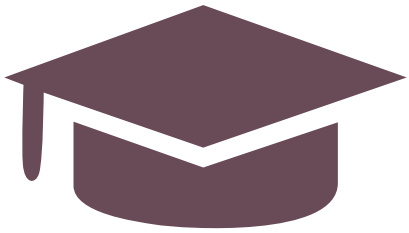


Figure 6. Educational Attainment 2024; Source: Esri Business Analyst 2025

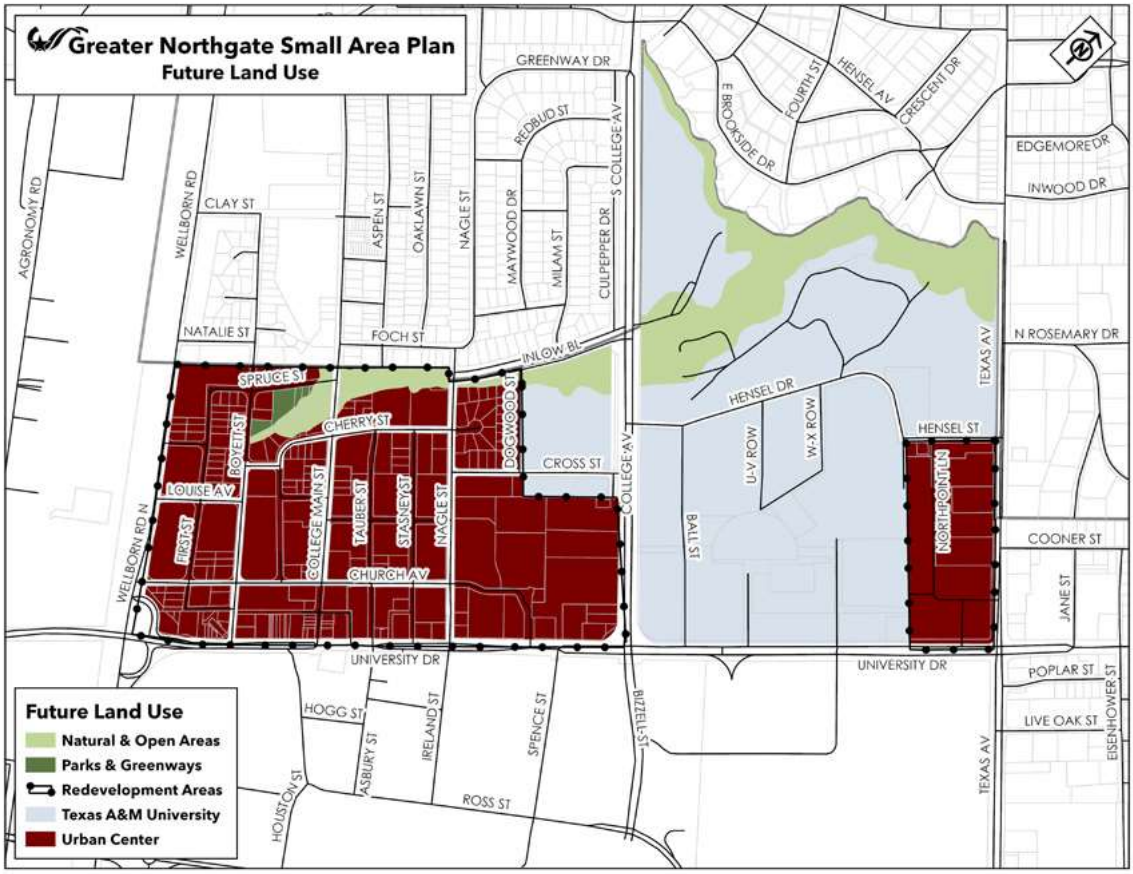


54%

Enrolled in College or Graduate School

AREA CHARACTERISTICS

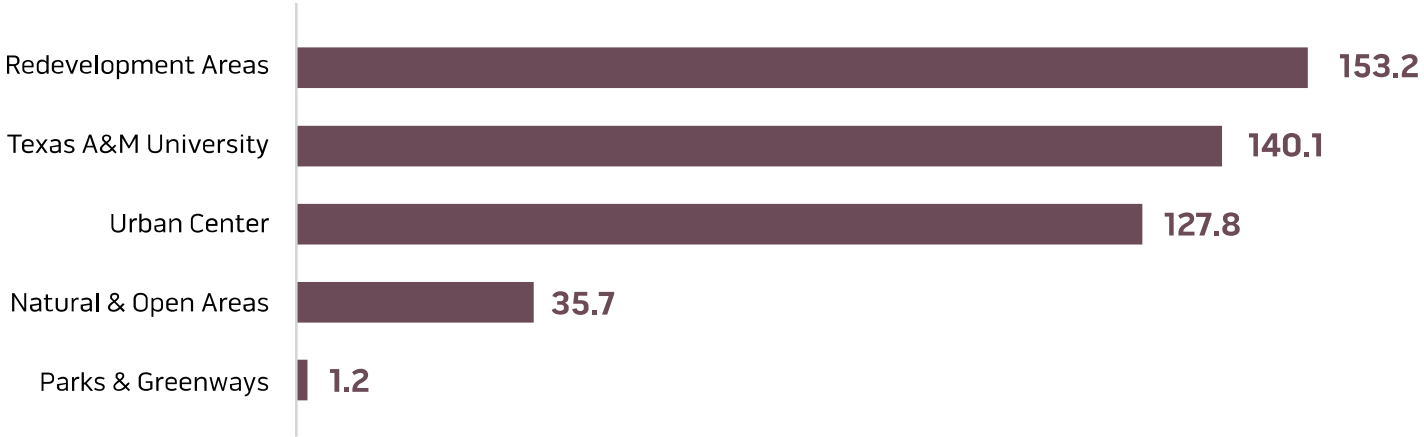
FUTURE LAND USE



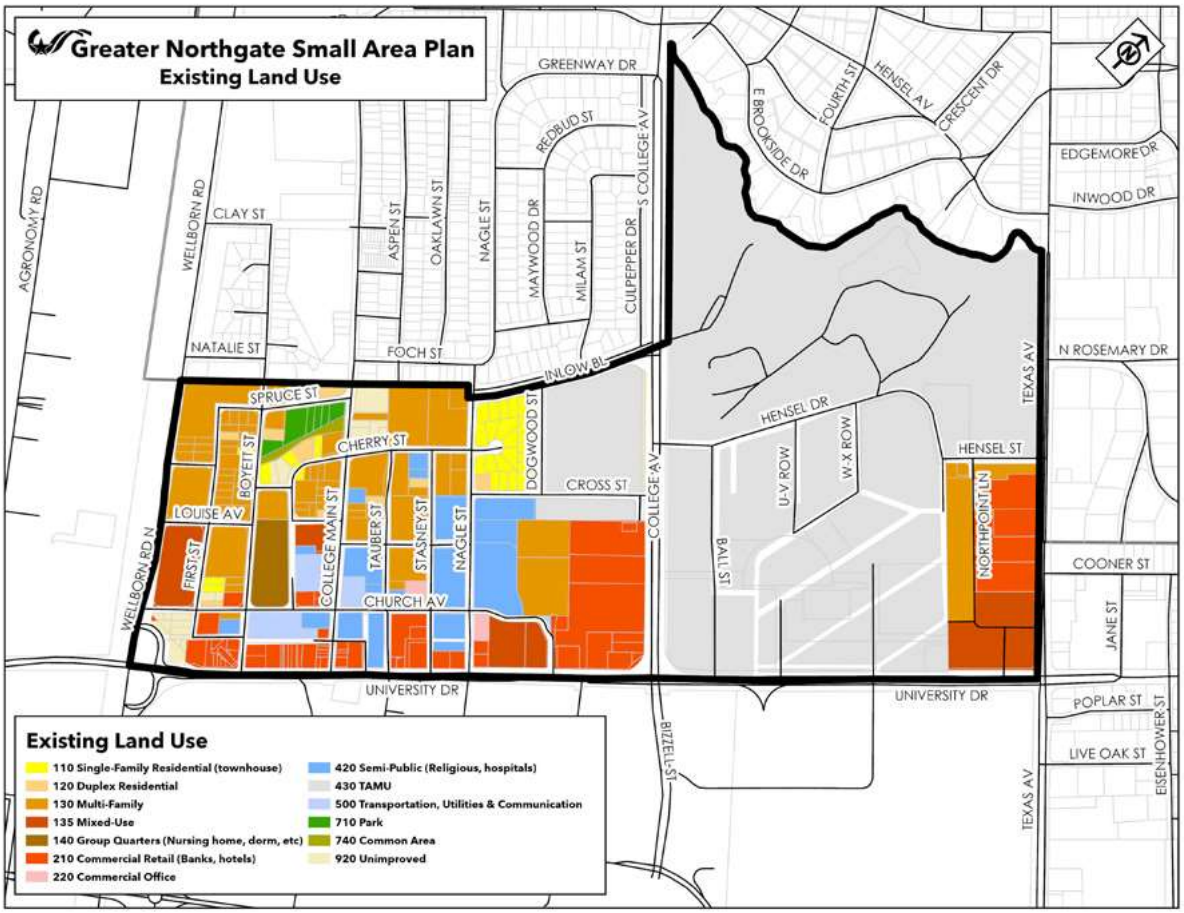
Map 1. Greater Northgate future land use, as of January 2025; Source: City of College Station, Planning & Development Services

Figure 7. Acres of Future Land Use by Type 2025; Source: City of College Station, Planning & Development Services

ACRES OF FUTURE LAND USE BY TYPE

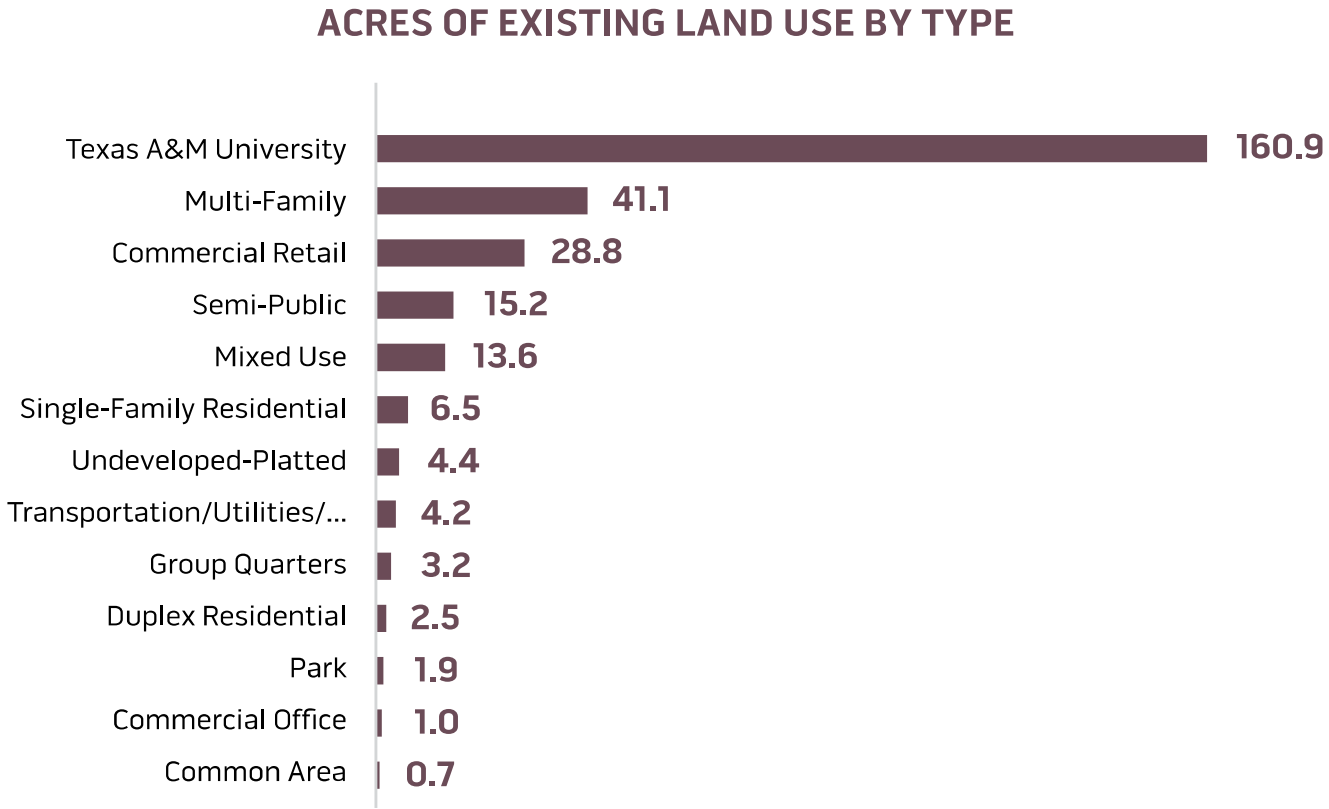


EXISTING LAND USE

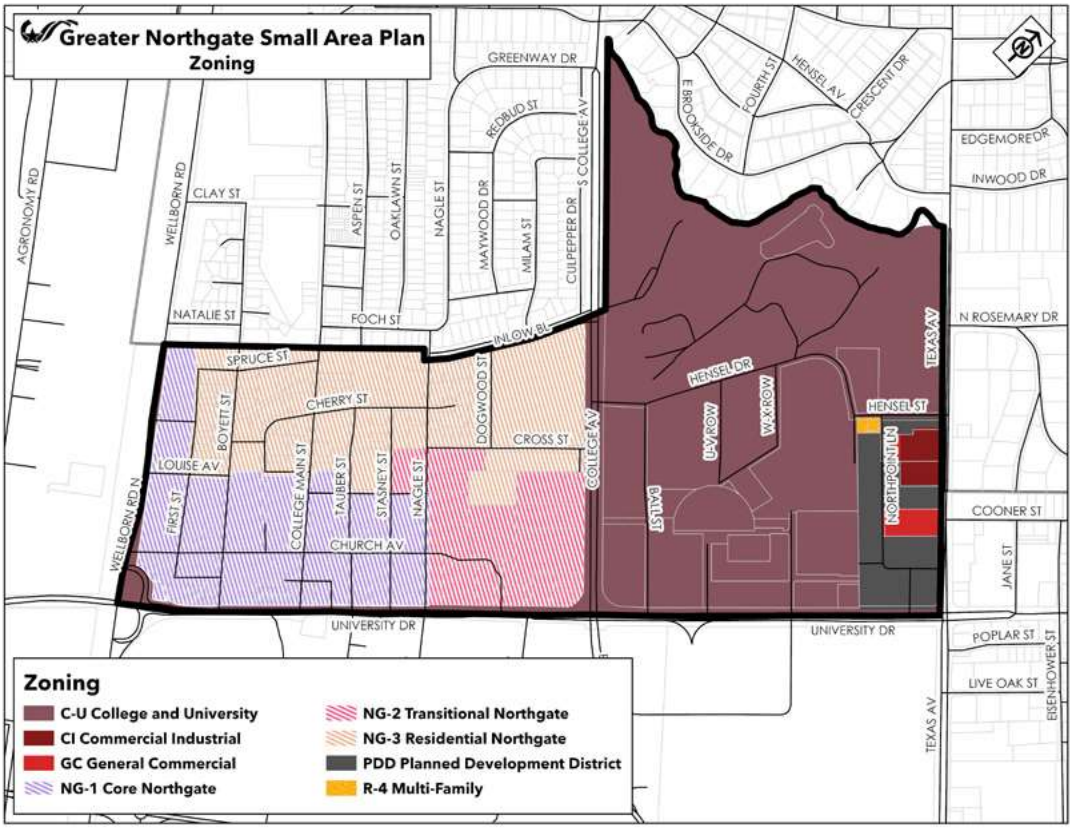


Map 2. Greater Northgate existing land use, as of January 2025; Source: City of College Station, Planning & Development Services

Figure 8. Acres of Existing Land Use by Type 2025; Source: City of College Station, Planning & Development Services

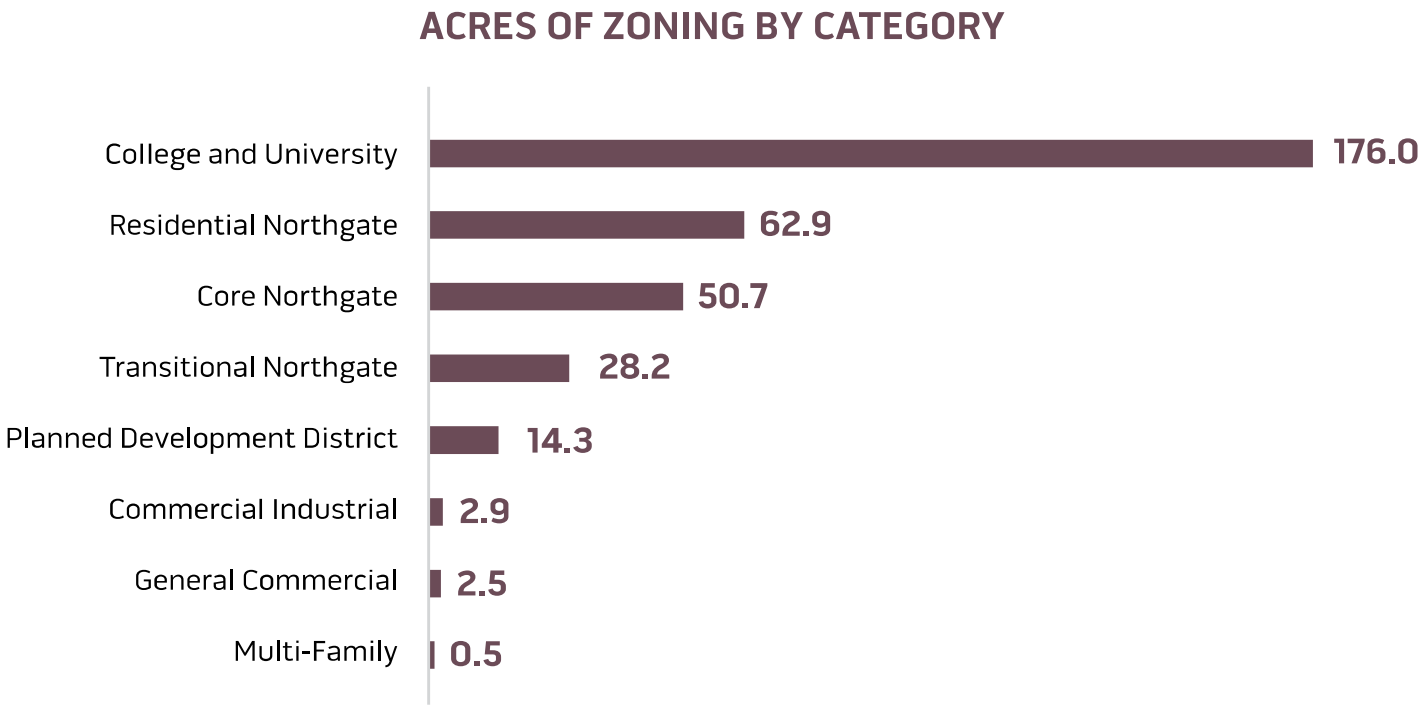


ZONING



Map 3. Greater Northgate zoning, as of January 2025; Source: City of College Station, Planning & Development Services

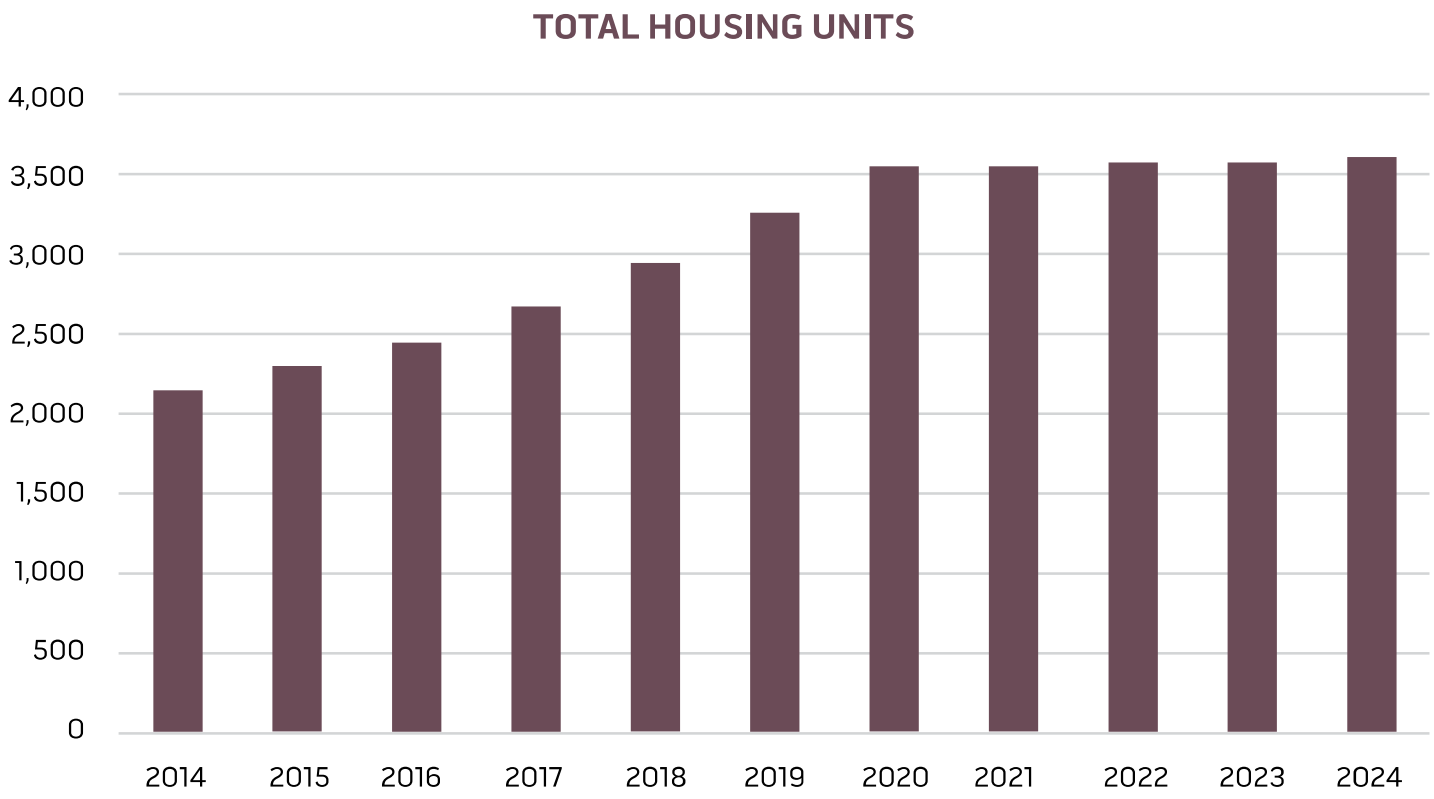
Figure 9. Acres of Zoning by Category 2025; Source: City of College Station, Planning & Development Services



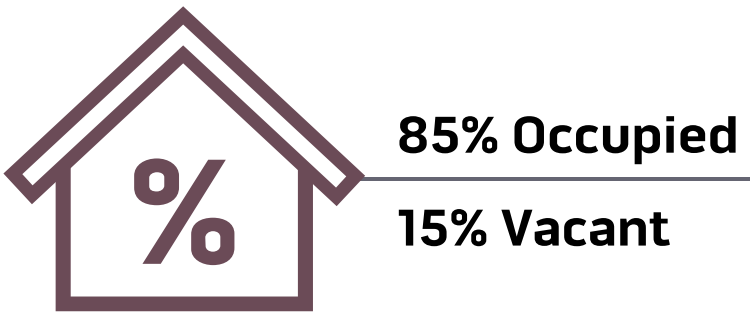
HOUSING

The housing data in this report is primarily sourced from the Esri Business Analyst tool, which utilizes data from the U.S. Census Bureau (Esri, 2025)

Figure 10. Total Housing Units 2024; Source: Esri Business Analyst 2025



HOUSING UNITS 3,612



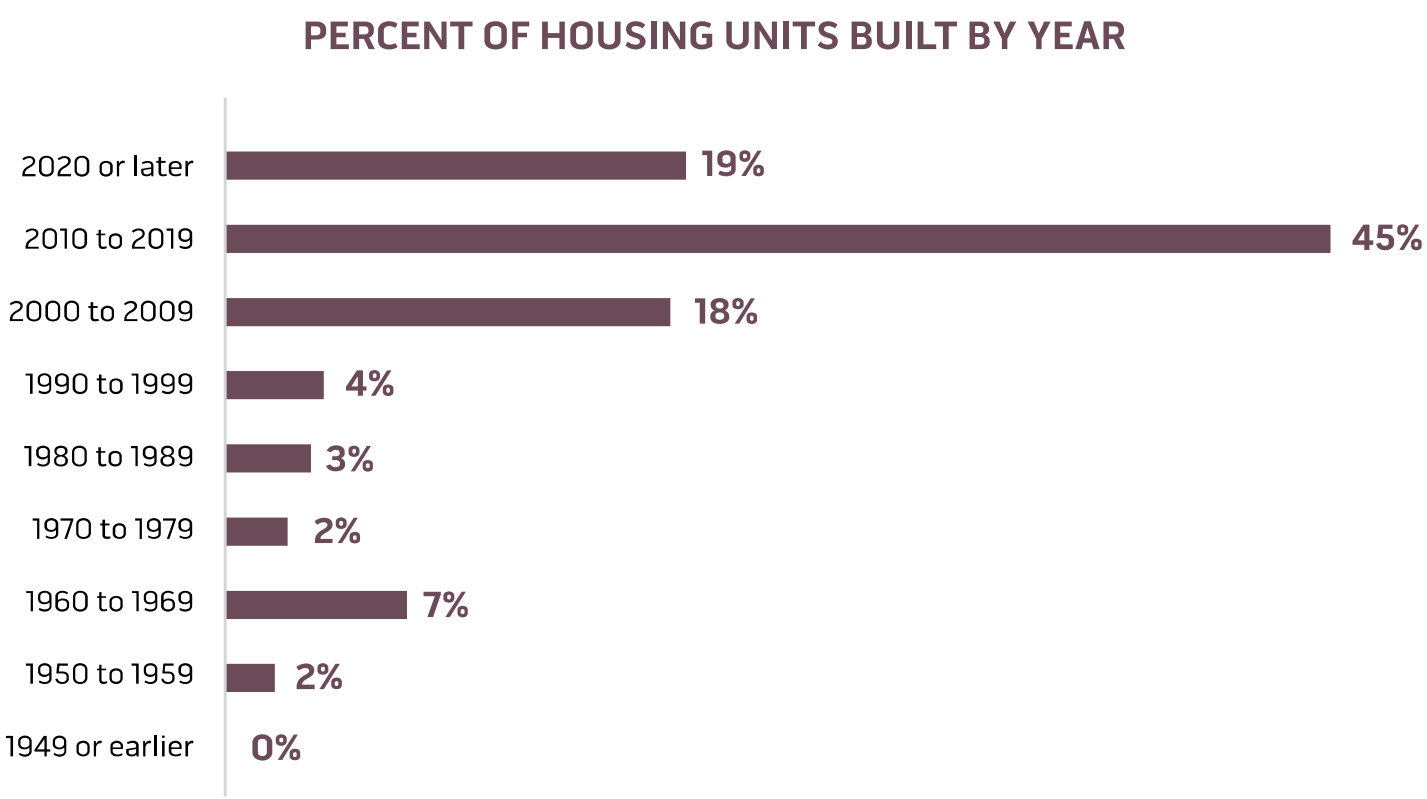
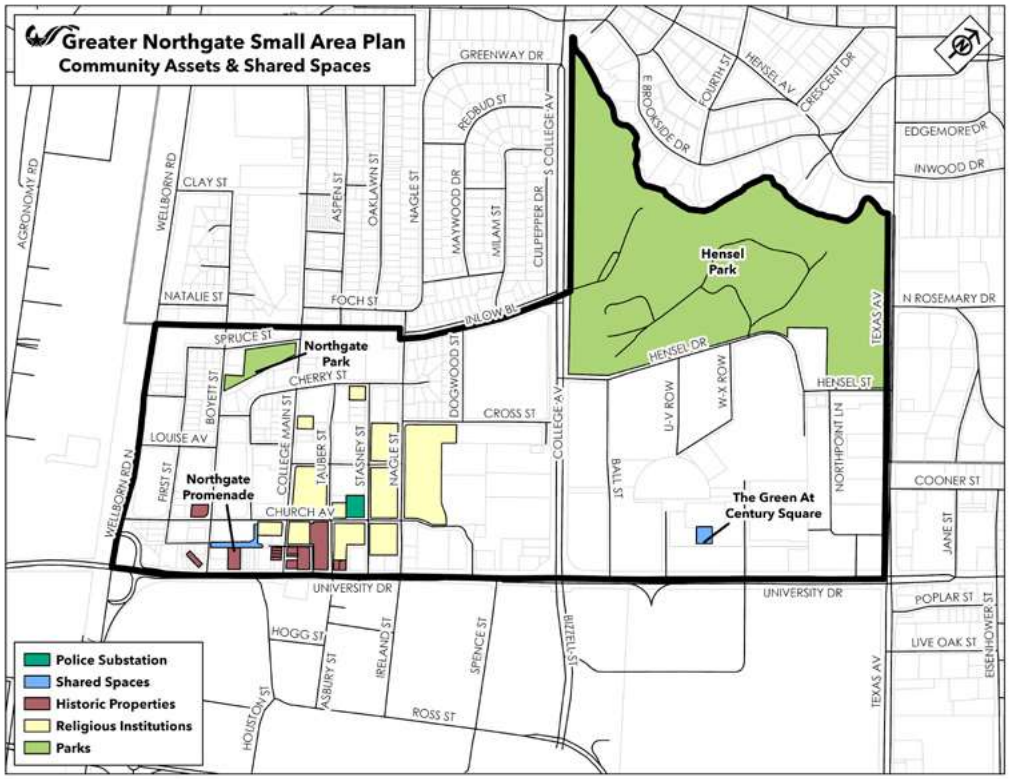


Figure 11. Year Housing Unit Built by Percentage 2024; Source: Esri Business Analyst 2025 (Estimates for 2000 and later are based on Planning & Development Services data for Issued Certificates of Occupancy)



Map 4. Greater Northgate community assets and shared spaces, as of January 2025; Source: City of College Station, Planning & Development Services

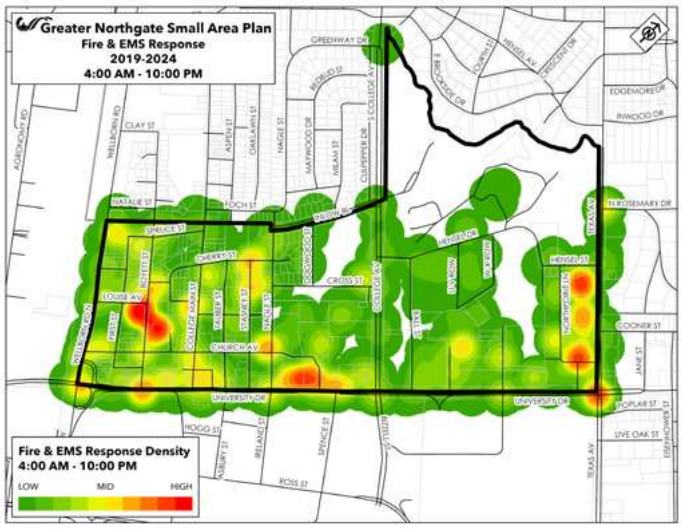
PUBLIC SAFETY

FIRE & EMS

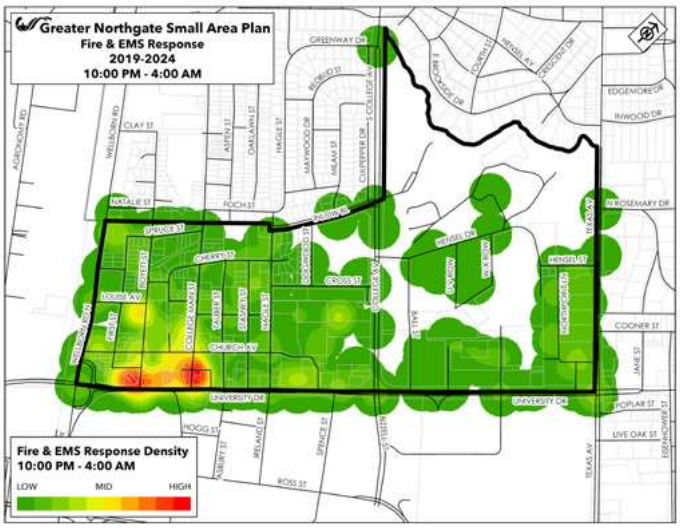
Table B. Fire & EMS annual calls for service by planning sub area from 2019-2024; Source: College Station Fire Department

	2019	2020	2021	2022	2023	2024
Century Square	196	112	150	150	134	125
Hensel Park	3	3	1	3	2	4
Northgate District	463	385	677	779	755	779
Northpoint Crossing	59	62	75	82	87	92

DAYTIME



NIGHTTIME



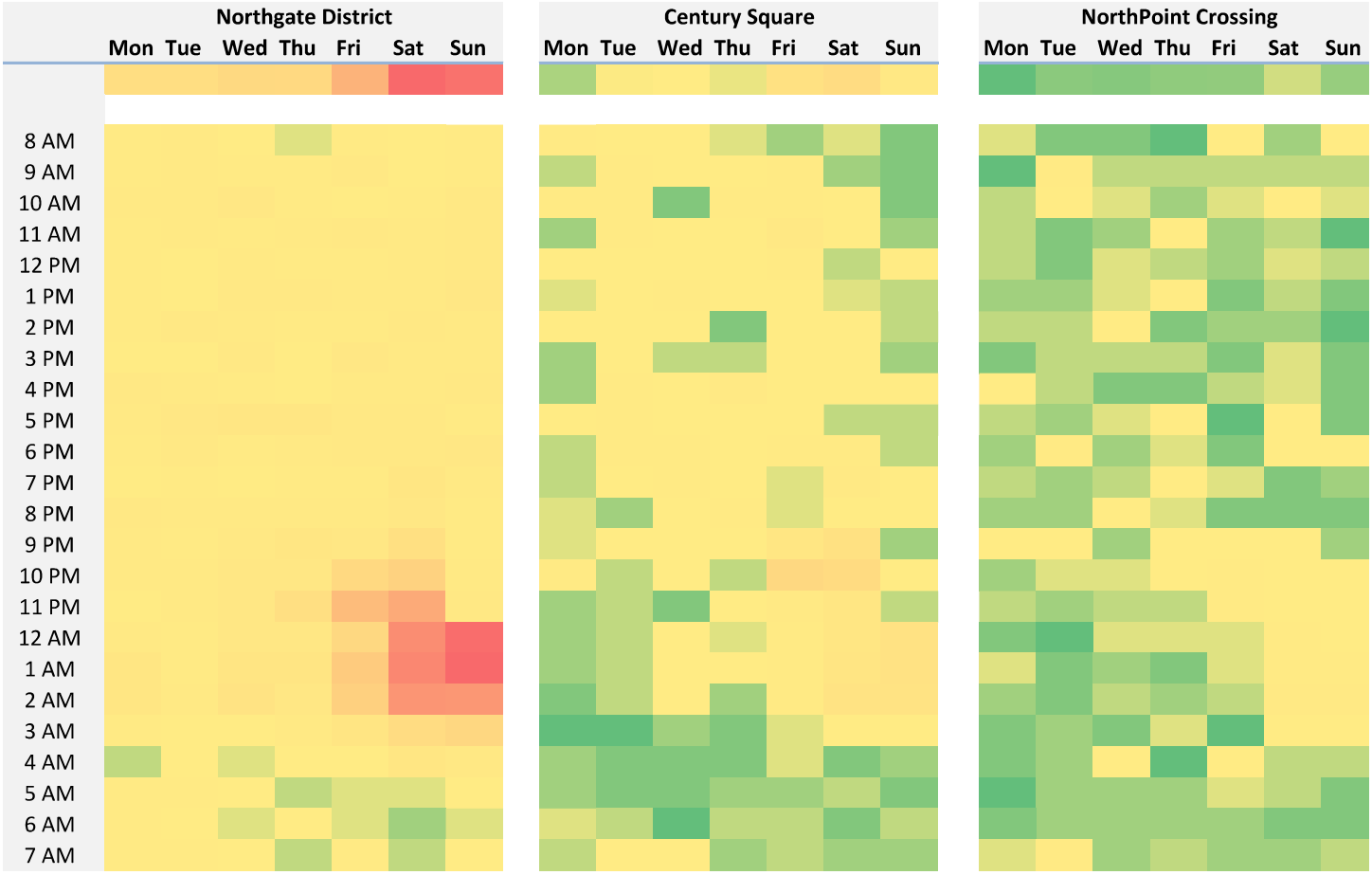


Figure 12. Heatmap of Fire & EMS calls for service by planning sub area from 2019-2024; Source: College Station Fire Department

Table C. Top 5 call types for Fire & EMS calls for service from 2019-2024; Source: College Station Fire Department

TOP 5 INCIDENT TYPES BY SUB-AREA								
	Northgate District		Century Square		NorthPoint Crossing		Hensel Park	
1	13%	FP-91 Ordinance Violation	18%	Major Accident	32%	Auto Alarm	63%	Auto Alarm
2	10%	Sick Call	16%	Auto Alarm	10%	Elevator Emergency	11%	Gas Leak
3	10%	Auto Alarm	13%	EMS Standby	4%	Investigation	5%	Water Rescue
4	6%	Overdose	4%	EMS PD Assist	3%	Auto Alarm, Water Flow	5%	Investigation
5	5%	EMS PD Assist	4%	Investigation	3%	Overdose	5%	Auto Aid Unknown Emergency

FIRE & EMS CALLS BY HOUR

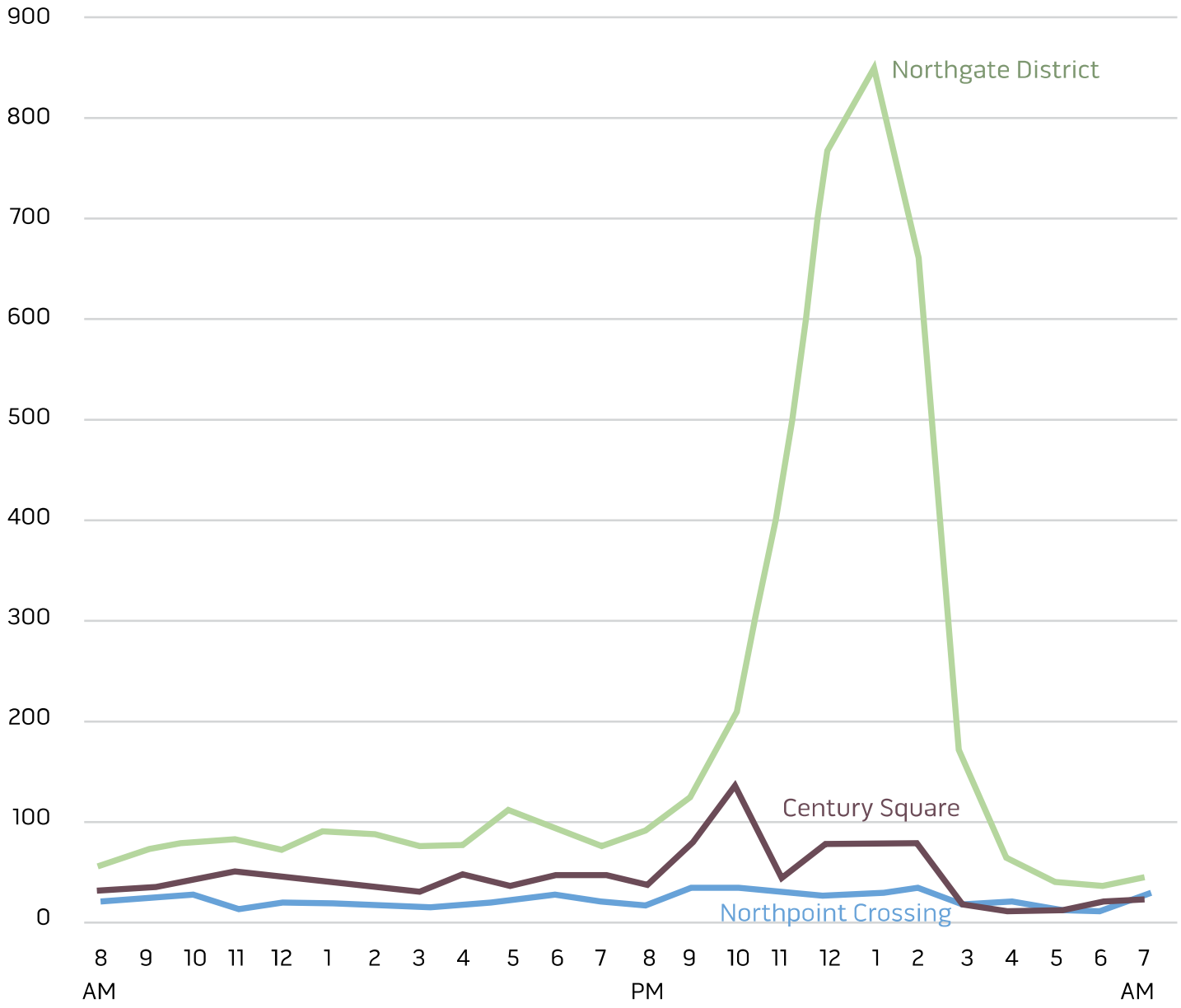


Figure 13. Fire & EMS calls for service by hour of the day from 2019-2024; Source: College Station Fire Department

FIRE & EMS CALLS BY DAY OF WEEK

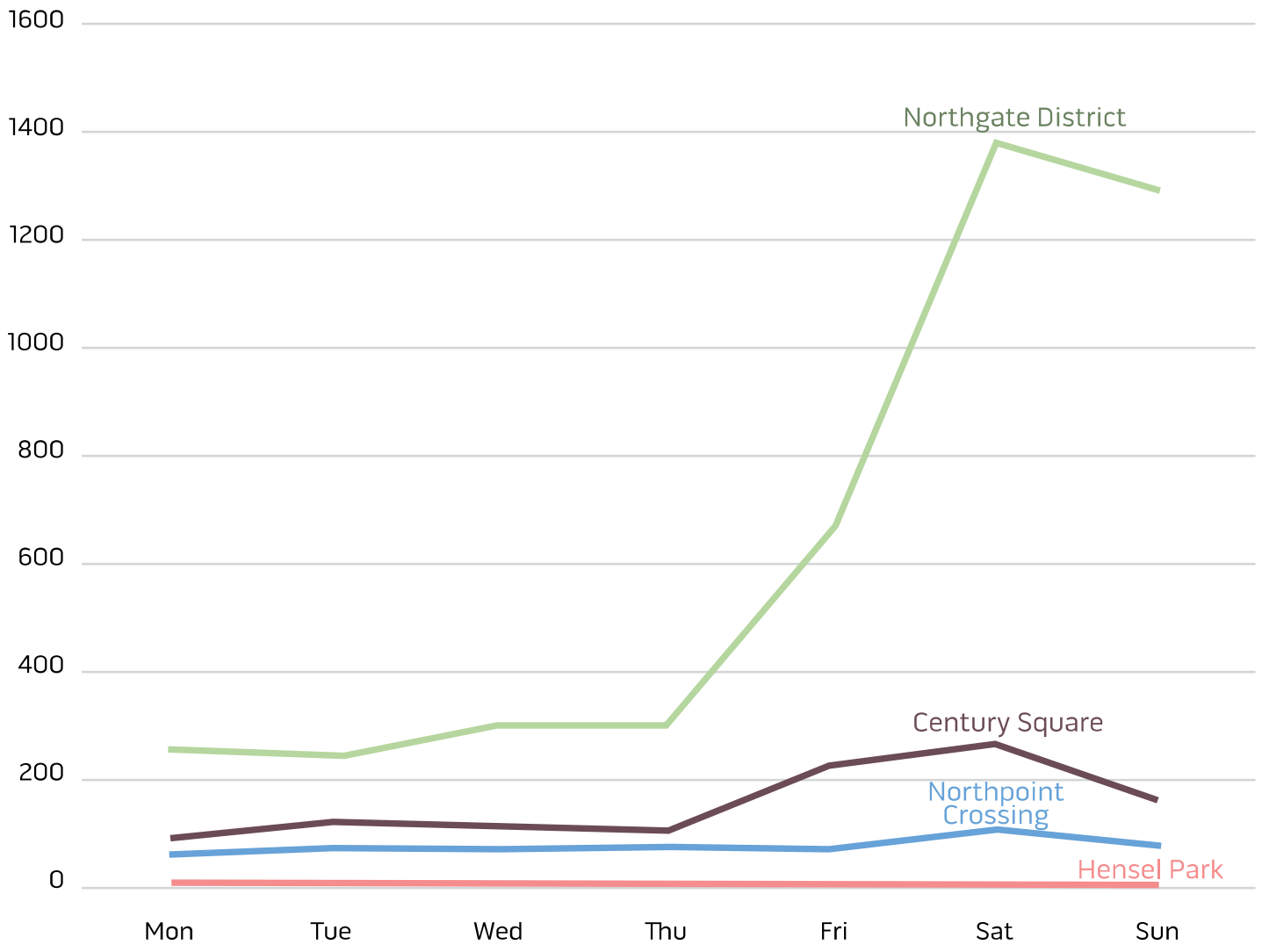
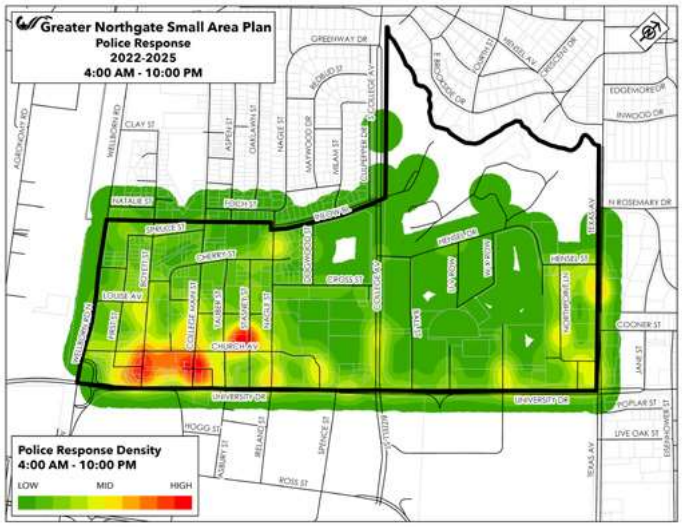


Figure 14. Fire & EMS calls for service by day of the week from 2019-2024; Source: College Station Fire Department

Table D. Police annual calls for service by planning sub area; Source: College Station Police Department

	2022	2023	2024
Century Square	99	180	122
Hensel Park	1,067	1,493	1,557
Northgate District	7,809	7,991	9,385
Northpoint Crossing	358	382	269

DAYTIME



NIGHTTIME

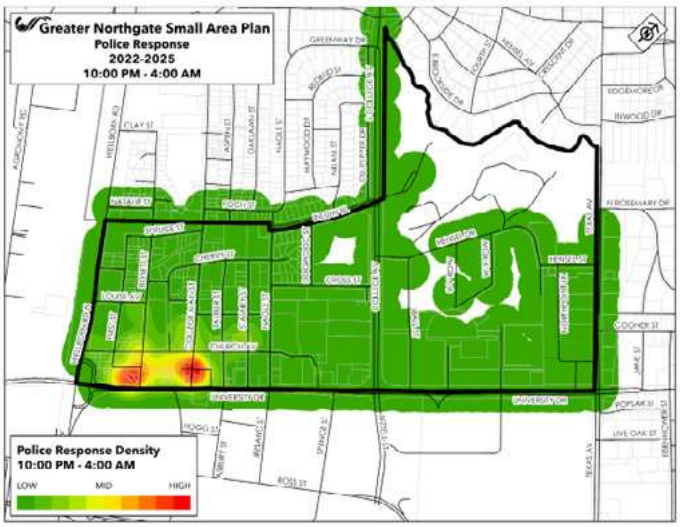




Figure 15. Heatmap of Police Department calls for service by planning sub area from 2022-2024; Source: College Station Police Department

Table E. Top 5 call types for Police Department calls for service from 2022-2024; Source: College Station Police Department

TOP 5 CALL TYPES BY SUB-AREA						
	Northgate District		**Hensel Park**		**NorthPoint Crossing**	
1	15%	Alcohol Violation Patrol	20%	Traffic Stop	10%	Traffic Stop
2	9%	Minor in Possession	6%	Welfare Concern	9%	Follow Up
3	9%	Ordinance Violation Other	4%	Suspicious Person	6%	Welfare Concern
4	6%	Disorderly Conduct	3%	Public Assist	5%	Public Assist
5	6%	Public Assist	3%	Agency Assist	5%	Suspicious Person

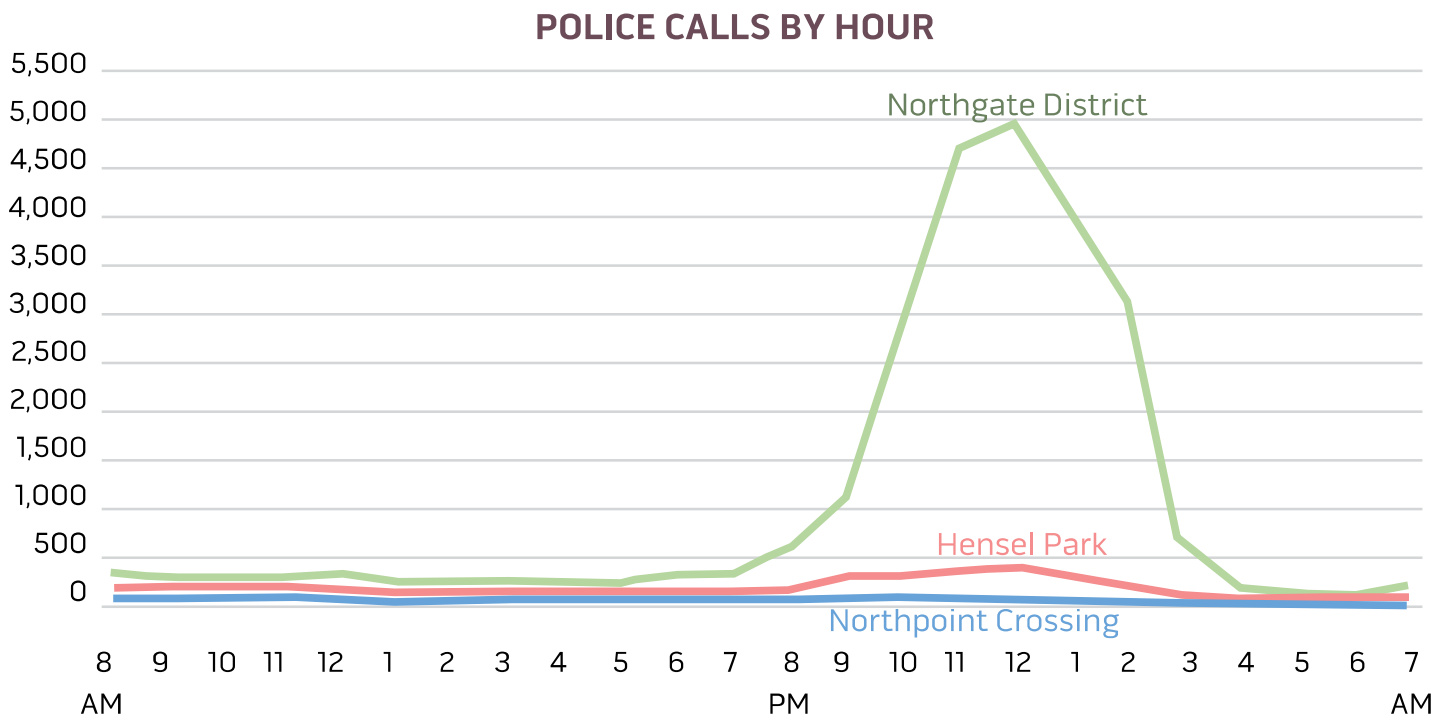


Figure 16. Police calls for service by hour of the day from 2022-2024; Source: College Station Police Department

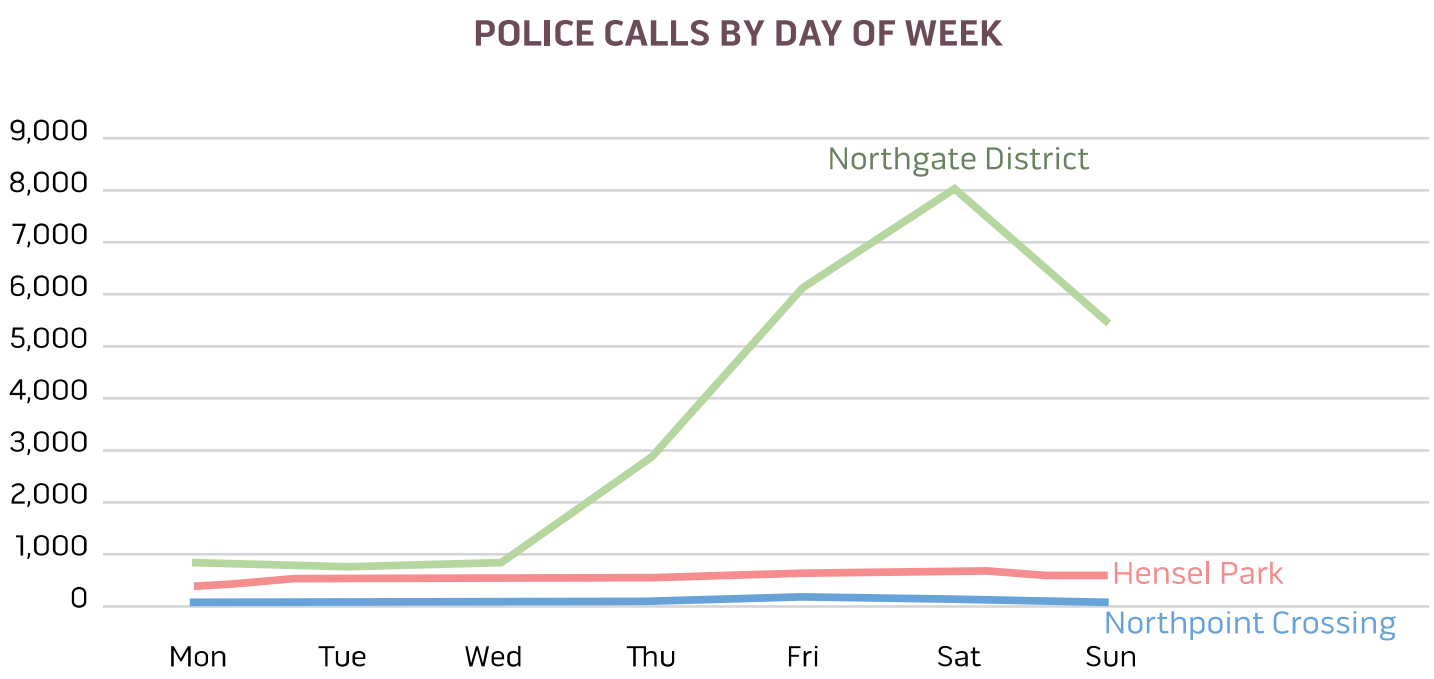
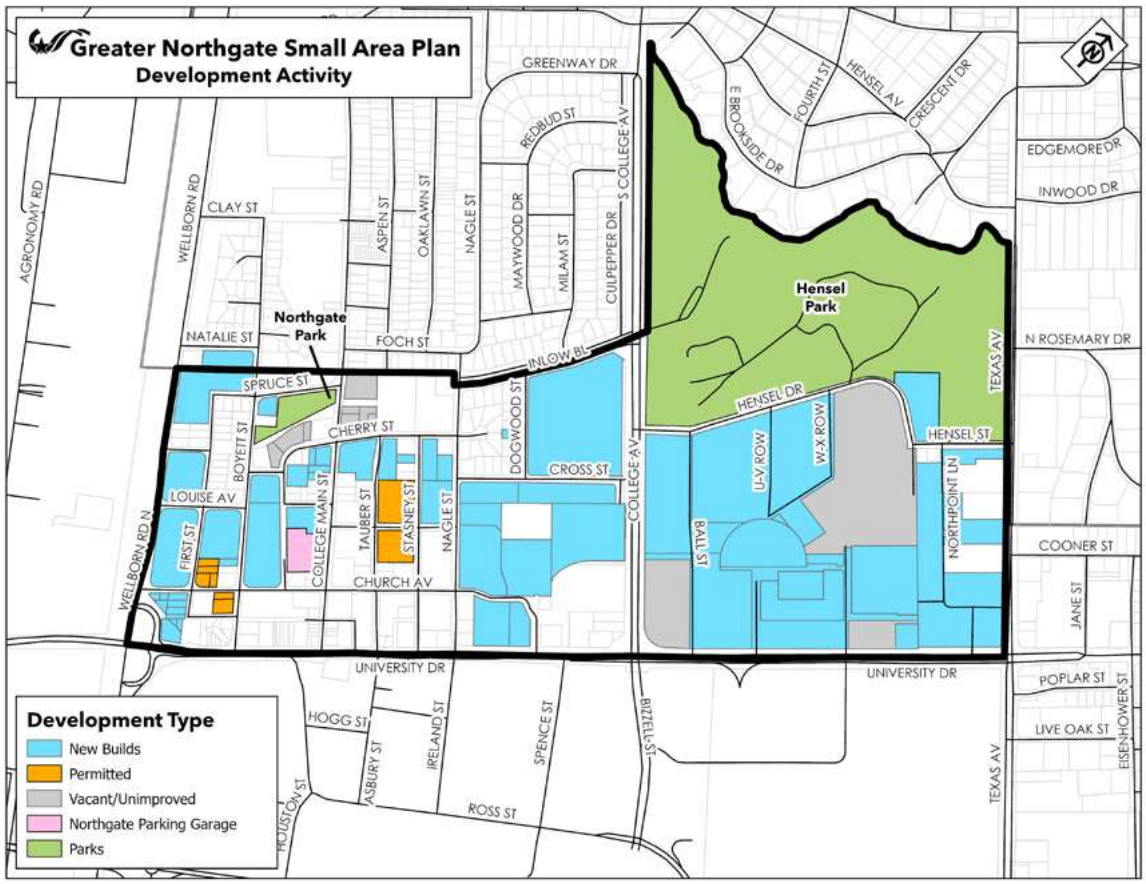


Figure 17. Police calls for service by day of the week from 2022-2024; Source: College Station Police Department

DEVELOPMENT ACTIVITY



Map 5. Greater Northgate development activity, as of January 2025; Source: City of College Station, Planning & Development Services

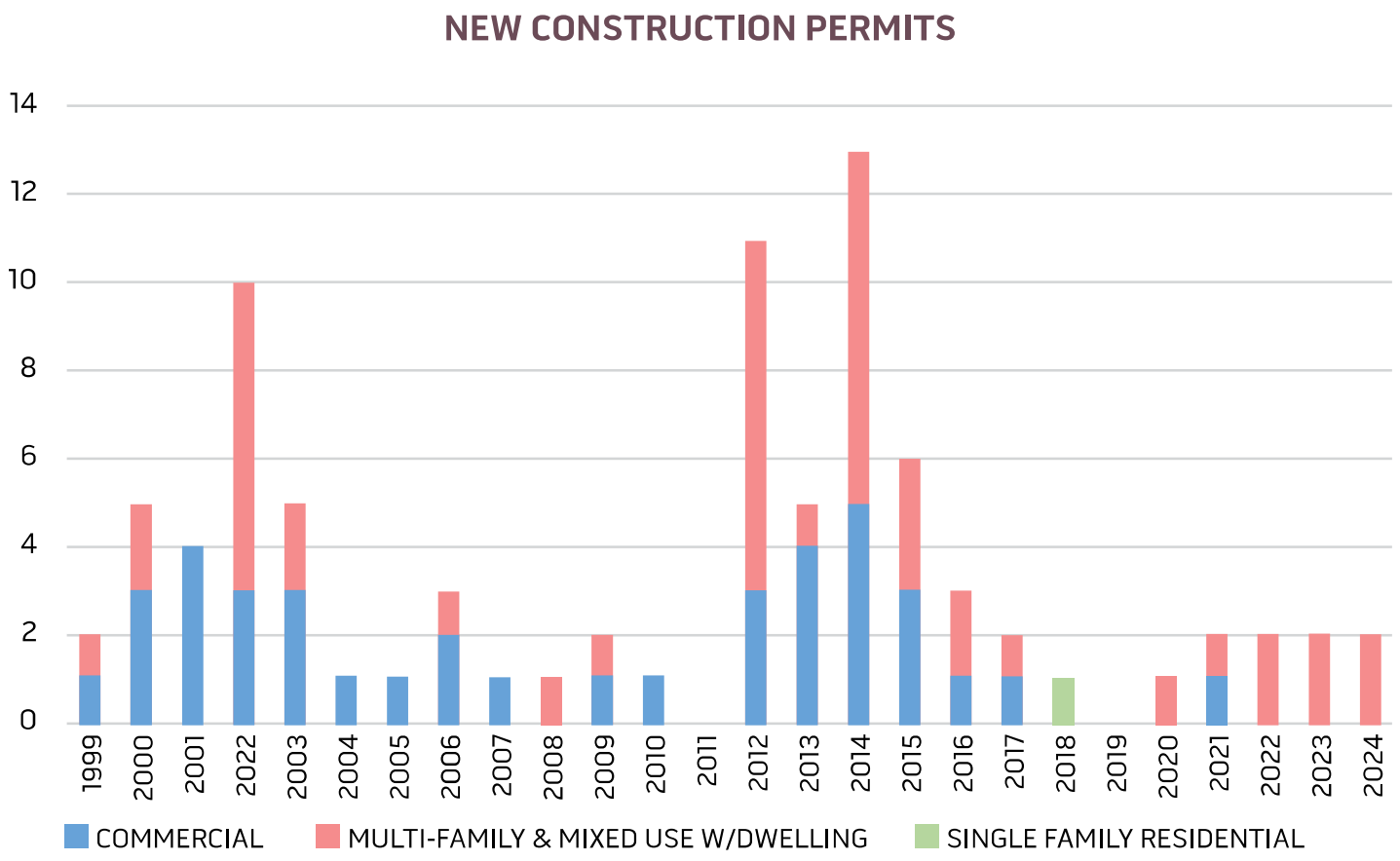
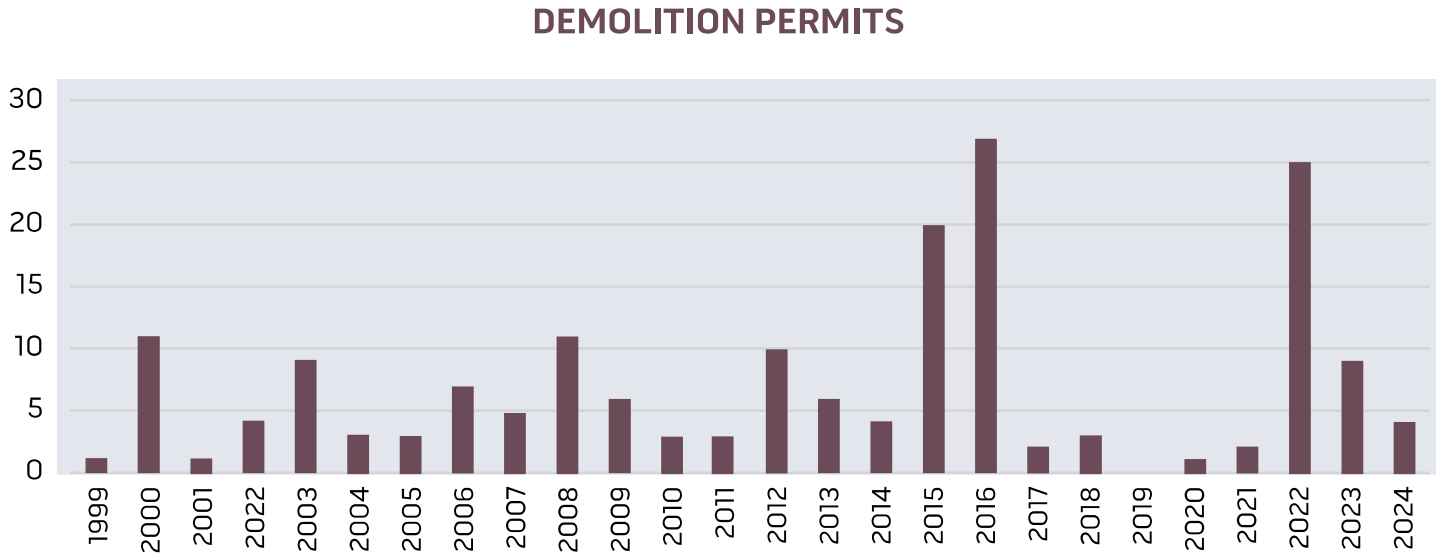
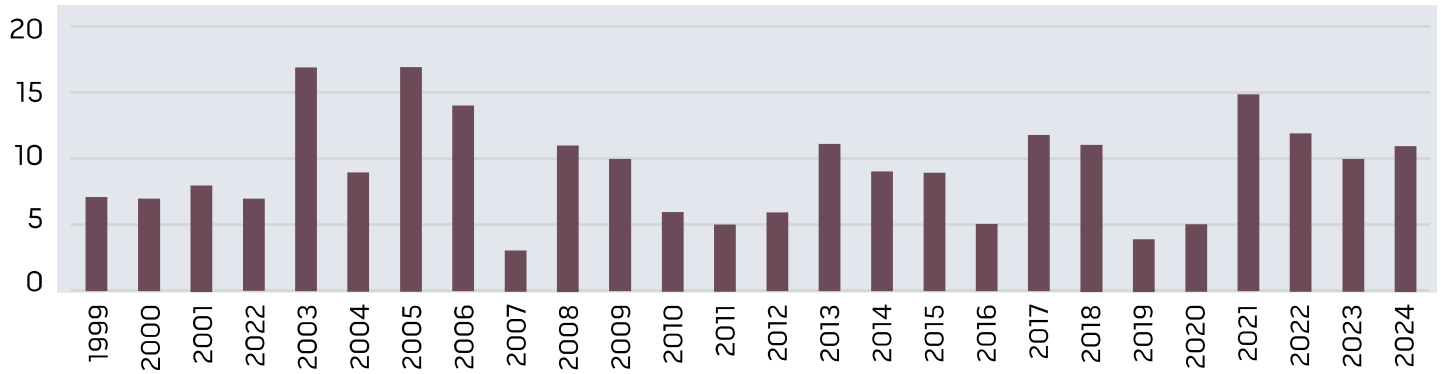


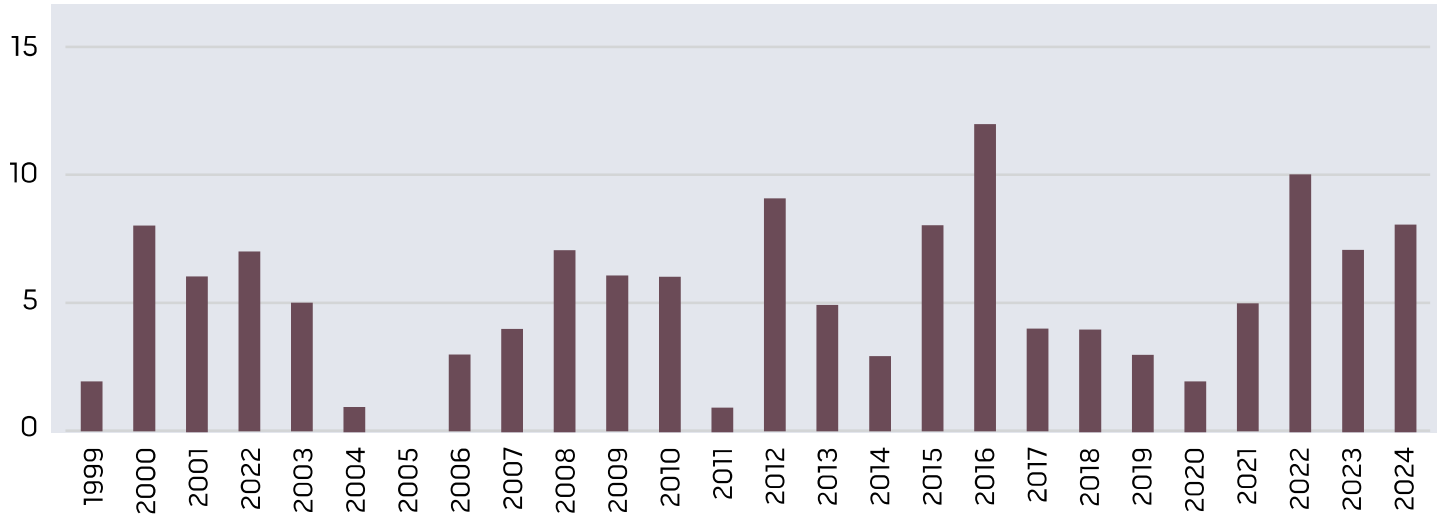
Figure 18. New Construction permits from 1999-2024; Source: City of College Station, Planning & Development Services



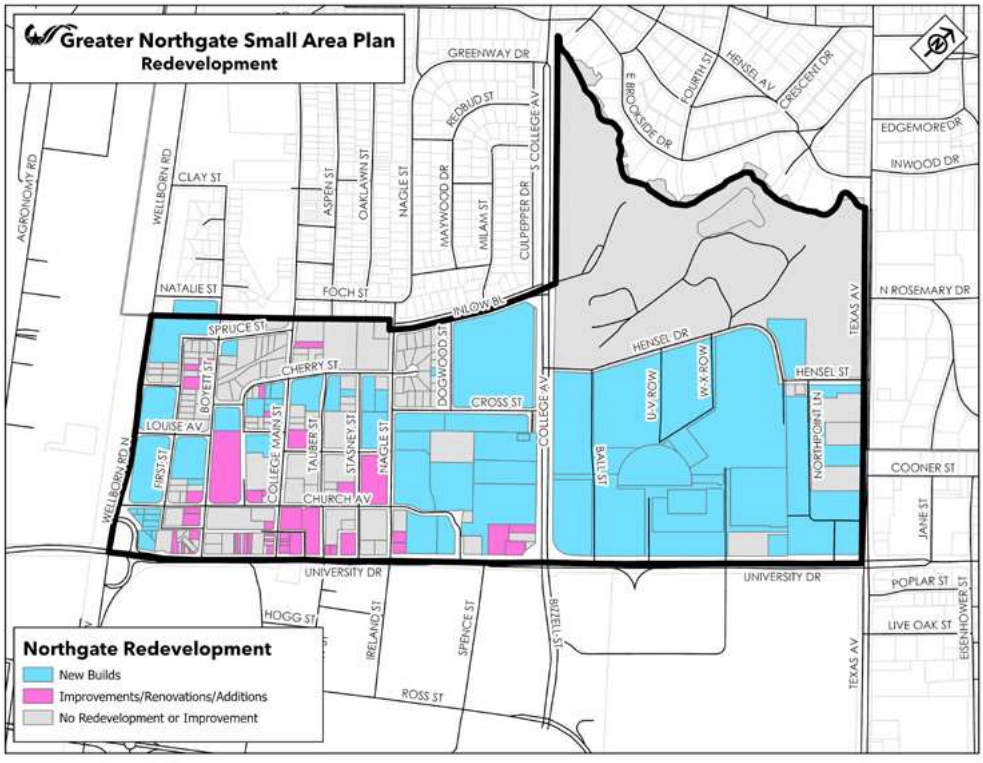
REMODEL PERMITS



DEVELOPMENT PERMITS & SITE PLANS

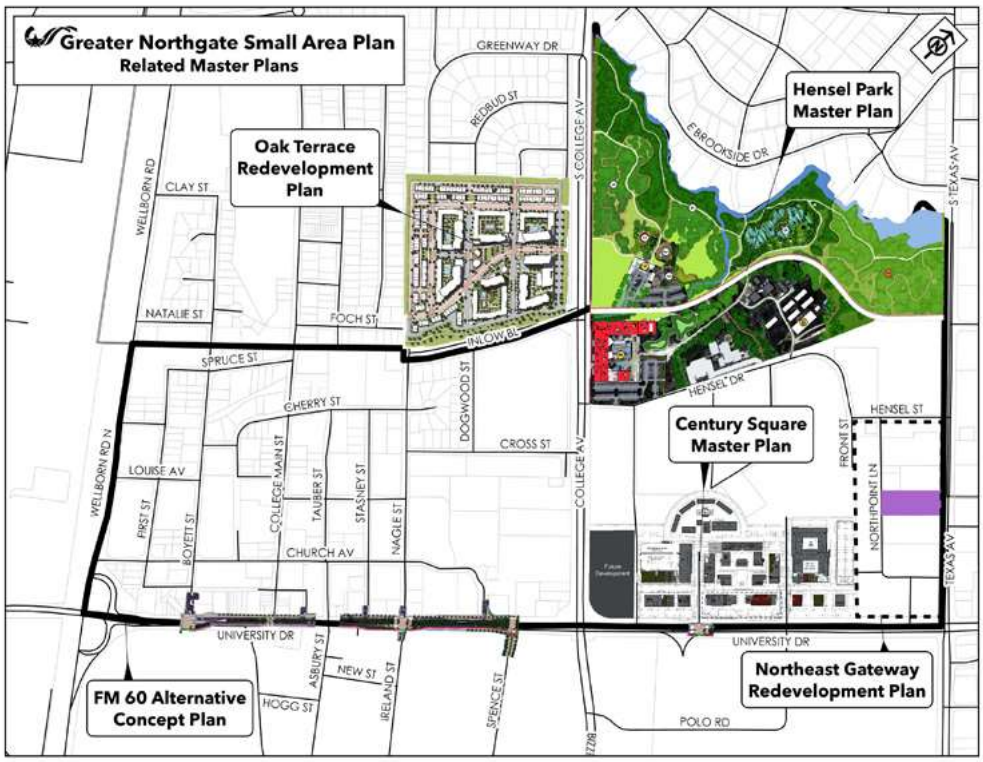


REDEVELOPMENT



Map 6. Greater Northgate redevelopment, as of January 2025; Source: City of College Station, Planning & Development Services

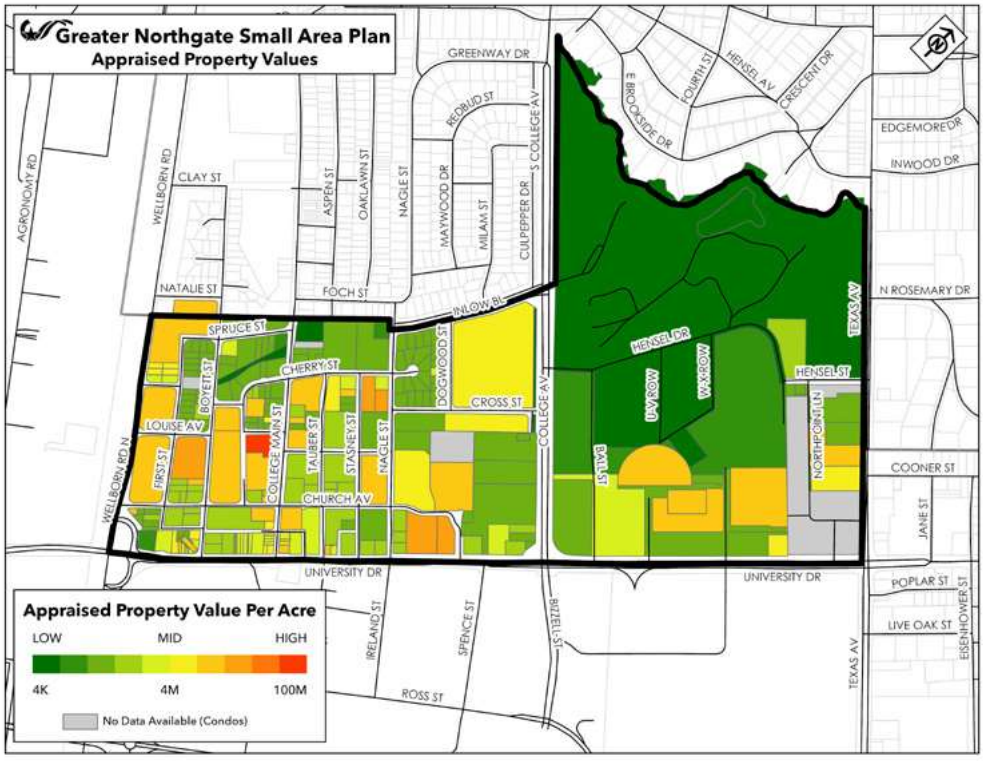
AREA PLANNING EFFORTS



Map 7. Related Master Plans Map is a compilation of master plans developed by various entities including TxDOT, Texas A&M University, the City of Bryan, and the City of College Station.

ECONOMIC INDICATORS

Appraised Property Values



Map 8. Greater Northgate appraised property values, as of Certified Tax Roll 2024; Source: Brazos Central Appraisal District

PROPERTY TAXES

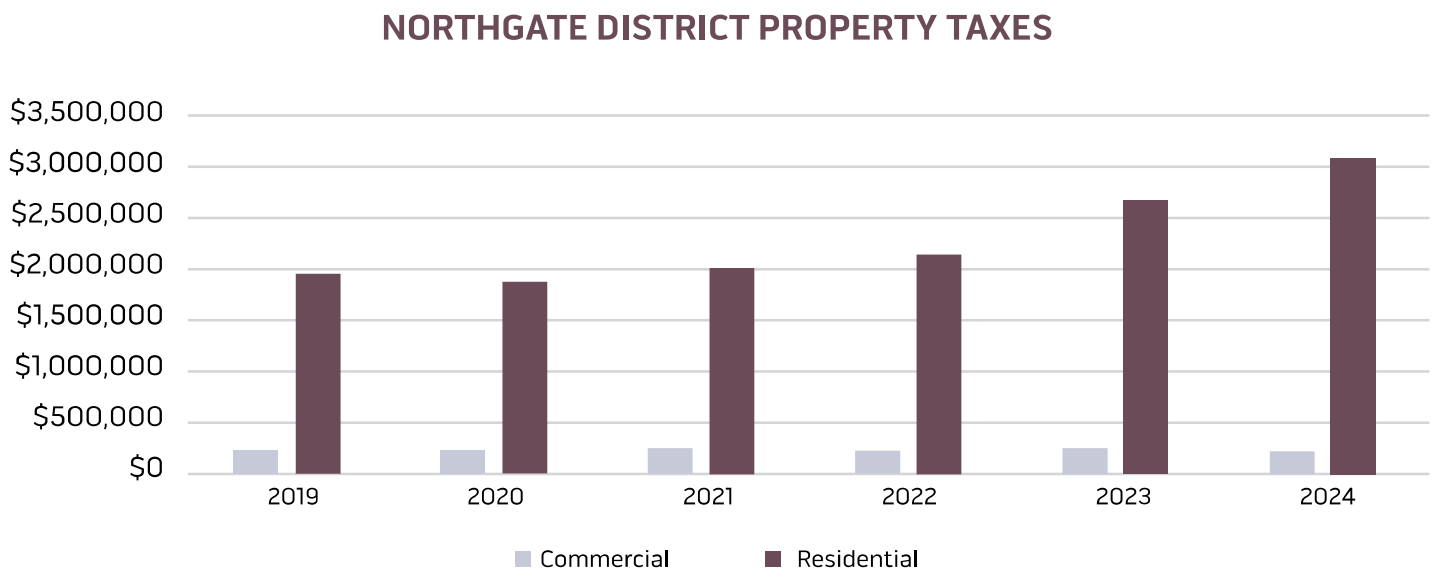


Figure 19. Northgate District property taxes for 2019-2024; Source: City of College Station, Fiscal Services

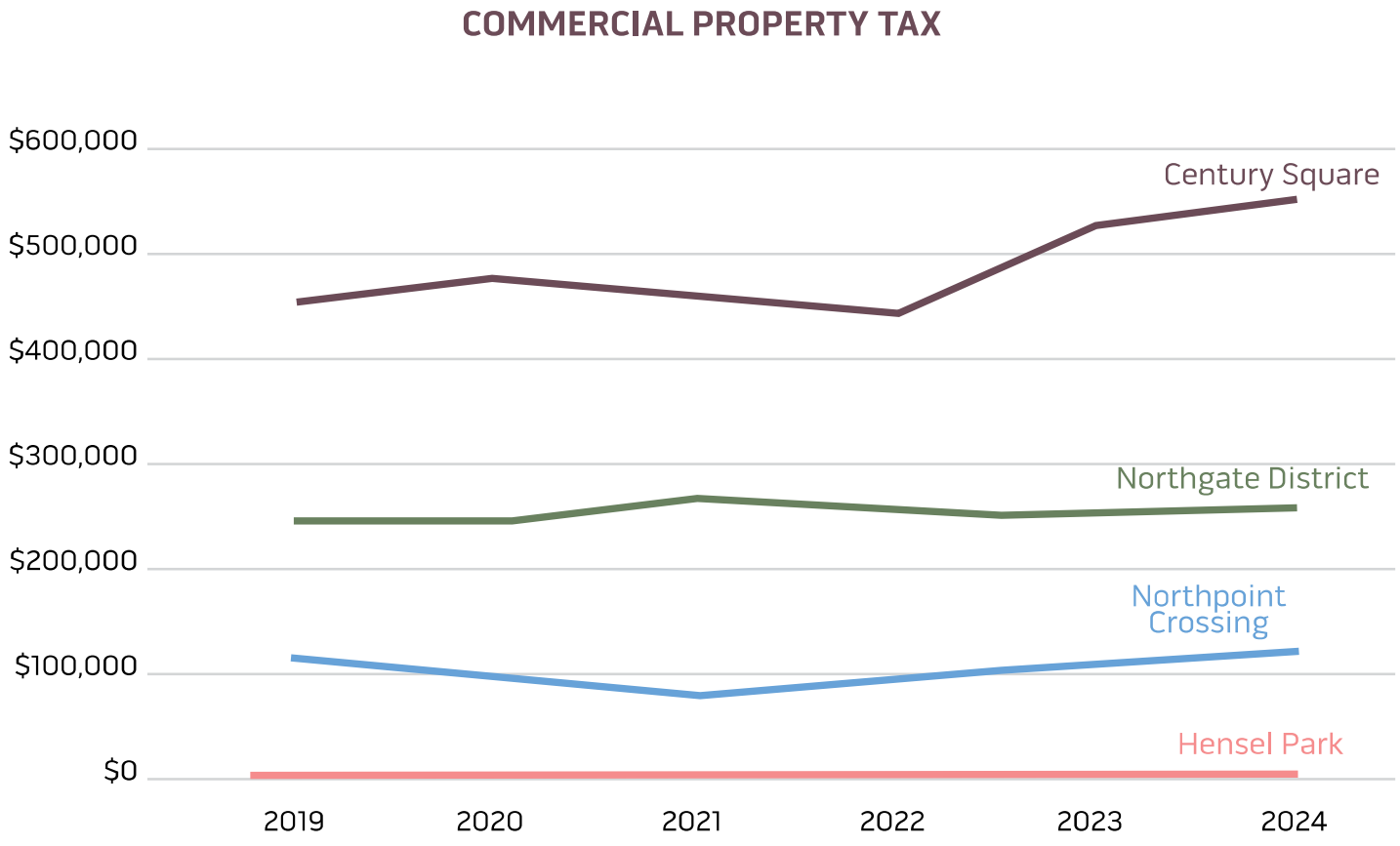


Figure 20. Greater Northgate commercial property taxes for 2019-2024; Source: City of College Station, Fiscal Services

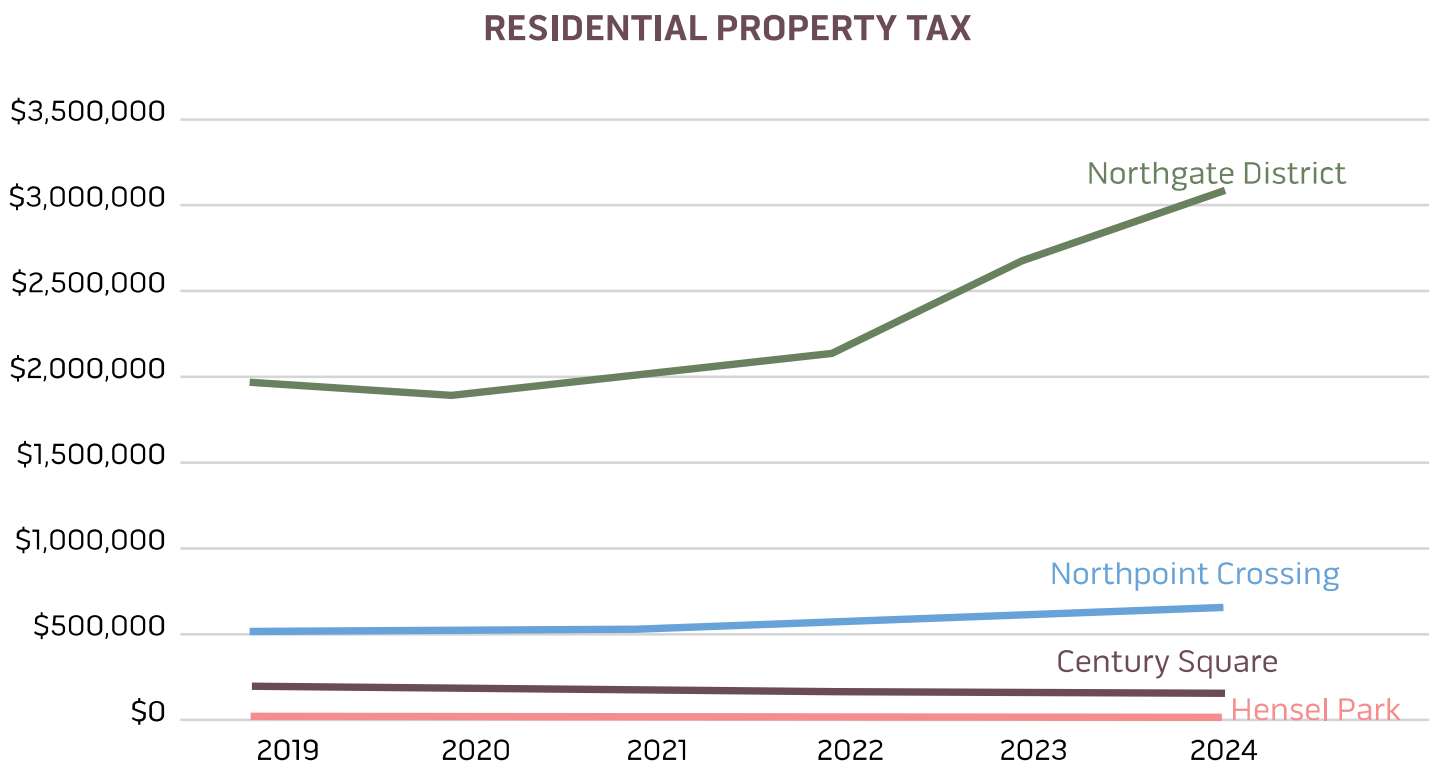


Figure 21. Greater Northgate residential property taxes for 2019-2024; Source: City of College Station, Fiscal Services

SALES AND ESTIMATED MIXED BEVERAGE TAX

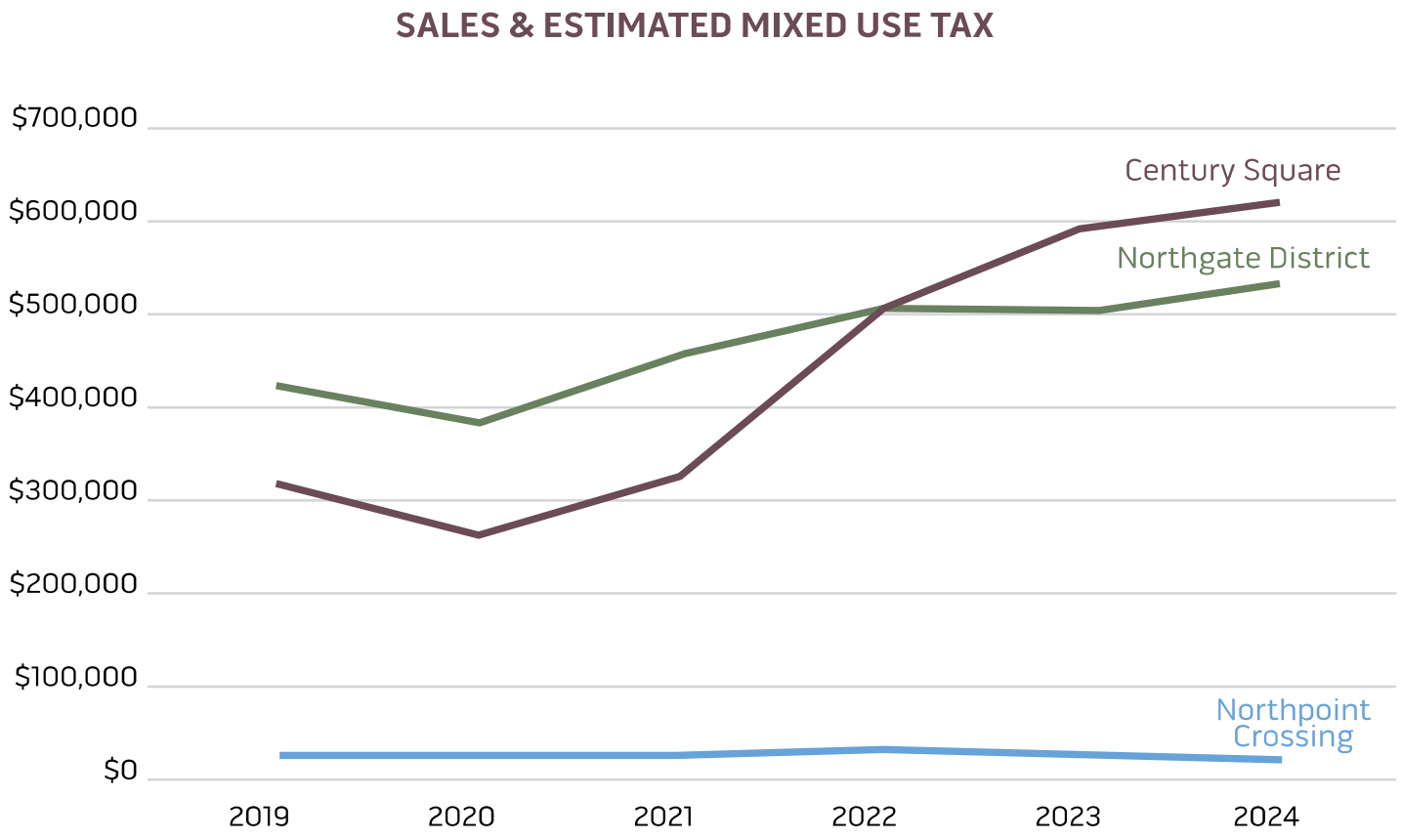


Figure 22. Sales and Estimated Mixed Use Tax by planning sub area for 2019-2024; Source: City of College Station, Fiscal Services

NORTHGATE DISTRICT PARKING REVENUES

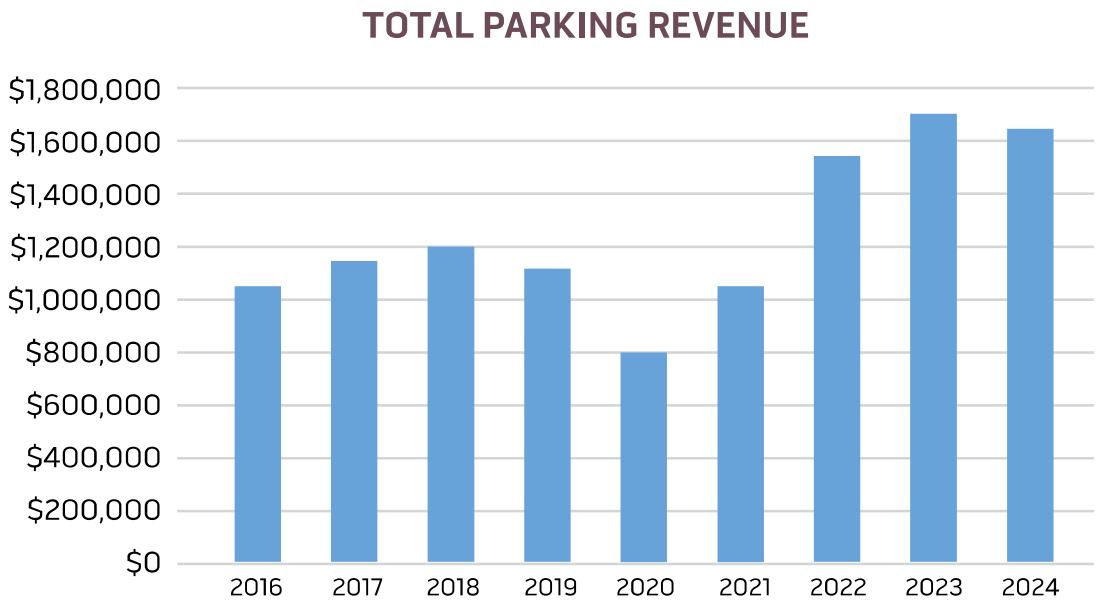


Figure 23. Parking revenues in the Northgate District from 2016-2024; Source: City of College Station, Fiscal Services

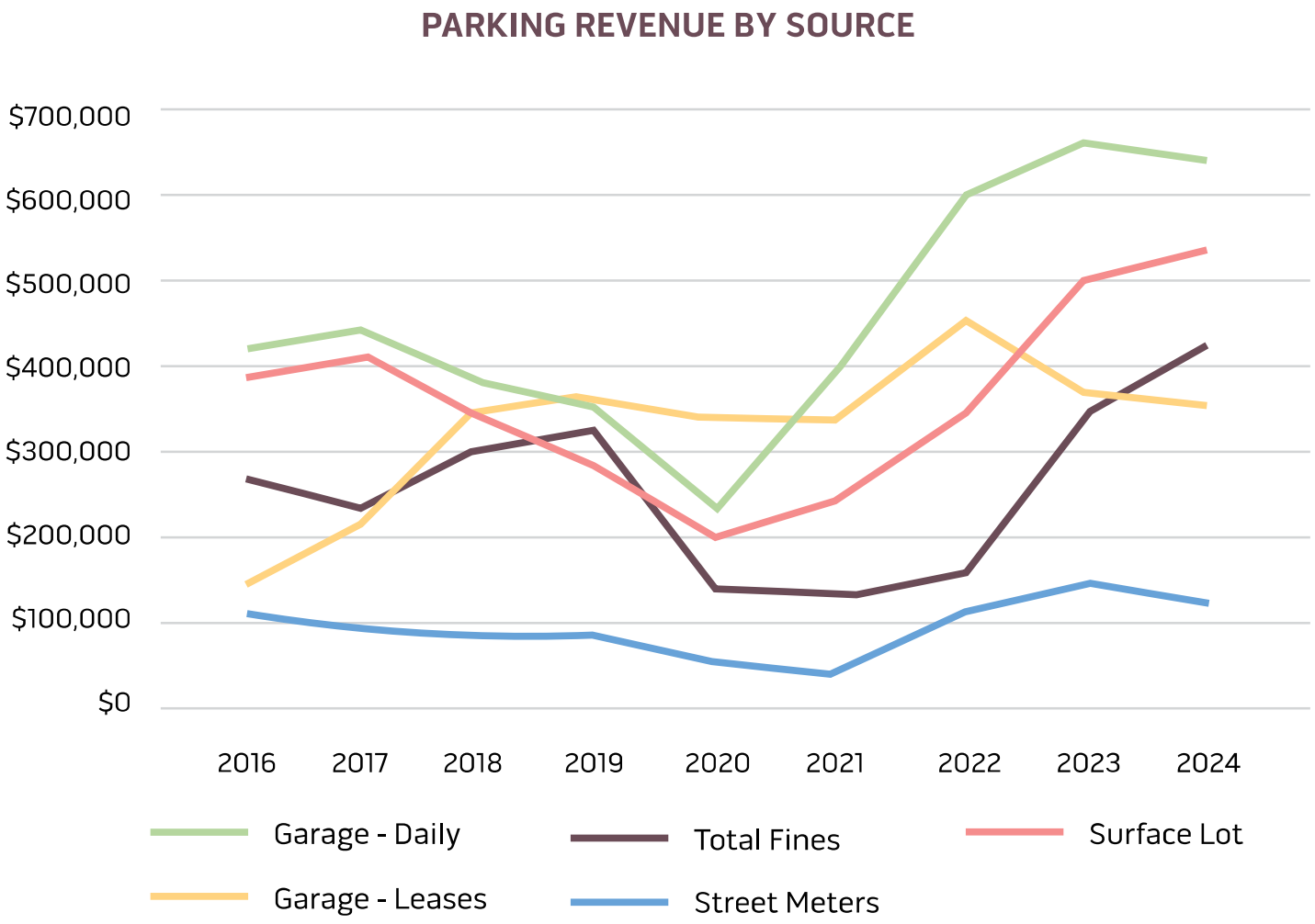
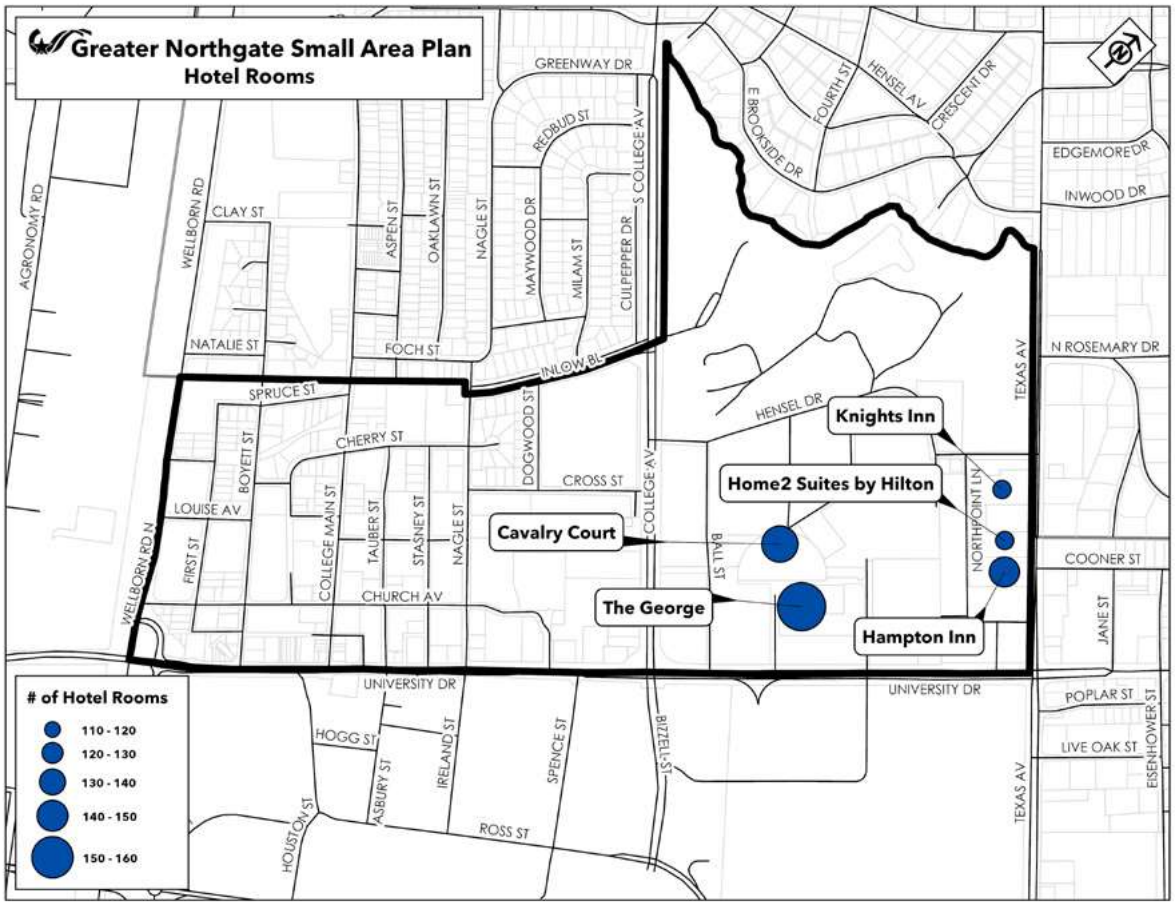


Figure 24. Parking revenue by source from 2016-2024; Source: City of College Station, Fiscal Services

HOTEL OCCUPANCY TAX



Map 9. Greater Northgate hotels by number of rooms, as of August 2024; Source: City of College Station, Economic Development & Tourism

HOTEL OCCUPANCY TAX REVENUES

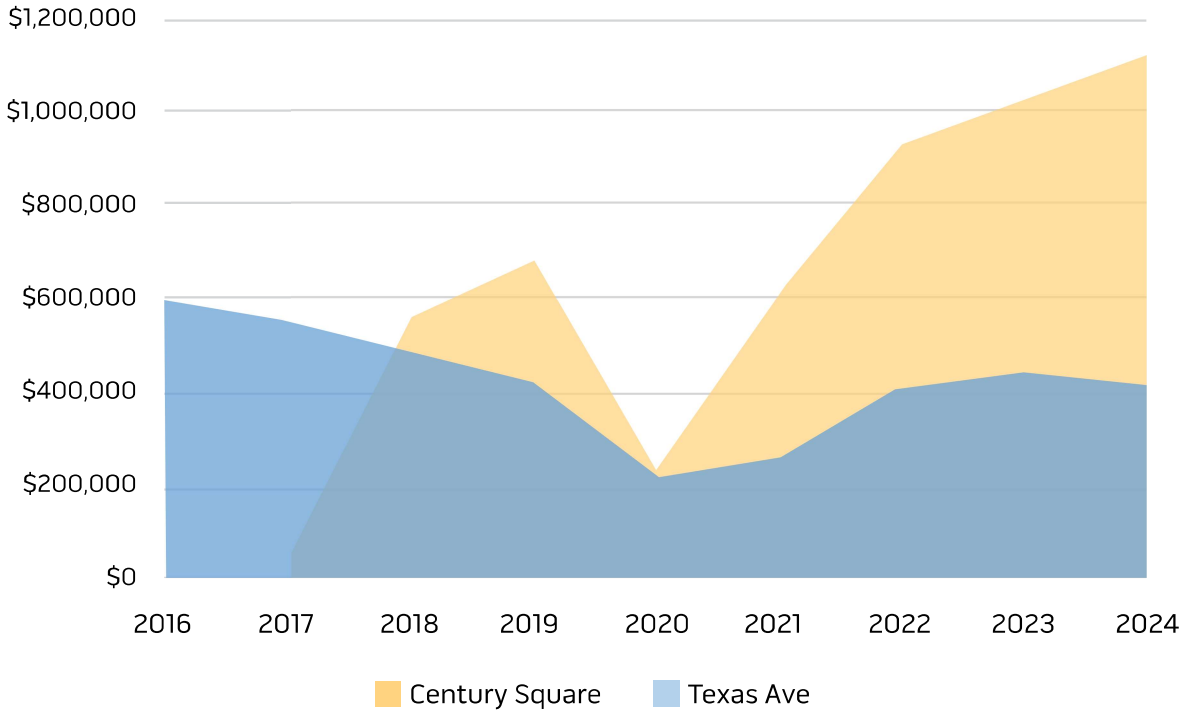


Figure 25. Hotel Occupancy Tax revenues from 2016-2024; Source: City of College Station, Fiscal Services

TOURISM

The tourism data is sourced from Placer.ai, a location analytics platform that provides insights into tourism patterns by analyzing anonymized data from mobile devices. The estimates provided only include people who live outside the sub area and traveled into it during the selected time period. Local residents–those who live within the defined area–are excluded, even if they visit local businesses frequently.

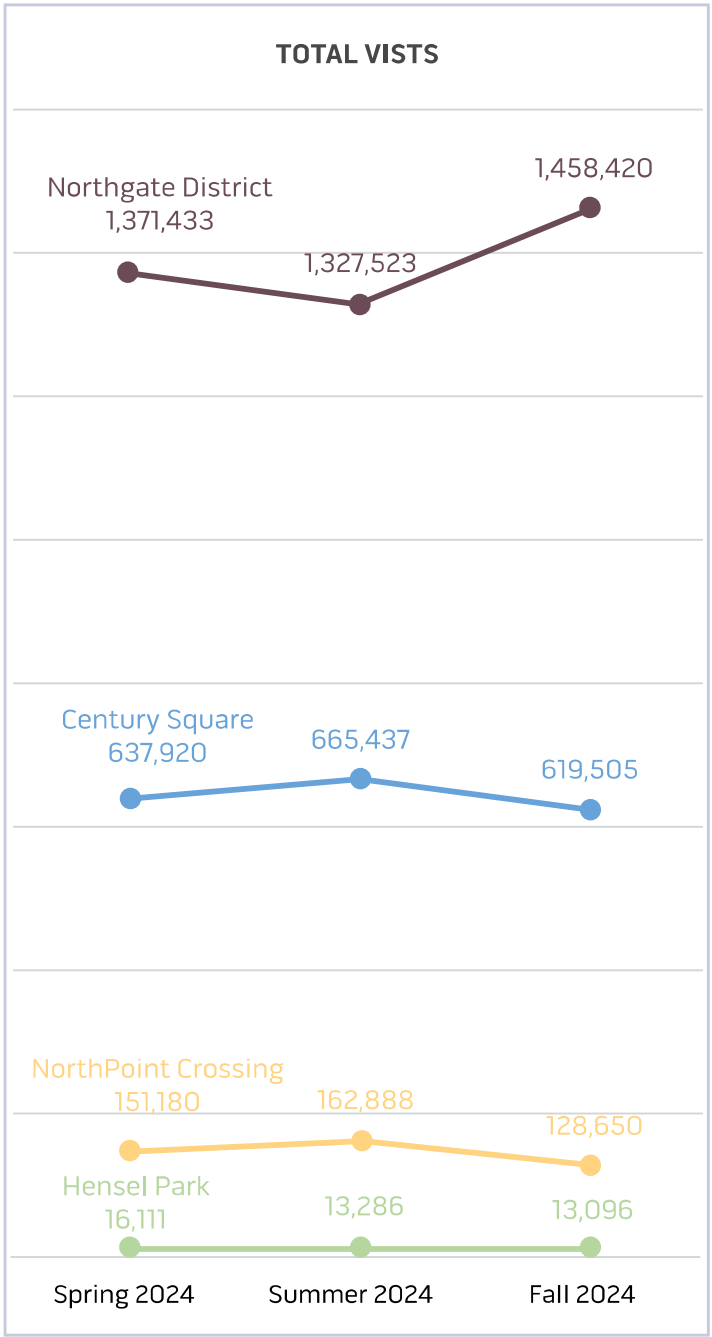


Figure 26. Estimated number of trips made to each sub area. If a person visits the same location five times, it counts as five trips; Source: Placer.ai, June 2025

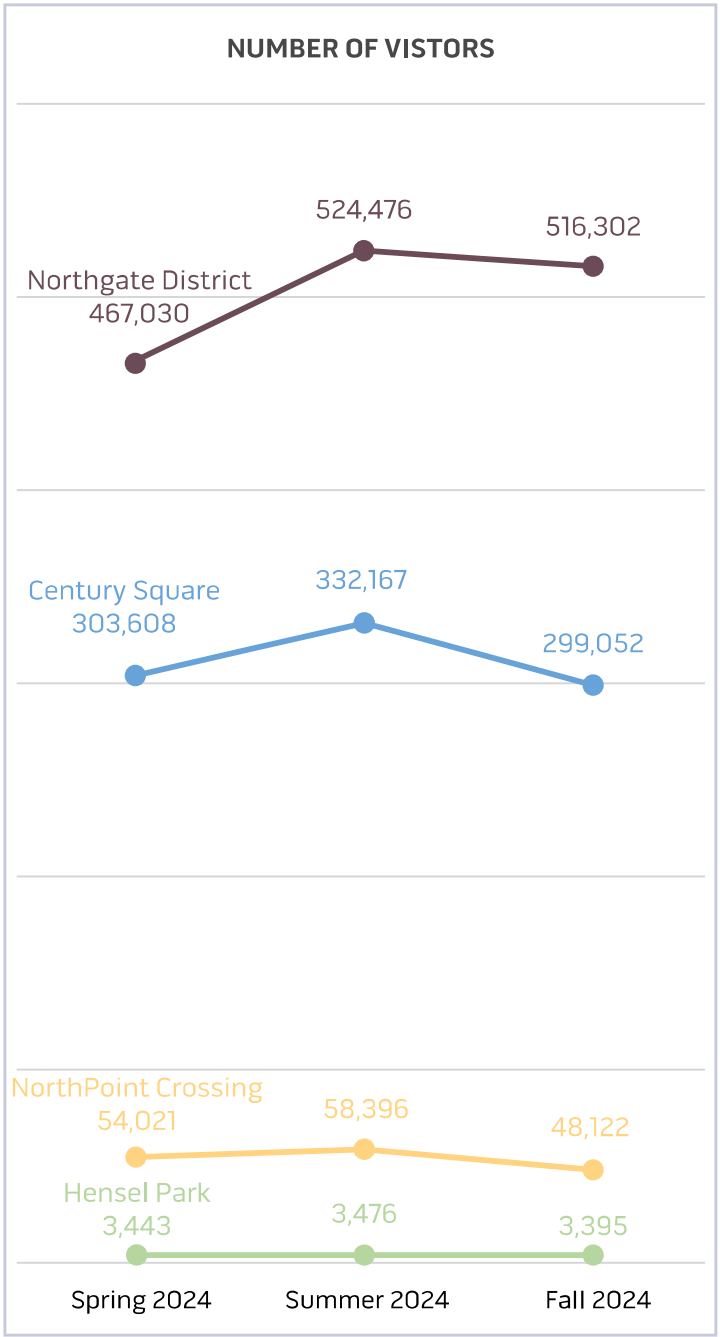


Figure 27. Estimated number of trips made to each sub area. If a person visits the same location five times, it counts as five trips; Source: Placer.ai, June 2025

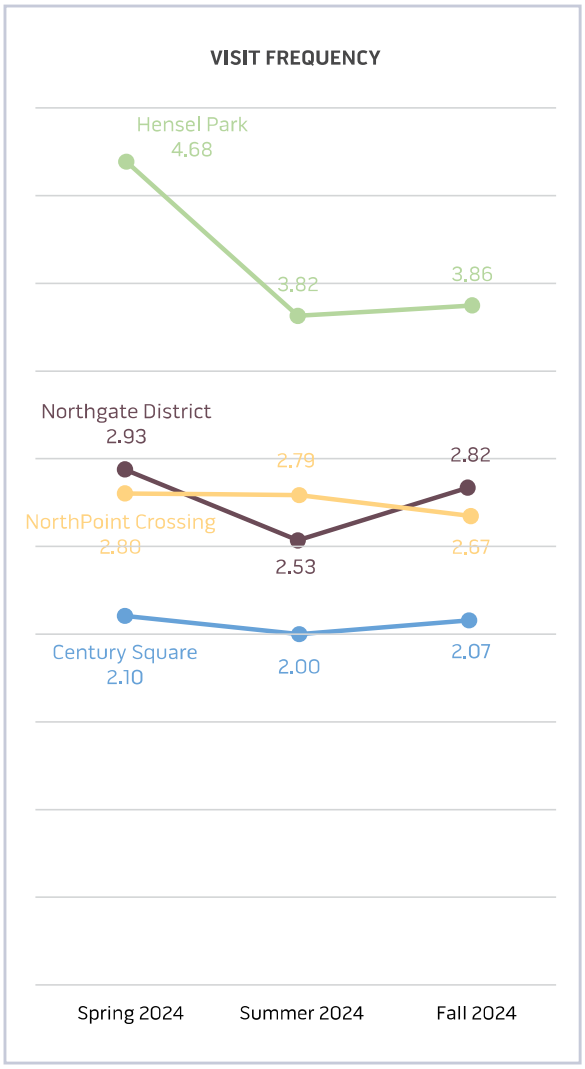


Figure 28. Average number of times each visitor went to a specific sub area; Source: Placer.ai, June 2025

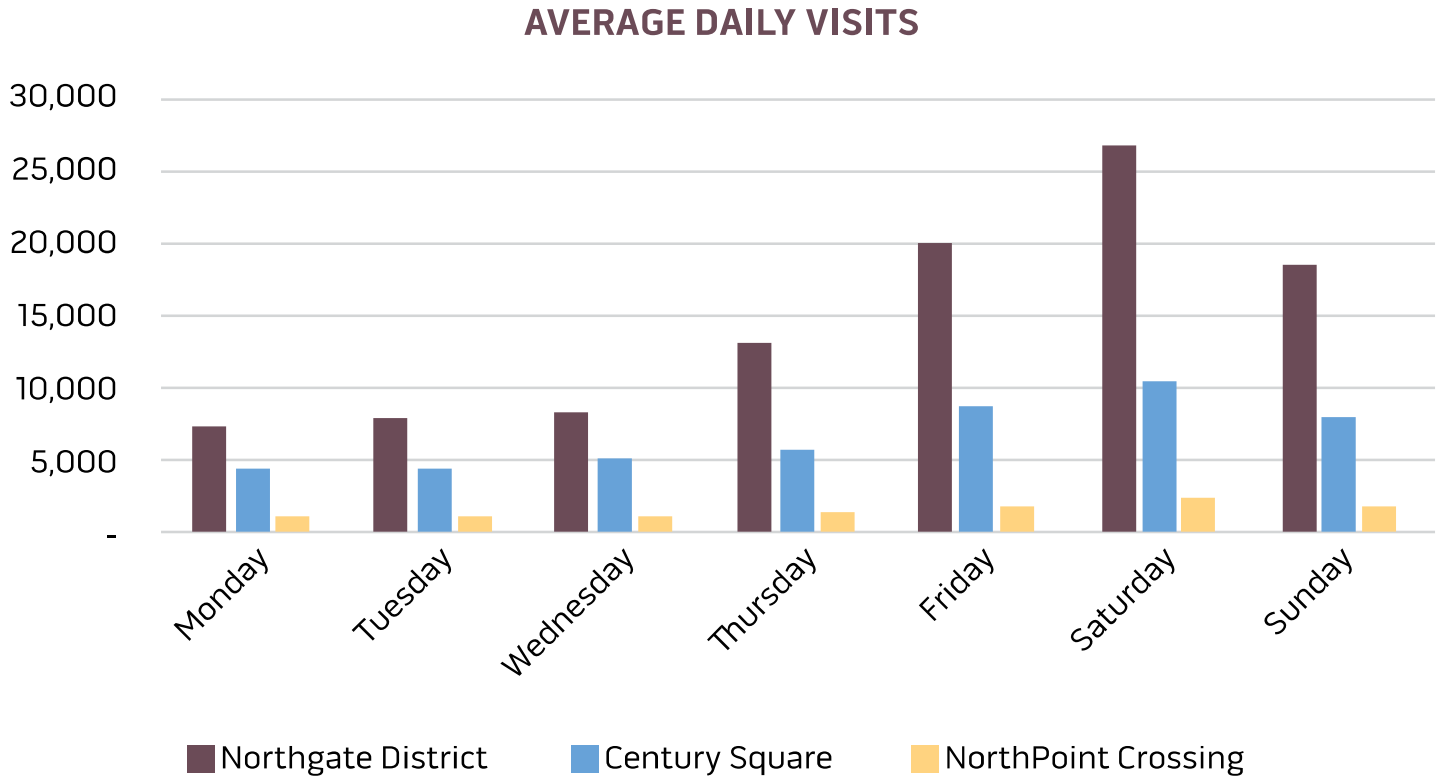


Figure 29. Average daily visits for each sub area from February 2024 to January 2025; Source: Placer.ai, June 2025

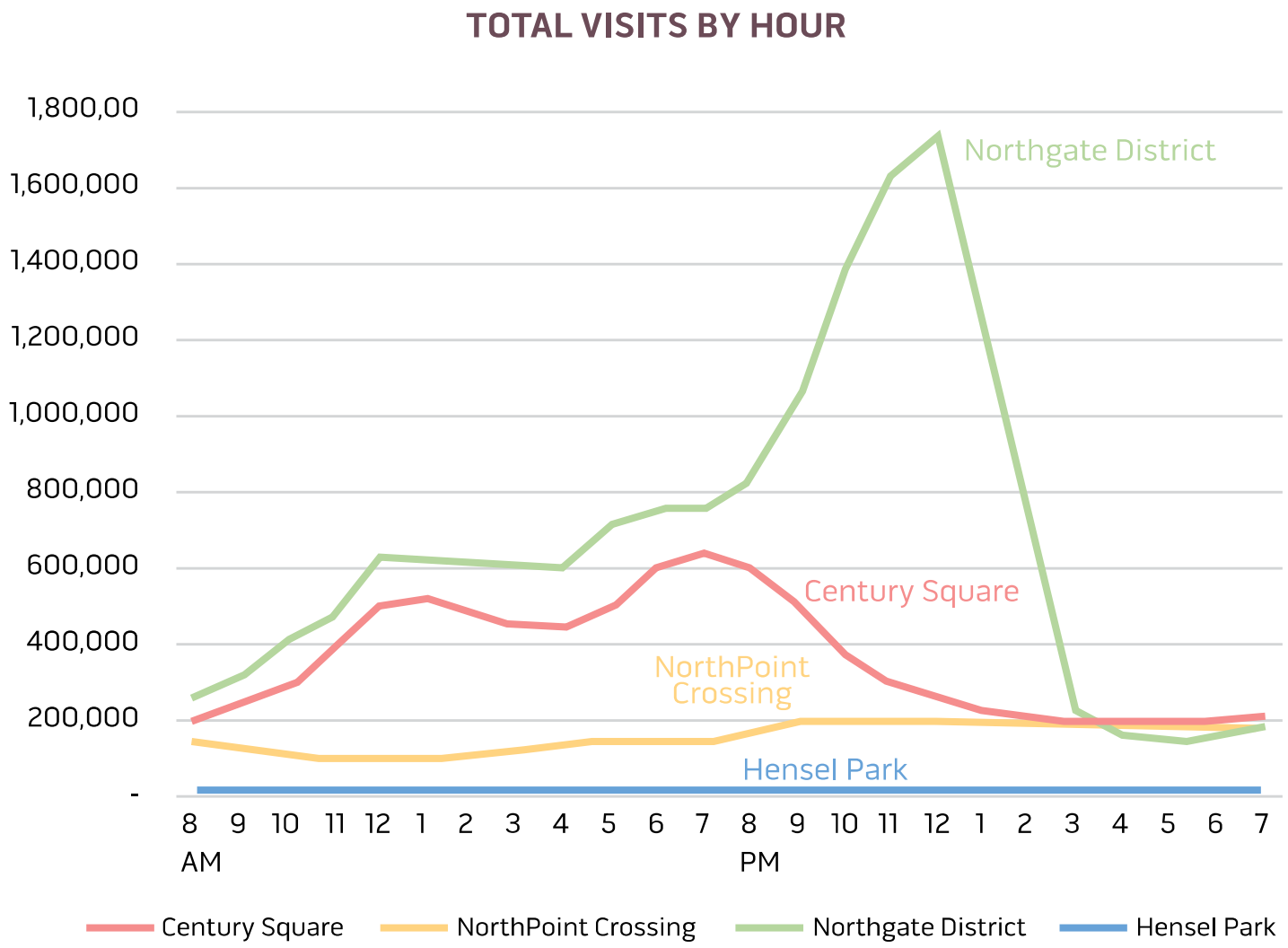
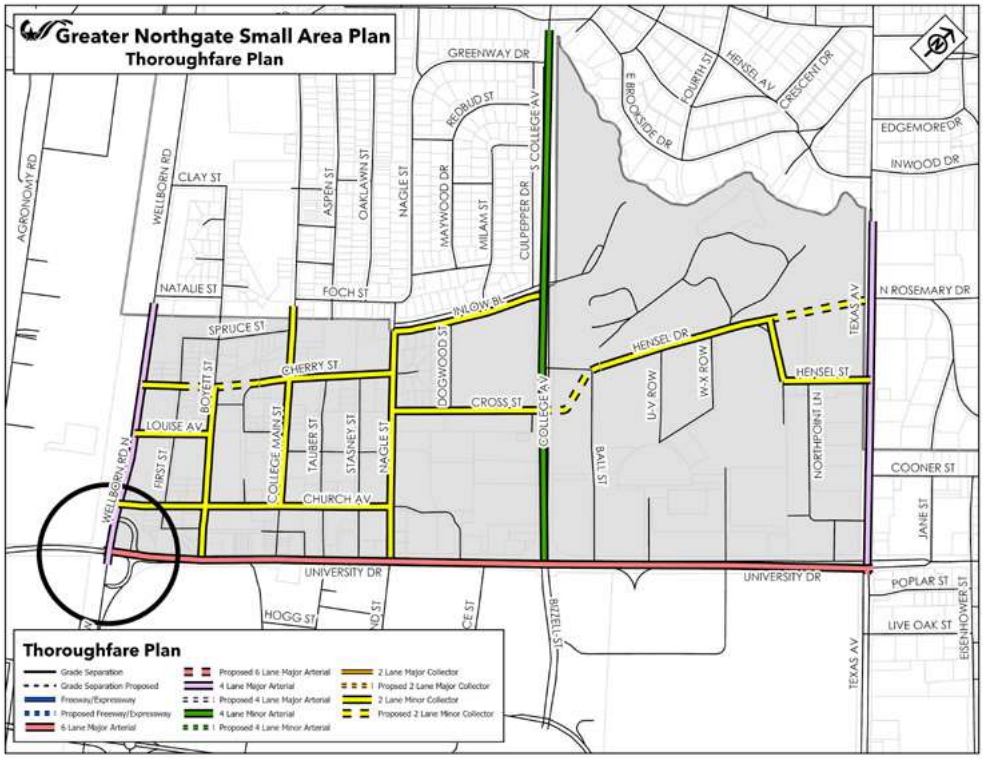
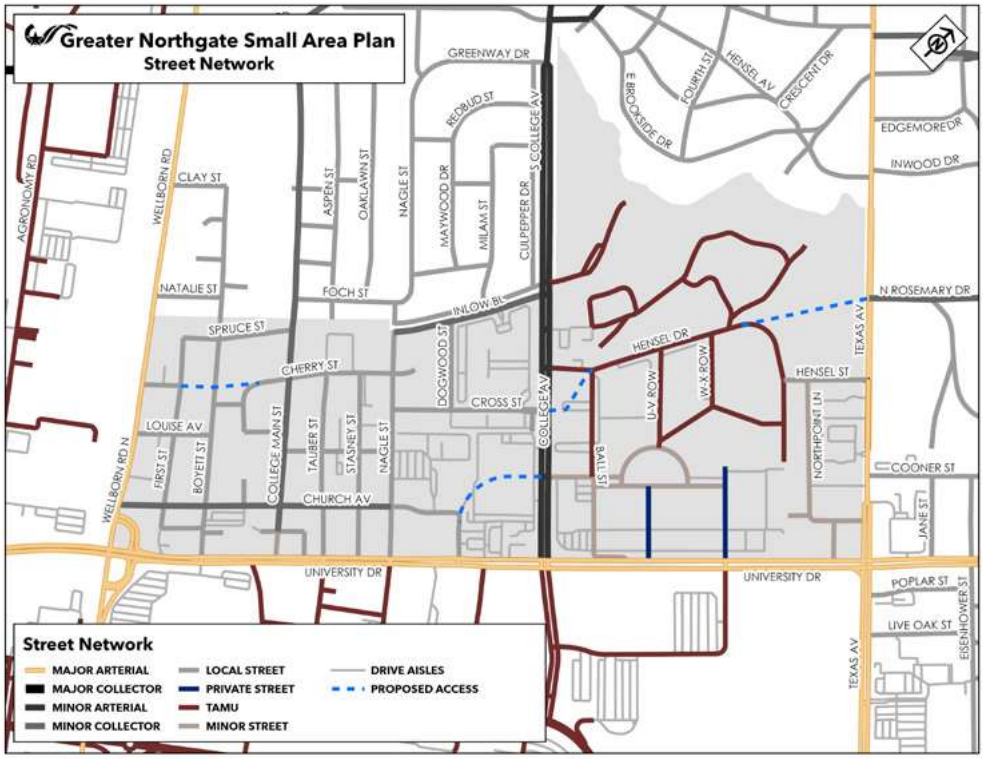


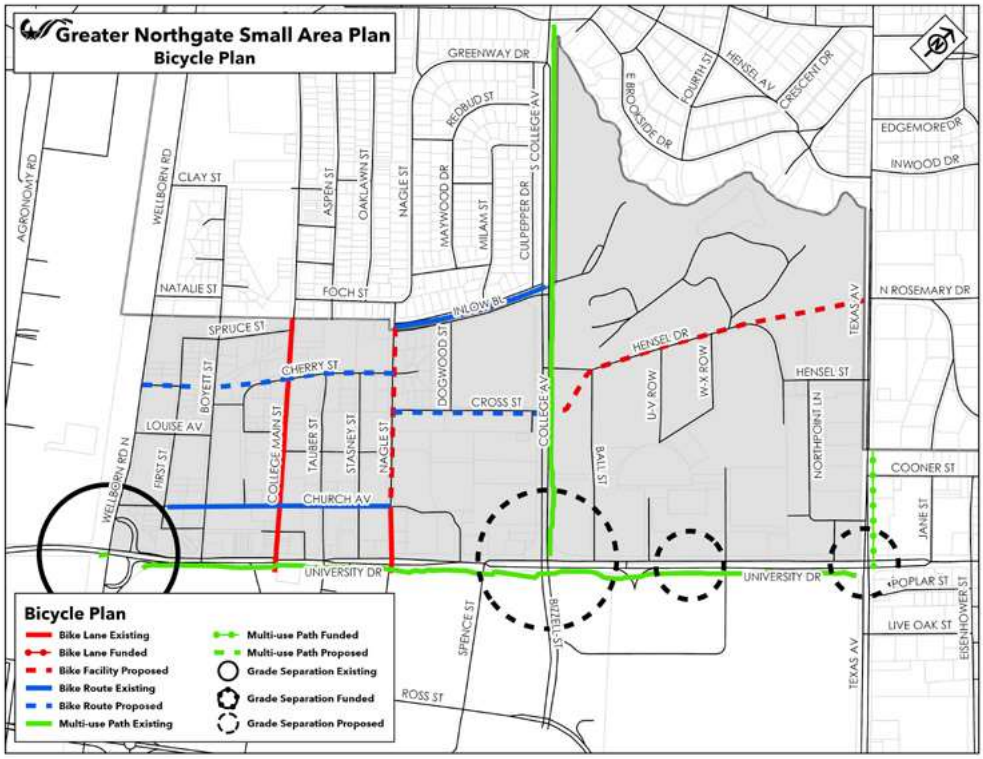
Figure 30. Total number of visits that occurred during each hour of the day, summed across a one-year period from February 2024 to January 2025; Source: Placer.ai, June 2025



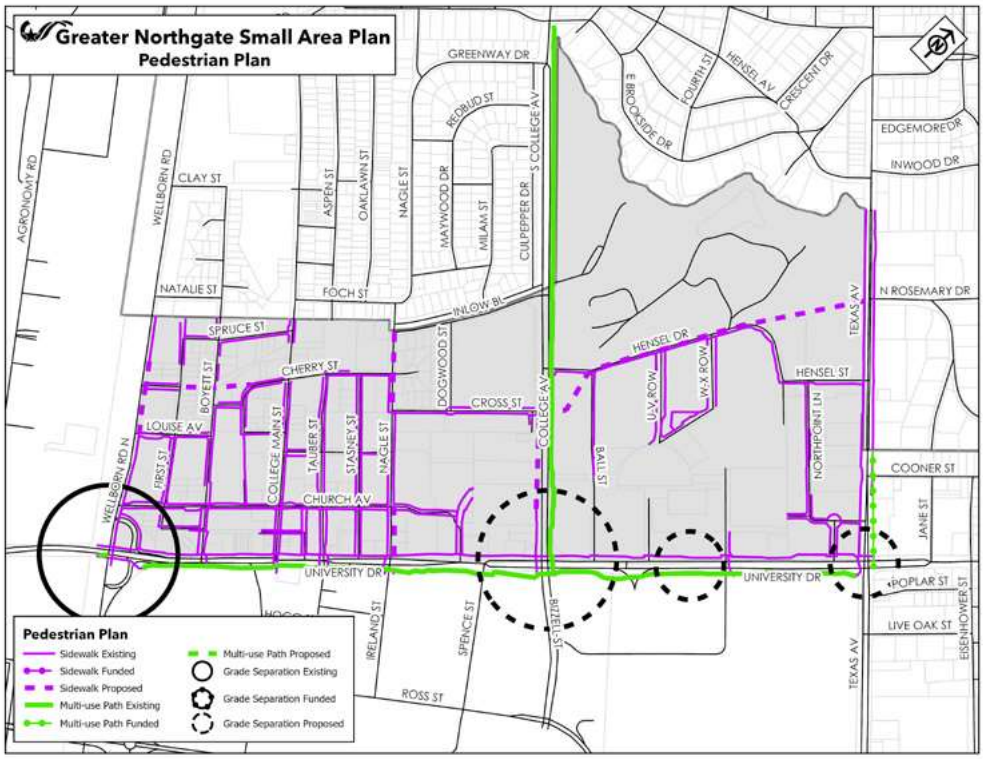
Map 10. Greater Northgate thoroughfare plan, as of Jan. 2025; Source: City of College Station, Planning & Development Services



Map 11. Greater Northgate street network, as of Jan. 2025; Source: City of College Station, Planning & Development Services

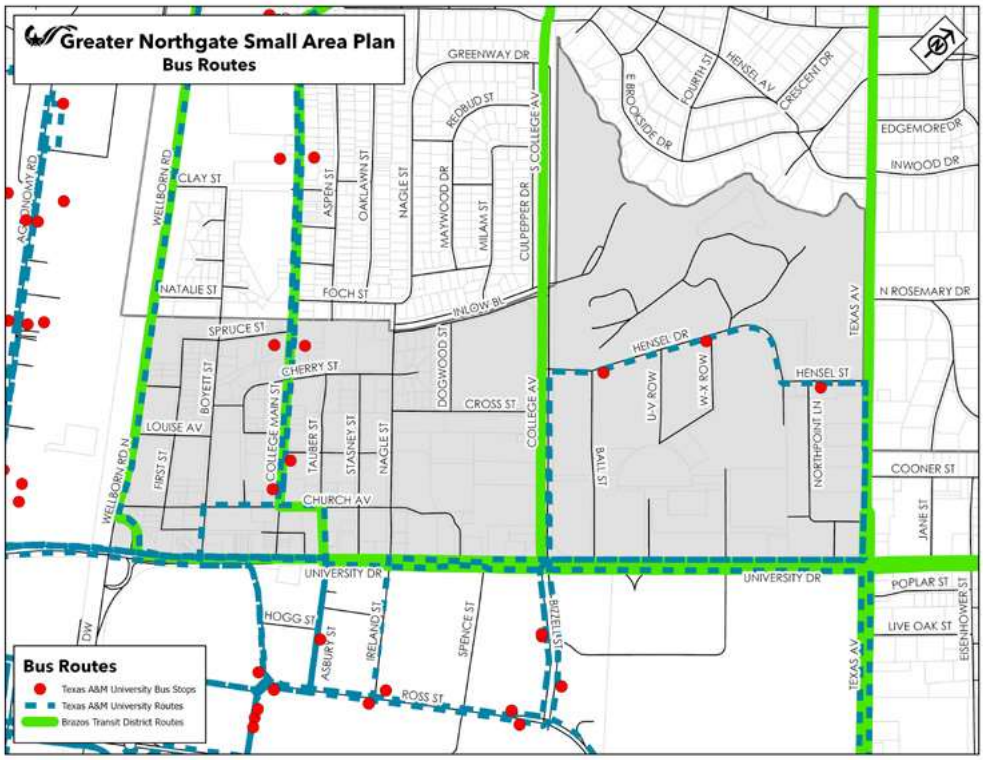


Map 12. Greater Northgate bicycle plan, as of Jan. 2025; Source: City of College Station, Planning & Development Services



Map 13. Greater Northgate pedestrian plan, as of Jan.; Source: City of College Station, Planning & Development Services

BUS ROUTES



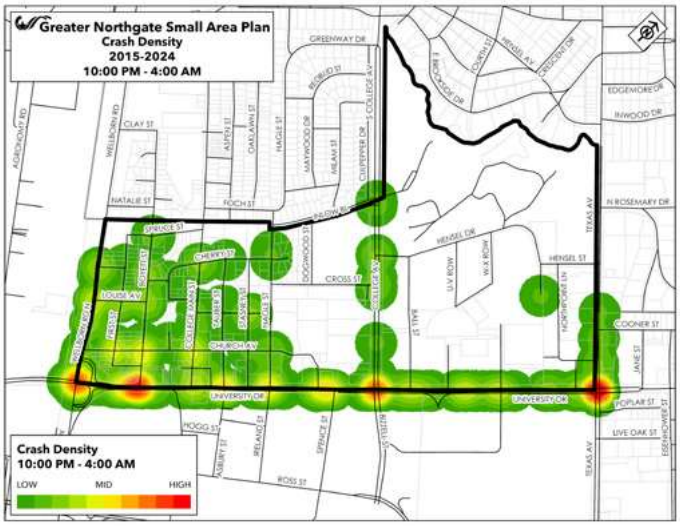
Map 14. Greater Northgate bus routes, as of Nov. 2024; Source: Texas A&M University & Brazos Transit District

CRASH DATA

DAYTIME



NIGHTTIME



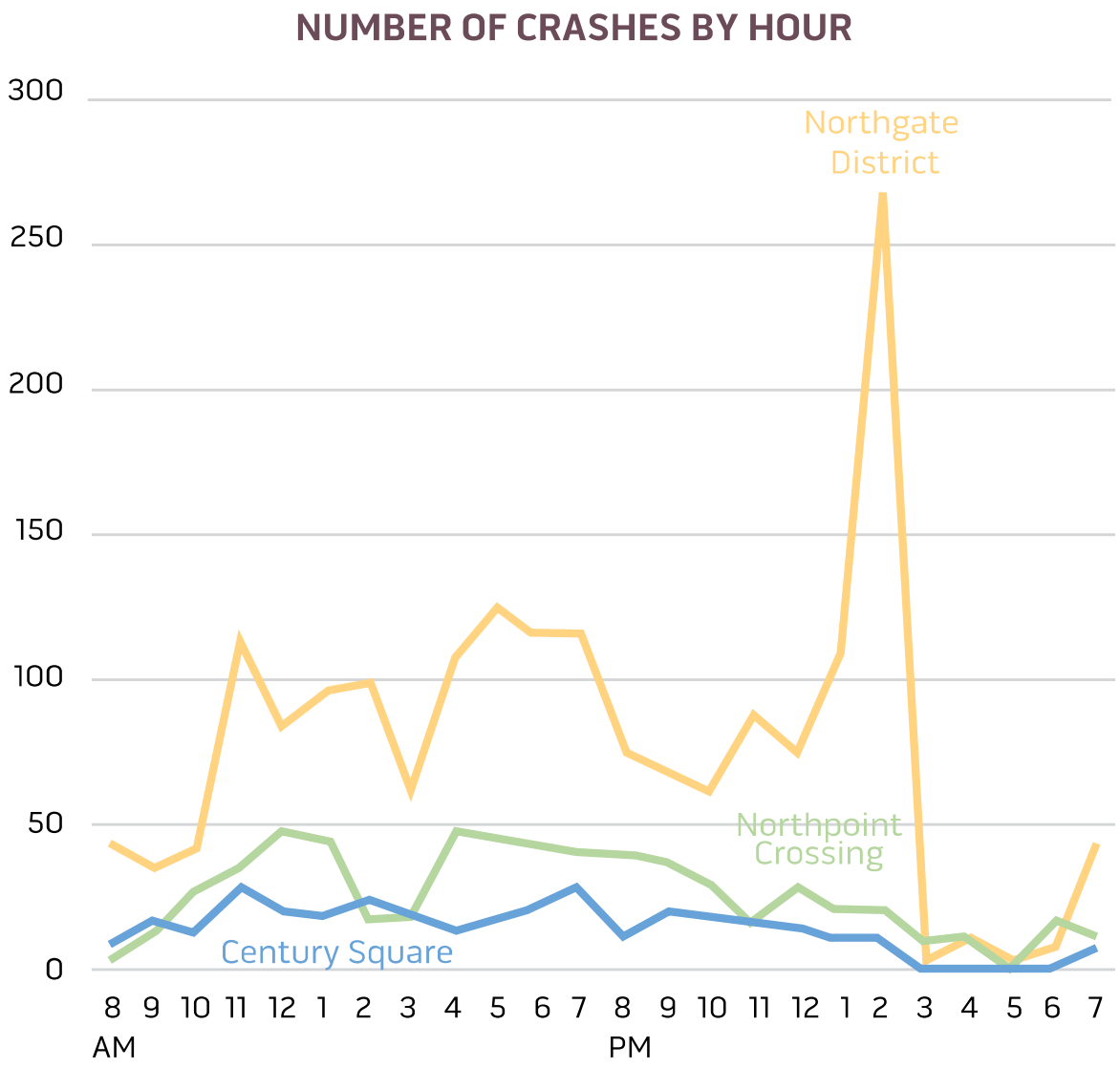


Figure 15. Number of crashes by hour of the day between 2015-2024; Source: TXDoT Crash Records Information System

Table F. Total crashes by sub area from 2015-2024; Source: TXDoT Crash Records Information System

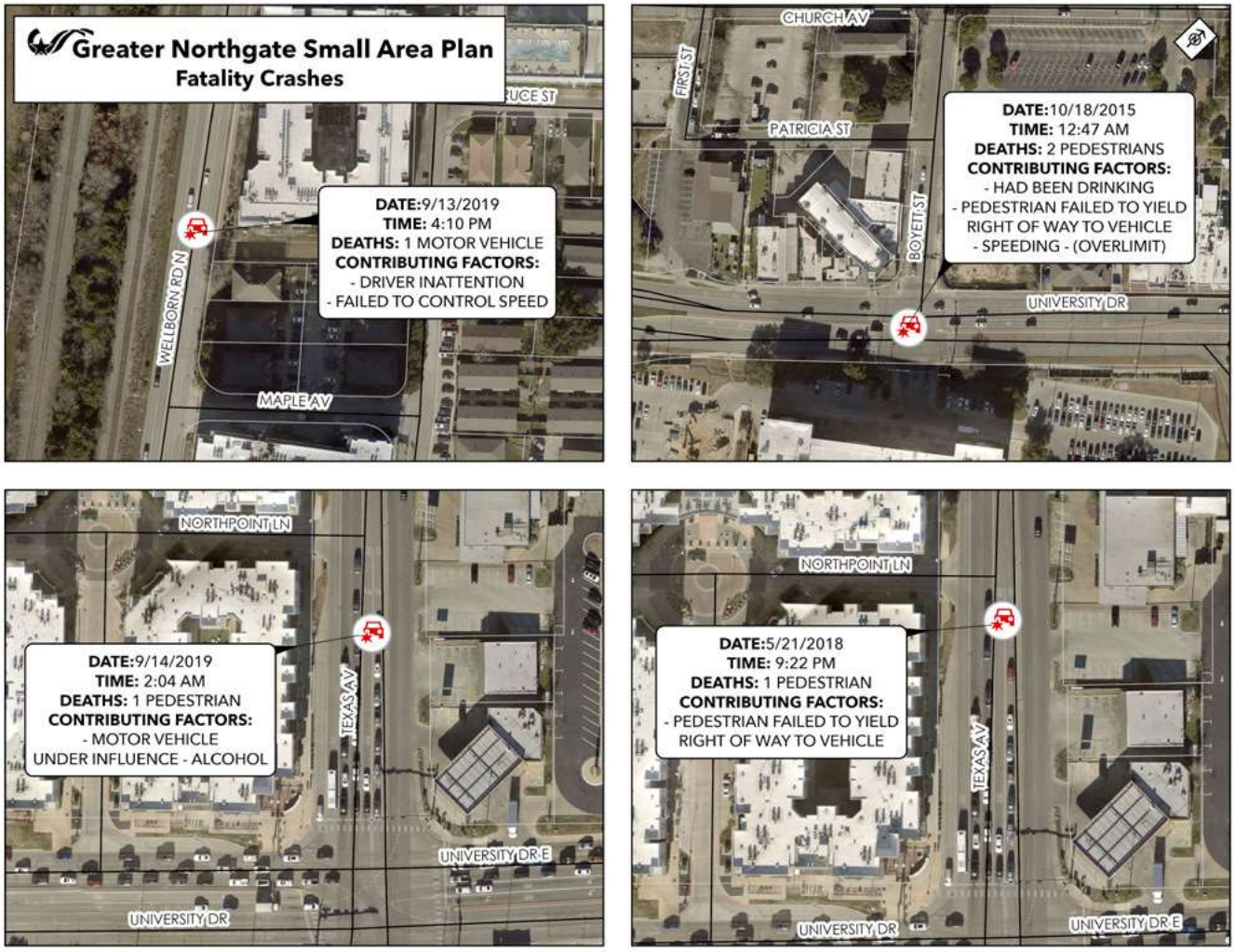
	Northgate	Century Square	Northpoint Crossing
Total Crashes	**1,874**	**353**	**642**
% Daytime	67%	79%	80%
% Nighttime	33%	21%	20%
% Alcohol Related	12%	4%	8%

TOP 5 DAYTIME CONTRIBUTING FACTORS

	Northgate District		Century Square		NorthPoint Crossing	
1	26%	Failed to Control Speed	44%	Failed to Control Speed	45%	Failed to Control Speed
2	13%	Failed to Yield ROW – Turning Left	8%	Driver Inattention; Failed to Control Speed	6%	Unsafe Lane Change
3	6%	Failed to Yield ROW – Stop Sign	6%	Unsafe Lane Change	5%	None
4	4%	Driver Inattention; Failed to Yield ROW	5%	Driver Inattention	5%	Driver Inattention; Failed to Control Speed
5	4%	Disregard Stop Sign or Light	4%	Disregard Stop & Go Signal	4%	Failed to Yield ROW - Turning Left

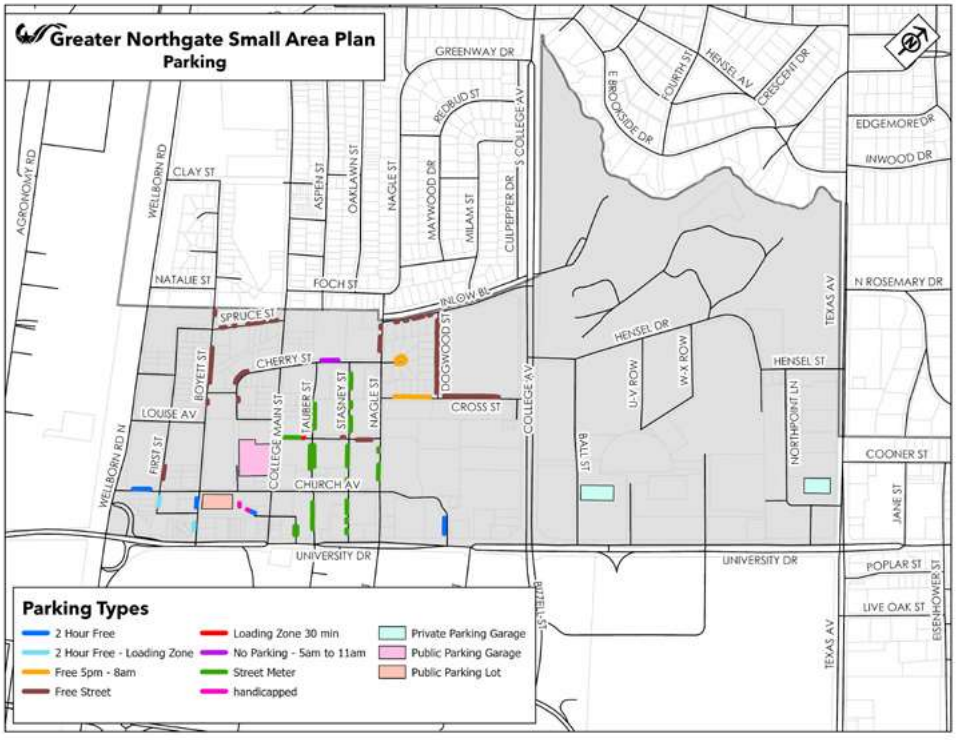
TOP 5 NIGHTTIME CONTRIBUTING FACTORS

	Northgate District		Century Square		NorthPoint Crossing	
1	13%	Failed to Control Speed	51%	Failed to Control Speed	16%	Failed to Control Speed
2	8%	Failed to Yield ROW – Turning Left	11%	Unsafe Lane Change	9%	Failed to Yield ROW – Turning Left; Unsafe Speed
3	8%	Failed to Control Speed – Had Been Drinking	10%	Distraction in Vehicle	9%	Failed to Control Speed; Under the Influence
4	7%	None	7%	None	6%	Disregard Stop Sign or Light
5	6%	Failed to Yield ROW – Stop Sign	4%	Failed to Yield ROW – Private Drive	5%	Failed to Yield ROW – Turning Left



Map 15. Greater Northgate fatality crashes between 2015-2024; Source: TXDoT Crash Records Information System

PARKING



Map 16. Greater Northgate parking by type, as of Jan. 2025; Source: City of College Station, Code Enforcement

Table G. Number of parking spaces by type, as of Jan. 2025; Source: City of College Station

Type of Parking	Number of Spaces
Parking Garage	719
Surface Lot	115
Street Parking	285

Table H. Number of parking violation by year from 2019-2024; Source: City of College Station, Code Enforcement

Number of Parking Violations	
2019	6,661
2020	4,390
2021	6,184
2022	5,293
2023	6,866
2024	7,385

Table I. Top 5 parking violations from 2017-2024; Source: City of College Station, Code Enforcement

Top 5 Parking Violations		
1	45%	Expired Meter
2	26%	Remote Pay Parking Violation
3	16%	Stopping/Standing in Prohibited Area
4	2%	Restricted No Parking
5	2%	Parking Facing Traffic

APPENDIX B:

SURVEY RESULTS

OVERVIEW

Community input was gathered through multiple channels, including both general and location-specific comments. General comments were collected using comment cards provided at the January project kickoff meeting and through a digital comment card available on the project webpage hosted on the City's website.

Location-specific input was collected through multiple methods, including an online map-based survey using ArcGIS Survey123 and a mapping exercise at the January project kickoff meeting. Additional input was gathered during the Northgate Walking Tour, where participants submitted photos and comments tied to specific locations via the survey site. Together, these methods captured site-specific ideas, concerns, and observations from community members both online and in-person.

GENERAL COMMENTS

Respondent Affiliation	Comment(s)
Stakeholder Committee Member, Northgate Business Owner, and College Station Resident	Firstly, I want to express a very sincere thank you to City staff/leadership for this opportunity of engagement. I can speak for my peers as well when I say that it is very appreciated and has fostered positivity. Secondly, our table worked with Heather and Laramie. Heather guided the exchange very well through keeping things on task and asking positive questions. Laramie was extremely supportive and helpful to both ourselves and to Heather. Laramie did a great job of rapid fire jotting down the hot button words/items. Thank you again for this engagement.
Councilmember , Stakeholder Committee Member, and College Station Resident	This comment was transcribed from a comment card submitted during the public kickoff meeting on January 28, 2025. -DEFINE HISTORIC ENTERTAINMENT DISTRICT BOUNDARY - CITY DIRT LEASE ON LOT - BOUTIQUE HOTEL LOW - RESTAURANT IN HOTEL - CAFE ECCEL - POLICE SUBSTATION, OUTDOOR MUSIC, BIG SCREEN - PLAZA/GATHERING. LARGE. - TOP 12 TAMU TRADITIONS IN SCULPTURE - FACADE RENOVATION GRANT PROGRAM
Stakeholder Committee Member, Northgate Business Owner & Property Owner, and College Station Resident	This comment was transcribed from a comment card submitted during the public kickoff meeting on January 28, 2025. Great opportunity, thanks to city participation in small groups; in the presence of council member.
Other	This comment was transcribed from a comment card submitted during the public kickoff meeting on January 28, 2025. UNTIL LONG-TERM SOLUTION IS FOUND FOR UNIVERSITY DRIVE, CAN TXDOT EXAMINE THE TRAFFIC LIGHT TIMING FOR PEDESTRIAN CROSSINGS ON THUR, SAT, FRI NIGHTS. I.E. AT 0200 HRS, HEAVY TIMING PREFERENCE TO PEDESTRIAN CROSSINGS. DRUNK PEDESTRIANS ARE IN-PATIENT, AND TAKE GREATER RISK TO CROSS.

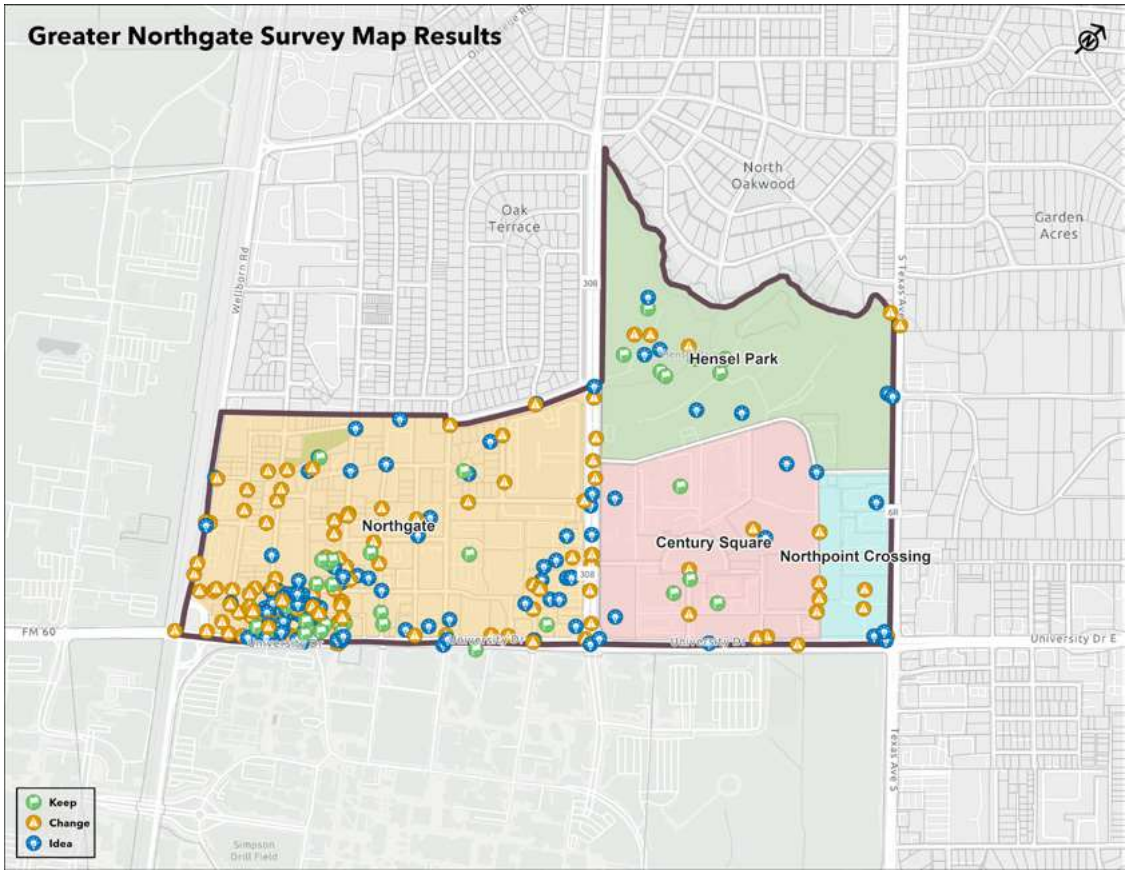
College Station Resident	This comment was transcribed from a comment card submitted during the public kickoff meeting on January 28, 2025. I am opposed to the Houstonification of College Station. Being retired from TAMU I see unnecessary paid parking constraints after the 8AM-5PM window. Too many large buildings pop up. Related to that from around Northgate businesses near TAMU need whatever parking they can get. Personally, I live in Eastgate (from 1972) and do not appreciate "student hotels" that are supposedly family housing.
Stakeholder Committee Member, Northgate Business Owner, College Station Resident	This comment was transcribed from a comment card submitted during the public kickoff meeting on January 28, 2025. Heather and Laramie were great and helped keep us on track. They pulled a lot of good ideas out of the group. Thanks for the opportunity to come together and think out loud.
College Station Resident	Hensel Park is an area of interest for me. It is a wonderful natural space and truly a gem. The Pavilion is an amazing architectural form developed as a project to test the use of concrete forms for the World Fair in New York in the 1960s. It would be nice to preserve that and add signage to let people know that about it. The park also needs working restrooms, water fountains, and better marked trails with a guide and possibly having for wheelchair access. Better lighting would also make it more inviting.
College Station Resident	For Hensel Park, rest rooms are needed. The pavilion is an historic structure that is used by many people and hope it will remain. The paths can get overgrown.
College Station Resident	Keep the Pavilion, add restrooms and lights. Please. Add the parking too.
College Station Resident	I would like to give some input about Hensel Park and the needed facilities there. I think city should keep the Pavilion since it's architecture experiment that A&M students did. We also need to add some other things I would like to see in the park like restrooms, better trails, lighting, etc.

PUBLIC MAP SURVEY

Overview

Participants placed pins on a map to tag specific locations they felt should be preserved, changed, or evaluated for future improvements. They could select from "Keep," "Change," and "Idea" categories and leave notes on each location. A total of 277 comments were received and analyzed.

- Total Comments: 277
- Online Submissions: 162
- In-Person Submissions: 115



KEY THEMES IDENTIFIED

Theme	Frequency	Description
Pedestrian Safety & Crossings	118	Most prevalent concern, including calls for safer crossings, sidewalk upgrades, and traffic calming.
Parking & Circulation	52	Parking availability, garage navigation, and drop-off issues were frequently cited.
Lighting & Aesthetics	43	Respondents emphasized the need for improved nighttime lighting, better signage, and streetscape enhancements.
Land Use & Development	42	Respondents called for a mix of uses, better architectural design, and limits on high-rise density.
Public Space & Amenities	42	Suggestions included adding more parks, restrooms, seating, and pedestrian plazas.
Connectivity & Access	35	Gaps in east-west mobility and connectivity with campus were highlighted.

Many comments referred to more than one issue. Key overlaps included:

- Pedestrian Safety often co-occurred with Public Space & Amenities and Lighting.
- Land Use concerns were strongly tied to Aesthetics and Economic Development.
- Comments on Transit frequently overlapped with Connectivity and Parking.

These intersections indicate a strong desire for walkable, well-lit, multi-use environments that balance student life, historic character, and broader community needs.

MAP SURVEY COMMENTS

Date	Type	Comment
01/28/2025 21:01:52.152	Change	sidewalk to 10' to improve walkability
01/28/2025 21:06:27.654	Idea	Blind corner, dangerous spot to ask drivers to exit Northgate without a traffic light. Also can not handle high volume, but has become a defacto exit point
01/29/2025 00:45:31.202	Change	Dangerous/Inefficient Intersection. Possible roundabout? No left turn lane for south/east bound traffic is dangerous.
01/29/2025 00:46:51.983	Change	Paved pedestrian connections to Hensel, likely to come with future Century Square Development.
01/29/2025 00:47:55.397	Change	Maintenance of creek to prevent debris blocking and causing flooding.
01/29/2025 00:48:30.282	Idea	Road connection to South College
01/29/2025 00:49:49.032	Change	Unpaved, frequently used, pedestrian crossing from Northpoint Crossing into Century Square.
01/29/2025 00:51:01.912	Change	Sidewalk angles are difficult/dangerous for bikes and scooters to make turns. No bike lines on University forces use of sidewalk.
01/29/2025 00:52:03.985	Change	Same comment, as opposite side of street. Hard right angles of sidewalk difficult for scooters and bikes.
01/29/2025 00:52:45.977	Change	Medians could use attention/landscaping.
01/29/2025 00:55:31.700	Idea	Consider creating equivalent of "historic" preserved structure status for some of the older original building to mantain original character of Northgate proper along University Drive.
01/29/2025 01:02:55.919	Idea	Possible need for lower height landscaping in medians to improve site lines. Opportunity for native plantings and beautification of the S. College Corridor
01/29/2025 06:20:58.604	Change	MAKE CHURCH AVENUE ONE WAY (EASTBOUND) FROM WELLBORN ROAD TO AT LEAST TAUBER ST. WOULD ALLOW BETTER FLOW THROUGH THE DISTRCIT AT BAR CLOSING TIME. WOULD ALSO ALLOW FOR POTENTIAL PICKUP/DROP OFF LANE WHILE ALLOWING TRAFFIC TO KEEP FLOWING THROUGH
01/29/2025 06:22:19.602	Change	Close this entrance to Chimy's - prevents wrong way drivers through drive way and into University Drive
01/29/2025 06:23:10.197	Change	Bars along University Drive's lines greatly obstruct walkways causing pedestrians to walk in street during busy nights.
01/29/2025 06:24:15.982	Idea	Add more public restrooms across district to provide opportunities for drunks to not urinate everywhere.
01/29/2025 06:31:33.269	Change	Better lighting in this area. General area is poorly lit creating unsafe environment at night.
01/29/2025 06:33:07.490	Idea	Make this space something similar to century square. Make first floors shopping/ retail, restaurants, entertainment based vendors. Use upstairs floors as a hotel and parking garage.
01/29/2025 06:34:09.701	Change	Area very poorly lit creating unsafe environment at night.

01/29/2025 06:35:40.838	Change	Road in very poor shape. Uneven and bumpy. Unsafe for pedestrians and vehicles to drive on.
01/29/2025 06:44:17.636	Idea	Several dirt/mud areas that are unable to grow due to lack of sunlight and foot traffic. Consider turf in poor sunlight areas.
01/29/2025 06:45:47.877	Change	Planter boxes around trees could be a pretty area but is currently neglected and abused by intoxicated individuals who play in them and throw up in them. Need to either remove the planter boxes or commit to upkeep of them.
01/29/2025 07:03:01.230	Idea	Covered walkway along the west side of Boyett Street. Residents of the Standard frequently throw beer bottles and food down on people walking to the bars or back.
01/29/2025 07:04:55.660	Change	Close Boyett Street from University Drive to Church Avenue, and make it a pedestrian or green space
01/29/2025 07:06:27.016	Change	Support TXDOT plans for reimaging pedestrian crossings along University Drive. Every day it is a game of frogger of pedestrian running across the road or drunks falling into the street.
01/29/2025 07:07:27.704	Change	Pedestrian Wall needed all the way from Chimmy's to Starbucks on University Drive.
01/29/2025 07:08:35.522	Idea	Pedestrian Wall at this location to prevent pedestrians spilling out into the street from the bars and to prevent the multiple cars that have driven up on to the sidewalk at this location because of intoxication
01/29/2025 07:10:10.394	Change	Reexamine the intersection of Church Ave and Wellborn Rd. Location is prone to accidents and traffic backing up, do to the blind downhill of Wellborn Rd. Traffic can also back up and block the nearby intersection
01/29/2025 07:11:49.487	Change	Traffic Light needed at this location or Maple Avenue. Heavy traffic exiting both of these locations on to heavy traffic Wellborn. Most vehicle are exiting to go southbound on Wellborn
01/29/2025 07:13:16.699	Change	Medians needed on Wellborn Road in conjunction with new traffic lights for Maple and or Louise Avenue
01/29/2025 07:14:17.125	Change	Better lighting and pedestrian safety features for these two crosswalks
01/29/2025 07:16:50.974	Change	Better lighting throughout Northgate. Good portion of the current lights are out and other areas are completely unlit, making for an unsafe environment
01/29/2025 07:18:18.890	Change	Diversify entertainment in Northgate, like Century Square. If you do not drink, there is nothing to do at Northgate. Century square has music, golf, movie theater, food, etc.
01/29/2025 07:19:39.575	Change	Parking lot needs to go and be developed into something like century square; businesses, food, shopping on the bottom floor, living space high rise above
01/29/2025 07:21:15.876	Change	Safety needs to improve at Northgate. There is frequent fights, colorful language, racial slurs be yelled, urination, throwing up, its not a family friendly or Aggie friendly environment
01/29/2025 07:24:06.370	Change	Over road pedestrian crossing needed at Ireland and near Spence on University Drive
01/29/2025 07:28:08.484	Change	Extend the sidewalk and lighting down Boyett Street. The sidewalk just randomly ends and then forces you to walk in the street.

01/29/2025 07:30:30.641	Idea	Pedestrian crossing improvement for this area will be needed if the parking lot becomes a mid rise development. Need foot access to Century square
01/29/2025 07:33:29.505	Idea	City water access in the promenade to wash away all the vomit left on the sidewalks. Smells horrible walking by here after a Sat night and walking to church on Sunday
01/29/2025 07:34:12.211	Idea	Make this an open area food court/food truck/park area. Could have dining tables/ picnic tables. Well lit area with trees and seasonal lighting where public events could be held outdoors.
01/29/2025 07:35:54.823	Change	More police in this area to prevent people from urinating and pooping on the side of the building or in between / behind the duplexes
01/29/2025 07:36:09.741	Change	Backs of the businesses are unsightly/trashy/disgusting. Require businesses to clean this up or better hide/manage their activities. Require businesses/bars to be presentable on both sides since public has open access to both sides.
01/29/2025 07:37:06.714	Idea	Require businesses/bars to maintain paint/facade in all areas visible to public to control overall beauty of the area.
01/29/2025 07:37:25.982	Idea	Make Church Avenue a one way street to help with congestion and heavy pedestrian egress at Boyett intersection
01/29/2025 07:39:40.229	Idea	Regardless of what is built here Fire/EMS and PD need an easy entrance/exit point to best serve the area in case of emergency. Specifically consider making spots/ space where fire engines/ambulances can quickly pull in with no space/height restrictions.
01/29/2025 07:41:05.734	Idea	Buy more park space to expand this park. As it stands, there is not much to do at this park other than walk through it or sit at a bench
01/29/2025 07:44:06.822	Change	Better connectivity needed from Northpoint Crossing to Century Square
01/29/2025 07:44:08.888	Change	All bars should be prohibited from having loud outdoor music/concerts. Residents on campus across the street and living in the area often call in noise complaints due to disruption in their lives but are shirked off due to Northgate entertainment being seen as more important.
01/29/2025 07:45:07.398	Change	Better safety improvements and lighting needed at Hensel Park. Frequent crime in the area and a shooting several years ago
01/29/2025 07:46:49.425	Change	Better developed road through this development. Heavy traffic just winds randomly through the parking lot leading to accidents and near misses
01/29/2025 07:47:41.177	Idea	Hard to incentivize business/tourism in this area due to class of hotels in this area. The hotels in this area are the "cheapest" in town and prompt crime and lure those engaged in criminal activities to stay in this area.
01/29/2025 07:49:46.811	Change	This area needs to be "re-worked" from a traffic safety angle. Hensel/College and Cross/College with divided medians make it very hard to safely navigate area. Consider adding traffic lights?
01/29/2025 07:50:17.892	Change	Extremely narrow sidewalks on College Main, makes it hard to transverse. Poor lighting on College Main, foliage blocks out most of the overheard spaced out street lights. Bryan portion of College Main is better lit.
01/29/2025 07:51:09.575	Idea	Zebra crossing for pedestrians at this intersection
01/29/2025 07:51:36.178	Change	Very poor lighting in area causing safety issues.

01/29/2025 07:53:31.642	Idea	Improve pedestrian crossing and lighting in this area. Add zebra crossing
01/29/2025 07:54:51.845	Idea	More security cameras in this area. Numerous people park here as to drink at Northgate, walk back, get food, get in cars and leave. This leads to numerous assaults and other crimes in this general area.
01/29/2025 07:57:57.237	Idea	Whatever is decided in this area, let it have other forms of entertainment/commerce be included here. Not just businesses who sell alcohol.
01/29/2025 07:57:58.323	Change	Frequent fights behind Chimy's, makes for an unsafe environment
01/29/2025 07:58:47.759	Idea	Come up with a ride share pick up drop off area that it more efficient then how it currently is
01/29/2025 08:00:01.062	Change	Repair all of the broken/busted planter boxes. Bricks are missing everywhere and concrete tops are libel to fall off and land one people.
01/29/2025 08:01:19.130	Idea	Make this area an outdoor movie theatre/movie screen or even a playground. Use this space to truly make Northgate a family friendly space.
01/29/2025 08:03:07.039	Idea	Confer with CSPD on what is needed for the officers who serve this area to ensure any public safety needs/future facility needs are met for substation.
01/29/2025 08:05:49.474	Change	Pedestrian crossing issues on football game days. Pedestrian traffic coming from campus to Northgate. Extremely dangerous due to amount of pedestrians and vehicular traffic in same area. Consider things like sky bridges or underpasses?
01/29/2025 08:06:07.860	Change	Pedestrian crossing issues on football game days. Pedestrian traffic coming from campus to Northgate. Extremely dangerous due to amount of pedestrians and vehicular traffic in same area. Consider things like sky bridges or underpasses?
01/29/2025 08:06:44.110	Idea	Talk with FD and PD on building and emergency vehicle access issues
01/29/2025 08:09:02.913	Change	Pedestrian safety improvements needed, multiple deaths and injuries at this intersection over the past decade
01/29/2025 08:10:38.546	Change	Trash compactor used by bars and restaurants creates putrid smells. Hard to make people want to stay in area when putrid smells are rampant in area.
01/29/2025 08:11:49.182	Change	More prominent or different style zebra pedestrian crossings at this large intersection. Zebra Crossings here are frequently faded or worn out
01/29/2025 08:11:52.086	Idea	More sanitation services in this area. Vomit/urine everywhere after bar scene closes.
01/29/2025 08:12:58.082	Change	Some type of City gateway signage needed on Texas Avenue. All about branding.
01/29/2025 08:18:37.695	Idea	More pedestrian crossing safety features. Look at how 9th Street is designed in Holland, Michigan for Hope College. They implemented new traffic engineering designs
01/29/2025 15:16:24.998	Change	Grade separated crossing needs to be on the long term plan for University and S. College
01/29/2025 20:17:29.107	Change	Sidewalks along University in disrepair under the railroad tracks. Bad drainage, large cracks. Not pedestrian friendly.
01/29/2025 21:55:44.373		
01/30/2025 18:49:19.314	Idea	Please work with the owner/developer to encourage unique use on this piece of land. Perhaps it could be a multi-story hotel with a grocery store on ground floor to service the needs of the growing residential area.

01/30/2025 18:50:42.504	Idea	It would be great to have Oldham Goodwin develop on this and the parking lot property to create a more comprehensive plan for the area with public spaces and retail and residential. A local developer would also keep more money in CS.
01/30/2025 18:52:34.423	Idea	The city needs to sell this property and get out of the business of trying to play free market (hello, Macy's property). Many of the ideas proposed in the plans submitted (police substation, public space, restrooms, etc.) were good. However. Oldham Goodwin should have been the recommended developer given the plan for the other plot of land and just a more comprehensive idea.
01/30/2025 18:54:06.057	Change	This area is so trashy looking. There has to be city ordinance issues with many of the properties and the upkeep (or lack of). These two blocks need a better use.
01/30/2025 19:00:44.893	Change	Extend street to connect between Legacy Point and Century Square and connect into Hensel so that you can go all the way to and from Texas .
01/30/2025 19:02:05.688	Change	Decrease to one lane each way for a few blocks. Make ipedestrian friendly and more connected between Century Square and the future Legacy Point. It is currently disjointed and not walker friendly with the wide road.
01/30/2025 19:02:30.052	Idea	Encourage grocery store as part of whatever is developed here.
01/30/2025 21:58:52.013	Idea	Condem the back of this property to make a pedestrian path that connects northgate park to Inlow to Hensel park.
01/30/2025 22:00:11.818	Idea	Work with City of Bryan to Comine Inlow into 1 street, allowing for a separated pedestrian path the length of the current road.
01/30/2025 22:01:01.219	Idea	Extend Northgate park to 2nd street
01/30/2025 22:01:48.891	Change	Force the developer's to change to a less ugly facade covering the garage
01/31/2025 16:31:41.091	Idea	Work with UMC to redevelop their parking lot into retail with student housing above, using the Lutherans as a model.
01/31/2025 16:32:14.294	Idea	Work with St. Mary's to redevelop their parking lot into retail with student housing above, using the Lutherans as a model.
01/31/2025 16:34:29.180	Idea	Further encourage the redevelopment of properties that don't contribute to the historical Northgate character to take development pressure off the properties that do contribute.
01/31/2025 16:36:02.838	Idea	The concept for lowering University and capping it is incredible! The city should seize on this opportunity. Additionally, it creates much-needed park and recreation space (needed for both campus and Northgate as the population continues to rise).
02/01/2025 00:37:17.869	Idea	Place diagonal crosswalk striping here. It is already used this way and signal light timing already allows.
02/01/2025 00:41:07.756	Idea	This old ATM building is inaccessible and an eyesore. Possible Gateway marker to Northgate.
02/01/2025 00:44:02.578	Idea	Placing a substation in the center of the area will limit access by officers during peak traffic times. Put it slightly out of the center of the area, similar to where it is currently placed.
02/01/2025 00:50:24.722	Idea	Th emultiuse path does not connect to any pedestrian facilities on the west side of South College, limiting its use to the whole of western Northgate area.

02/01/2025 00:51:20.807	Idea	Mark diagonal crossings in intersection. It is already used this way and signal timing allows.
02/03/2025 06:11:03.093	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/03/2025 06:11:13.231	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/03/2025 06:11:27.100	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/03/2025 06:11:34.083	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/03/2025 06:12:16.177	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/03/2025 06:12:25.200	Change	EXTREMELY DARK DUE TO LACK OF STREET LIGHTS - UNABLE TO SEE PEDESTRIANS IN THIS AREA AT NIGHT WHILE DRIVING
02/04/2025 20:57:07.910	Change	Needs dedicated bike infrastructure for this intersection. Just in general university dr should lose a lane for a bike land between the Bizzell st intersection and the College main intersection. This would provide safety and most traffic is already turning at the lights which the bike lane would not interfere with. This would provide another mode of transportation between Northgate and Century Square.
02/04/2025 20:59:18.013	Idea	It would provide more value to develop parking lots into mixed use buildings with a focus on student housing and dining space.
02/04/2025 21:01:47.586	Idea	Needs a lot more safety features of non car users.
02/04/2025 21:03:42.468	Idea	This building looks so bad. Please develop this rotting carcass into something useful and not this terrible eyesore.
02/04/2025 21:05:48.894	Idea	Needs to be a lot friendlier for people to walk through. Currently the parking lot makes it dangerous to walk. Also it's just ugly when the front of these stores are so pretty.
02/05/2025 00:32:47.845	Change	Bring back Antonio's Pizza
02/05/2025 00:34:01.350	Idea	Grocery store
02/05/2025 00:36:19.053	Change	Need access and connection between north point and century square
02/05/2025 00:38:12.232	Idea	Art studio, yoga studio
02/05/2025 00:40:21.875	Idea	Mixed use hotel
02/05/2025 00:42:23.456	Idea	Two-three story mixed use row that compliments northgate aesthetic, with plaza between
02/05/2025 00:43:57.931	Change	More trees please
02/05/2025 00:46:57.957	Idea	Boost commercial by providing adult entertainment options , ex: clubs, dancers, adult stores, novelty stores.
02/05/2025 00:47:44.042	Idea	Coffee by day, bar by night
02/05/2025 00:49:07.303	Change	Work with TAMU to fix access issue. Prioritize tamu city relationship.
02/05/2025 00:50:37.725	Change	Make this roadway aesthetically pleasing

02/05/2025 00:52:24.989	Idea	Space for homeless shelter
02/06/2025 03:38:15.887	Keep	Keep the park but just maintain the landscaping by making this a public park for people to enjoy. The Hensel park trails are overgrown making it not as accessible.
02/08/2025 16:39:31.989	Idea	At this point, it seems like a physical impossibility to make the sidewalks along University Dr wide enough to be safe, as there simply isn't enough room between the front of the businesses and the street. Please look into the idea of lowering and capping University Dr, at least partially! It will be a huge aesthetic improvement as well.
02/08/2025 16:43:49.231	Idea	Generally speaking this area should be subject to a height restriction, so that the high rises aren't right up against the entertainment district. From Church Ave to Wellborn, First St to Stasney St, there should be a height restriction allowing for no more than 2-3 stories.
02/09/2025 00:14:45.194	Idea	Take parking away from NG entirely. Make it pedestrian or transit shuttle access only.
02/09/2025 05:52:44.126	Idea	Add a overpass pedestrian crossing, or an underpass
02/09/2025 05:57:20.497	Idea	Keep Northgate historic, and definitely save the historic buildings. A college town without an area like this looses its charm and uniqueness.
02/09/2025 18:38:31.459	Keep	The chicken is full of history and should stay!
02/09/2025 19:16:17.865	Change	Safety is a big concern, primarily at night, I was once watched by a man who stopped his car by a stop sign here who was waiting for me presumably to be out of view of other people. Safety particularly for women is not great.
02/09/2025 19:16:59.727	Change	Needs better lighting
02/09/2025 19:18:15.611	Change	Lack of lighting here, makes it unsafe to walk around late at night.
02/09/2025 19:18:43.360	Change	Walkway is uneven and unfinished in construction. Lack of lighting as well.
02/09/2025 19:20:35.362	Change	Unsafe walking for pedestrians as cars come in and out of parking structure quickly and at fast speeds
02/09/2025 19:21:51.138		
02/09/2025 19:21:51.138	Change	This and other cross walks with stop signs are difficult to cross as cars come and go from different directions, makes it dangerous to cross.
02/09/2025 19:25:55.673	Keep	I LOVE the wide sidewalk with plant life, its very pleasing!
02/09/2025 19:33:45.619	Idea	Northgate is pretty unsafe when it gets late, create a late night patrol program, where police or traffic safety offer to walk students home safely, Ive been targeted before and I would appreciate it heavily to have someone who can get me and others home safely. Have program be open to anyone, similar to 24-20A-111, where drunk or high individuals can be walked home safely without fear of arrest. This would prevent them from being targeted and lower chances of DUI's
02/09/2025 19:36:45.371	Change	need pedestrian walling to prevent pedestrians from falling into road late at night. sidewalks get very crowded on weekend nights and poses safety risk as many people are intoxicated.
02/10/2025 19:50:22.007	Keep	Northgate Park
02/10/2025 19:53:07.748	Idea	Grade separated crossing at Boyett

02/10/2025 19:53:37.006	Keep	keep some history
02/10/2025 19:54:12.417	Keep	churches
02/10/2025 19:54:52.066	Idea	Grade separated crossing at Nagle/Ireland
02/10/2025 19:56:12.894	Idea	Grade separated crossing at Spence
02/10/2025 19:56:51.229	Idea	ideal area for upzoning
02/10/2025 19:57:34.097	Idea	Aggie loop extension to the area, connect to campus
02/10/2025 19:58:18.100	Change	Address conflicts, vehicle/ped/bike on SUP 3.3 Idea
02/10/2025 19:58:30.877	Change	fix medinas, blind spots, site triangles, turn angles, turn visibility
02/10/2025 19:59:11.532	Keep	A&M students
02/10/2025 19:59:20.913	Keep	retail
02/10/2025 19:59:50.531	Keep	keep restaurants, hotels, and retail
02/10/2025 20:00:09.441	Idea	Grade separated crossing at Century Square
02/10/2025 20:00:51.922	Change	fix Inlow – get rid of North and South
02/10/2025 20:01:07.963	Change	safe access to Hensel Park
02/10/2025 20:01:17.213	Idea	grade separated crossing at South College Crossing
02/10/2025 20:01:25.860	Keep	Hensel Park
02/10/2025 20:01:37.030	Keep	Hensel Park
02/10/2025 20:01:46.836	Keep	Hensel Park stay natural with small amenity package
02/10/2025 20:02:22.381		I like that there is a densely forested area that feels secluded but still close to campus
02/11/2025 19:47:06.757	Change	Mobility/connectivity between Northgate and Century Square. Examples like electric vehicles, golf carts, pedi cabs, pedal bikes, shuttles, micro-mobility, trolly.
02/11/2025 19:47:29.473	Change	Mobility/connectivity between Northgate and Century Square. Examples like electric vehicles, golf carts, pedi cabs, pedal bikes, shuttles, micro-mobility, trolly.
02/11/2025 19:47:43.829	Idea	Hensel Park Green Belt and Trail
02/11/2025 19:47:55.638	Idea	Boutique Hotels
02/11/2025 19:48:23.417	Change	"Maroon Road" Patricia Street, Alumni Bricks Rename Patricia Street to Maroon Road, Make it a through street for fire and deliveries, lay with red bricks. Enable people to purchase bricks to contribute to cost.
02/11/2025 19:48:57.360	Idea	Beautification of promenade
02/11/2025 19:49:14.430	Idea	Pavillion / stage Example: smaller version of woodlands stage and pavilion
02/11/2025 19:49:35.631	Change	street lighting. Overall – wayfinding overhaul
02/11/2025 19:49:47.729		
02/11/2025 19:50:08.124	Change	parking at church
02/11/2025 19:50:25.562	Idea	Add on to city parking garage, build up, explore dynamic pricing and best practices
02/11/2025 19:50:59.290	Idea	Boutique Hotels

02/11/2025 19:51:07.469	Idea	Grocery store, strong desire for something like trader joes
02/11/2025 19:51:16.816	Idea	Electric Bus Hub
02/11/2025 19:51:33.381	Change	Mobility/connectivity between Northgate and Century Square. Examples like electric vehicles, golf carts, pedi cabs, pedal bikes, shuttles, micro-mobility, trolly.
02/11/2025 19:51:51.484	Idea	Hensel Park Green Belt and Trail
02/11/2025 20:05:26.694	Keep	campus theatre, backyard - fitz willies, lupot's bldg, sparks/corner bldg, Dixie Chicken
02/11/2025 20:05:46.786	Keep	Keep parking, maintain ~low-rise
02/11/2025 20:07:30.739	Change	bad quality, very expensive
02/11/2025 20:09:08.990		no comment found
02/11/2025 20:10:27.473	Change	Nobody uses it, underutilized
02/11/2025 20:11:03.827	Idea	Grocer @ Culpepper, protect certain types of businesses, restrict rent increase, outdoor venue/music/HEB
02/11/2025 20:16:31.624	Keep	Art Deco cinema (now covered in wood siding)
02/11/2025 20:18:23.979	Idea	Use bollards to direct different types of traffic at different times of day
02/11/2025 20:18:39.101	Change	Close boyett (pedestrian area to tamu)
02/11/2025 20:18:49.879	Keep	sense of "northgate row" of bars and shops
02/11/2025 20:19:07.709	Keep	historic churches
02/11/2025 20:19:27.796	Idea	Grocery store
02/11/2025 20:19:54.014	Change	Upgraded green space (bathrooms, fountains, could come from univ. development donation)
02/11/2025 20:27:01.504	Change	No more residential
02/11/2025 20:27:16.252	Idea	Appreciate naming a “Historic District”
02/11/2025 20:27:22.952	Idea	by Chimy’s and Tipsy Turle – light up and add photo ops or murals!
02/11/2025 20:27:37.294	Idea	Swim-up bar
02/11/2025 20:27:49.149	Idea	Change to dance hall and alumni center
02/11/2025 20:28:00.379	Idea	No shopping
02/11/2025 20:28:22.165	Keep	Preserve history [vibe]
02/11/2025 20:28:33.505	Change	keep or sell, but for something proactive including live music, food open late, in addition/only if housing or retail is present
02/11/2025 20:28:44.639	Idea	Would like to see a multi-story food hall with music, pool tables, outdoor seating and fireplaces and patio lighting–stays open late
02/11/2025 20:28:54.168	Idea	Would like to see an Aggie-themed wine bar – decorated as a library
02/11/2025 20:29:10.067	Idea	No high rise or residential building
02/11/2025 20:30:27.314	Change	Sell it, no strings [sell all City property]
02/11/2025 20:30:46.852	Change	Sell it, no strings [sell all City property]
02/11/2025 20:31:06.284	Change	Would like them to upgrade the houses, apartments and make this a safer area

02/11/2025 20:31:20.760	Change	Sell it, no strings [sell all City property]
02/11/2025 20:31:32.571	Change	Light up streets with sidewalks from residential area of NG with lights to Z Islander
02/11/2025 20:31:52.106	Idea	Buy property south of City of Bryan [North of Northgate] to develop
02/11/2025 20:32:06.912	Idea	More food options
02/11/2025 20:32:23.383	Idea	Work spaces for professionals OR grocery
02/11/2025 20:32:33.519	Change	Needed upgrade housing options
02/11/2025 20:32:51.266	Idea	Would like to see recreational (Schlitterbahn, zip lining, go karts), student-minded
02/11/2025 20:33:01.703	Change	Safe, walkable, lit sidewalks
02/11/2025 20:33:24.458	Idea	Waterpark for adults plus kiddie section (like The Cove). People come from all over but now a wristband is needed.
02/11/2025 20:33:34.243	Idea	Would like a safer, cleaner, brighter family park /cleaner more
02/11/2025 21:05:09.233	Keep	"northgate" vibe/feel, bottle cap alley
02/11/2025 21:05:30.129	Keep	old historic buildings
02/11/2025 21:05:49.743	Change	University dr, more pedestrian friendly, utilize parking in residential that isn't being used, height restrictions: keep high-rises 5 stories in entertainment district, high rise in century square
02/11/2025 21:06:28.911	Keep	preserving non-high-rise residentials
02/11/2025 21:06:54.623	Idea	opportunities for Hensel Park: trails, Aggie Park 2.0, concerts, hotels
02/11/2025 21:07:04.657	Keep	hensel park, only large open space
02/11/2025 21:07:15.027	Idea	open space/public space: festivals, venue, concerts
02/11/2025 21:07:31.376	Change	connectivity to northpoint crossing
02/11/2025 21:17:01.713	Keep	Boyett and University - historic buildings
02/11/2025 21:17:17.873	Idea	Pedestrian crossovers on university
02/11/2025 21:17:28.021	Change	Connectivity in from Wellborn (Louise/East-West)
02/11/2025 21:17:41.908	Idea	Public Plaza/ Square
02/11/2025 21:17:53.241	Keep	Patrica Promenade
02/11/2025 21:18:02.775	Keep	Boyett-College Main - historic buildings
02/11/2025 21:18:16.935	Keep	College Main- Lodge - historic buildings
02/11/2025 21:18:25.879	Change	Lighting on College Main/Patricia
02/11/2025 21:18:46.274	Keep	Rough Draught
02/11/2025 21:18:55.452	Keep	Church Row
02/11/2025 21:19:02.973	Keep	Parking Garage
02/11/2025 21:19:15.858		Pedestrian corss-walk at A&M Methodist and Church St.
02/11/2025 21:19:44.303	Change	Better connectivity/entrance to city park
02/11/2025 21:19:58.913	Change	Thoroughfare to College from Church
02/11/2025 21:20:17.784	Change	Nagle connectivity & lighting

02/12/2025 14:46:31.185	Idea	Wellborn road access – stop signs should be changed, hard to see over the hill
02/12/2025 14:47:19.015		
02/12/2025 14:47:43.157	Idea	Closure of streets to vehicular traffic
02/12/2025 14:47:55.792	Keep	Northgate entertainment area
02/12/2025 14:48:17.415	Change	Develop plaza for entertainment
02/12/2025 14:48:29.874	Change	Diversification of businesses – make it an actual entertainment district & spread the bars out
02/12/2025 14:48:58.827	Idea	Closure of streets to vehicular traffic
02/12/2025 14:49:21.585	Keep	Aggieland Credit Union
02/12/2025 14:49:39.213	Idea	Lighting in all areas
02/12/2025 14:49:49.643	Keep	Northgate parking garage
02/12/2025 14:50:17.316	Keep	supporting churches in Northgate
02/12/2025 14:50:32.170	Change	Change College Ave it's the gateway to the City from Bryan but does not look good – change the look & feel
02/12/2025 14:51:00.471	Keep	Diversity of uses in Century Square
02/12/2025 14:51:18.145	Keep	Preserve Hensel Park
02/18/2025 16:13:41.117	Idea	Need a Northgate Area large/medium grocery store that is walking distance for everyone living in the area.
02/20/2025 02:38:37.798	Change	The clock has not worked in 12 years or more. It is a nice feature, but only if it works.
03/06/2025 02:16:33.146	Change	Make more prominent and aesthetically designed as well as gunctional
03/18/2025 14:04:11.272	Change	Patricia St needs to be made one way traffic to not get clogged up with traffic from rideshare pickup and drop offs. Should be no exit from onto Boyett and no entrance on 1st St.
03/18/2025 14:09:02.178	Change	Median should be extended at louise ave to prevent illegal u-turns on wellborn
04/15/2025 21:05:35.302	Idea	Place a sign that indicates "No Passenger Pick-Up/Drop-off at this location during Friday 7PM - Saturday 3 AM and Saturday 7PM - Sunday 3AM".
04/15/2025 21:13:48.676	Change	Please for the love of any god, fill in these potholes on 1st behind Chimy's! I feel like I'm mountain biking in my car on this patch of road every time I drive for Uber.
04/15/2025 21:15:31.651	Change	Please add new/better lighting fixtures. This area is too dark for pedestrians and drivers at night.
04/15/2025 21:22:42.204	Idea	I think properly installed and legal U-turn lane at this intersection would be helpful. It would be more helpful than the medians have ever been.
04/15/2025 21:29:48.830	Idea	Add a child's playground. Many people bring their children to Century Square, but only have a patch of turf to run around on. Having a designated playground with Open and Closed hours (so no drunks from Northgate stumble in) would help keep children entertained and occupied and less stress on families. Benches and picnic areas can be added as well.
04/15/2025 21:33:00.312	Idea	A grocery store/ small H-E-B would be very helpful.

04/15/2025 21:34:47.371	Change	Blind corner, has had high traffic due to local construction, and would be better off by adding a traffic light.
04/16/2025 01:23:10.620	Idea	This is a great opportunity to make this a statement piece in the heart of north gate. If it's a high rise- make it beautiful and user friendly to everyone. Include some unique mixed-use on first floors that you'd only get here.
04/16/2025 03:01:45.995	Idea	Potential area for higher end multi-family or high rise hotel. Public access to rooftop bar/resturant would gather a lot of support from the public. Best views of Aggieland!
04/16/2025 14:00:28.467	Idea	Invest in a park and a series of pocket parks, nooks. Connect it to other nodes. Create a landmark that is a an abundantly shaded native species rich zone.
04/16/2025 17:53:00.372	Keep	Preserve Hensel Park, do not add any commercial infrastructure
04/16/2025 17:56:30.369	Change	Make more intersections 4-way stops, too many cars have come close to hitting pedestrians.
04/16/2025 17:57:40.197	Keep	Keep the restaurants that already exist here, they are very popular. But adding a small grocery store in the open area would be a good idea.
04/16/2025 20:07:55.310	Change	Make No Parking signs on this street No Park, Stop, Stand. This street is always jam packed with cars parking to pick up & drop off people & food items. Always causes vehicle flow issues.
04/16/2025 20:09:54.317	Idea	Block off Boyett Str the same way that College Main is blocked off in front of the bars.
04/16/2025 20:15:04.514	Change	These bars cater to a criminal element. They absolutely need to be redeveloped into something safer and better for the community.
04/16/2025 20:18:46.159	Change	Northgate has no value during the day. At night the city loses more that it makes in tax revenue. Area needs to be repurposed to something like century square. Nightclub only needs to end.
04/16/2025 21:53:13.909	Keep	Keep the parking garage.
04/17/2025 03:31:16.443	Change	Numerous pot holes along this entire street.
04/19/2025 21:53:45.364	Change	Block off Boyett Street 24/7.
04/21/2025 05:38:34.947	Idea	Add a protected right-turn overlap phase for the westbound right turn, running concurrently with the southbound left turn.
04/21/2025 05:43:07.942	Idea	Get rid of this unneeded stop sign and/or build the Hensel connection to Rosemary as shown on the thoroughfare plan map.

NORTHGATE WALKING TOUR MAP SURVEY

OVERVIEW

Participants used their cellphones to take photos while walking along one of two designated routes in the Northgate District. Using the Survey123 app, they tagged each photo with GPS coordinates and uploaded it along with a comment. In total, 132 photos and comments were submitted and analyzed.

KEY THEMES IDENTIFIED

Theme	Frequency	Description
Transportation, Mobility, & Pedestrian Safety	65	Multitude of photos of the pedestrian wall and strong desire to see this wall extended further down University Drive. Calls for safer crossings, sidewalk upgrades, and deconflicting multimodal uses, particularly separating bikes & scooters from pedestrians.
Character & Placemaking	29	Photos of building that demonstrate Northgate's character and historic identity. Appreciation for public gathering spaces with a call to enhance features such as archways, signage, and iconic places.
Maintenance & Beautification	11	Support for investment and rehab of public facilities and landscaping at the Patricia Street Promenade and areas around the City-owned parking garage.
Parking	9	Call for increased parking signage, to include an upgrade to digital signage at the City-owned garage. Suggested improvements for bike parking.
Landscaping & Natural Environment	8	Support for urban street trees, raised planters, and turf grass in certain locations
Land Use	5	Concern about "wasted space" of underutilized commercial properties and crowding of more high-rise structures
Other	5	Space concerns for emergency services, "ugly" building facade, and staff kudos as "Best tour guides!!!"

MAP SURVEY COMMENTS

#	Comment	Longitude	Latitude
3	Great public space	0	0
4	These trees are a nice amenity. Just Gerri g large enough now would hate to lose them.	-96.3471914	30.61764322
5	Do not see good lighting	-96.21833871	30.53016431
6	Missing pedestrian or bike improvement	-96.34711182	30.61754947
7	Wasted space	0	0
8	Remove passenger vehicle access and make pedestrian/micromobility boulevard with bus and delivery access.	-96.34701601	30.61749208
9	Sidewalk needs to be expanded	-96.24152813	30.50030827
10	Public safety improvement	0	0
11	Drunk people near traffic	0	0

12	No sidewalk	0	0
13	Consider a marked/dedicated sidewalk, park lane.	0	0
14	Scary	-96.24063921	30.48731233
15	Non-protected sidewalk	0	0
16	Narrow sidewalk with fast traffic	-96.23314751	30.5170457
17	Narrow sidewalk	0	0
18	Widen boulevard and add road barrier or pedestrian at-grade area.	-96.34657957	30.61770587
19	Northgate's character	0	0
20	Maintenance needed on some promenade structures.	-96.34679886	30.61828244
21	Height may be problematic for rescuers in the event of a catastrophic accident.	0	0
22	This stretch of University Drive is not safe for pedestrians. The adjacent wall barrier feels much safer and may be a solution.	0	0
23	Wall is good	0	0
24	Great protection from traffic	0	0
25	An icon. Bottle cap Alley.	0	0
26	Need pedestrian safety considerations. Wider sidewalk maybe a wall.	-96.346384	30.617956
27	Better	0	0
28	Good that road was changed to public space. Better for bike ped.	-96.34749959	30.61895921
29	The Chicken is the most iconic bar / site on Northgate. It's an exemplary showcase of Northgate's character.	0	0
30	The only mid block connection	0	0
31	Three generations of my family worked here	0	0
32	Bottle cap alley. Consider better lighting. Signage for city protection against dangers etc possibly.	0	0
33	Street parking on busy street and small sidewalk is not good	-96.23299952	30.51397398
34	Looks unsafe like an afterthought	0	0
35	We probably should not build another 19 story facility at this location as it would certainly impede the view. Possibly we could just spill a separate parking center. However, if the Parkin center doesn't make enough money, we could turn this part of the community and moderate and College Student Parking and study area and some snack bars.	-96.20083169	30.65682222
36	This is a better example of a more appropriate boulevard, but bigger would be nicer. The improved the feeling of safety. Would Backyard allow a public easement to provide room for wider path?	-96.34584912	30.6181938
37	Take that space on the side	-96.23334911	30.51667662
38	Safety Issue. Stop line striping at intersections is needed throughout the blocks north of University Drive.	-96.23127615	30.51370437
39	Nice	0	0

40	Ugly and unfinished looking.	-96.34809087	30.61988949
41	Can these be placed all the way down	-96.23241868	30.51451871
42	Safe pedestrian crossing. Provides plenty of time for crossing and wide area to accommodate large crowd.	0	0
43	These maps are not very easy to use. Hard to locate yourself and specific places.	-96.34828143	30.62007158
44	Parking and increased traffic with more residents	0	0
45	Safety Issue. Narrow sidewalk along University Drive is a safety issue at all times of the week given the speeds of vehicles in this stretch. Needs additional barricade and reduced speed limit.	0	0
46	Can something be done about this. Safety	-96.23356693	30.51519911
47	Loading area. Would rather have sidewalk.	0	0
48	Like these trees in raised boxes. Helps keep sidewalk clear for use by people.	-96.34791079	30.62028134
49	Sidewalk?	0	0
50	Tripping hazard of downspouts.	-96.345349	30.618809
51	Remove on-street parking for boulevard improvements. Loading could be rerouted, or make the path parkable for loading during off-peak.	-96.33361879	30.60351101
52	What do we do with spaces like this? Connections are possibility for walk and ride.	-96.34721572	30.61998361
53	Uneven surfaces on lots of walking surfaces.	0	0
54	Closer to ideal width, but would recommend raising any awnings. This could allow for deliveries in off-peak.	-96.34481363	30.61920898
55	Curious about parking and emergency evacuation	-96.23299952	30.51397398
56	Parking signage needed at perimeter of NG not only up close like this. Give people god directional signage.	-96.3469624	30.61977123
57	Parking signs should be located a little further from the garage. Corner of church and college main and corner Louis and college main. Wood be great w digital info on how many spaces available and rates	-96.34722744	30.61994556
58	Nice wide sidewalk	0	0
59	Bench should be put in line with trees and light posts to not impede the sidewalk	-96.23262002	30.51488305
60	Covered parking for bikes is helpful.	-96.34683303	30.61971687
61	Grass would be nice here. Or turf so it's more in line with surroundings	-96.34660978	30.62007258
62	No bike or scooter lanes.	0	0
63	Mature trees should be kept whenever possible.	-96.34666995	30.61940664
64	Love these boxes and the fact they are set back NOT in the middle of the pathway.	0	0
65	Another lost space that could connect.	-96.34635847	30.61901594
66	Trolley or Ride share stop	0	0
67	Would be nice to have some updates here in the pavilion.	-96.34664044	30.61826856
68	Pink Street Dominican Republic possibility	0	0

69	Disappointing these businesses are not abiding by the transparency rules. Several on both sides of this bike ped mall ignore transparency.	-96.34611558	30.61872005
70	Change bike rack location/orientations.	0	0
71	Busy	0	0
72	Adds a lot of character for the walkway. Good for pedestrians during the day and night. Lighting is good at night -	-96.34586072	30.61864677
73	We need more of this! Great transparency and an option for food not only drink.	-96.34580706	30.61858485
74	Students travel this street in bulk. Can a barrier be placed to protect and divide the traffic from the sidewalk	-96.23217118	30.51451081
75	Dedicated bike lanes are great	-96.34564985	30.61679985
76	Move bike rack from pedestrian path	-96.23324245	30.51408903
77	How is the lighting here in the alley	-96.23255384	30.5142548
78	Will the wall ever be extended to the end of university and college Main ?	-96.34562258	30.61827162
79	Sidewalk connectivity	-96.23299952	30.51397398
80	Dangerous still for peds.	-96.34561859	30.61818635
81	City should encourage small out parcels to assemble with larger projects during planning & acquisition phase of large projects.	-96.33598612	30.61530602
82	Pedestrian improvement	0	0
83	Preserving this? How do we do it? We should do it.	-96.34601137	30.61819552
84	Improved destination like pink Street Instagramable backdrops	0	0
85	Love bottle cap ally. Would love to see more caps -and sign on this side as well	0	0
86	Important feature. Should we do more to interpret it?	-96.34617118	30.61786679
87	Impeding the sidewalks	-96.23299952	30.51397398
88	Dangerous	-96.34589508	30.61780365
89	Help Assistance Station	-96.2326431	30.51361391
90	Train or trolley track possibility	0	0
91	Several of the tree wells need to be widened	0	0
92	This picture could be a good representation of a development of a property in Northgate Small Area Plan.	-96.34430434	30.61967447
93	Other potential path for train or trolley path	0	0
94	Ugly	0	0
95	A couple of trees missing	0	0
96	No sidewalk	0	0
97	Need improvement or revitalization	0	0
98	Nice but narrow	0	0

99	Consider digital to be more dynamic and conspicuous	0	0
100	Do more of these protected sidewalks!	0	0
101	Nice plaza	0	0
102	Very dangerous pedestrian transition.	0	0
103	This could be an additional location in Northgate where tourists and locals would go to as "landmark".	0	0
104	Transit service. Nice bus.	0	0
105	Best tour guides!!!	0	0
106	Consider one-way pair SB for vehicles that pair with Tauber NB one-way. This will provide improved pedestrian/micromobility access, and still allow parking at Texas A&M. Texas A&M should close campus access to non-campus vehicles at New St. This will reduce pass through traffic while still providing access to parking and drop off and pickup while encouraging a mode shift. This also allows more area for a grade separation for pedestrians/micromobility should one be pursued.	-96.34685731	30.6181277
107	Consider places to create pedestrian and micromobility only boulevard to reduce needs on adjacent streets like this street that is not critical to vehicle traffic.	-96.34694538	30.61798454
108	Safety and ease of use. New side walks needed along College Main in front of parking garage. And durable landscaping.	-96.34719419	30.61816567
109	Move furniture to the edge of the ROW if not on the adjacent property and only place trees in green space and move to awnings for shade. This will reduce maintenance while increasing walking space for a minimal cost and potentially avoid reducing parking.	-96.34693016	30.61808701
110	Good bike lanes on Nagle. Need sidewalk on East side.	0	0
111	Sidewalk stops and need more signage on other places for parking.	0	0
112	Vibrant and communal area	0	0
113	Existing area that is highly utilized and should be handled extremely cautiously	0	0
114	Rethinking and revitalizing needed	0	0
115	Attention or demolition needed	0	0
116	A better way than the oversized planters in promenade	0	0
117	Opportunity for "little Italy" style lighting for function, safety and aesthetic	0	0
118	Although I neglected to take a better pic, the promenade style area between the garage and North 12 complex is ripe for events, farmer market etc. It needs some TLC, but has good bones with an urban "between buildings" feel	0	0
119	Improved cross walk. Flashing lights on the sign would help people understand that they are supposed to stop for pedestrians. There are a hundred babies and toddlers and preschoolers that cross here twice a day.	0	0
120	These arch elements are really cool.	0	0
121	The provisions delivery system needs to be fixed. Staff were correct.	0	0

122	Statues capturing Aggie traditions and telling the Aggie story are incredibly powerful. When people visit they pose an opportunity to tell the Aggie story. Lots of traditions. A statue for the top 12 along a walking tour?	0	0
123	Apparently people get group photos under this all the time. Everyone agreed.	0	0
124	Really nice area, but the dumpsters ruined it.	0	0
125	Need more artificial turf all over the place. Obviously we are not maintaining the grounds. Pretty embarrassing in places. Sorry to say. Just calling it straight. This is a private development pic as an example of what works down here. Apparently this housing development is highly sought after by not students, but young urban pros. They don't understand why there's not more.	0	0
126	Young urban pros love this place and want more like it. Highly sought after.	0	0
127	City parking garage is incredible asset. Just too expensive I'm told. Replacement cost today astronomical. Great structure. Artificial turf over these beds. They are embarrassing. Sorry just calling it straight. Park benches too would transform this space.	0	0
128	Beds in front of city parking garage are atrocious. Need artificial turf and park benches and call it a day. Vast improvement for little money, relatively. Respectfully Yancy '95	0	0
129	These arches are really nice. I'd deploy them everywhere.	0	0
130	College Main promenade is a really cool space. Traversed heavily. Strange it hasn't been developed. Niche small grocery store location or food court? Weird it's stuck in stasis here. Why?	0	0
131	This works, albeit none too delicate. Without this it's flat unsafe. Found myself surprised and relieved there haven't been more vehicle pedestrian accidents while walking it. Traffic whizzing by at speed.	0	0
132	This is actually a really cool space with little investment, relatively. Maintenance on these is terrible. Sends wrong message.	0	0
133	Need a sidewalk here	0	0
134	This is actually a nice gathering space, but it's not been maintained. Column bases are rusted out, tree planter boxes have broken masonry as tree roots have shifted their bases. We really send a message by not maintaining this area. The message is we don't care all that much about this public space. I realize we are trying to determine what's next and so why spend the money- but it looks like no real effort has been put into it for years.	0	0

APPENDIX C:

PLANNING CHARRETTE WORKSHOP

OVERVIEW

On April 15, 2025, the Stakeholder Committee Meeting brought together approximately 30 participants for a collaborative, charrette-style exercise focused on developing planning concepts for the Northgate Entertainment District. The group included 18 members of the Northgate Stakeholder Committee, along with 12 Texas A&M students who attended for class credit. Participants were divided into six groups, each facilitated by a city staff member. Three of the groups were composed entirely of committee members and two consisted of university students.

CHARRETTE INSTRUCTIONS

The workshop consisted of two activities. Each group received a set of instructions to guide them in creating maps that reflected their planning priorities for historic preservation, neighborhood character, height restrictions, and visual corridors.

Activity 1: Preserve Northgate's Character

Color Codes:

- Green: Preservation areas
- Blue: Important landmarks or icons
- Purple: Public art/events or character-defining features

Instructions:

1. Define Character Preservation - When we talk about "Northgate character" or "historic preservation," what does that mean to you?
2. Draw or shade the area(s) on the map that you believe should be preserved for their unique character or historical/cultural significance.
3. Use sticky notes or write directly on the map to answer the following questions:
   a. Which buildings or locations are iconic or historically significant to you?
   b. What features, styles, or materials define "Northgate character" (e.g., signage, brickwork, neon, awnings)?
   c. What is something in Northgate you hope never changes, and why?
   d. What kinds of public art, traditions, or events feel authentically Northgate?
   e. Are there any businesses, developments, or styles that feel out of place?

Activity 2: Managing Building Height and Visual Corridors

Color Codes:

- Red: Height-restricted zones
- Orange: Visual corridors or protected views
- Brown: Land Uses
- Black: Streets and Sidewalks

Instructions:

1. Define Why: What are we protecting by managing building height?
2. On the same map, draw boundaries around areas where you feel building height should be limited.
3. Annotate the map with your height preferences (e.g. 3 stories max here).
4. Identify and mark any visual corridors or viewsheds you think should be protected.
5. Mark on the map areas where the following land uses should (or should not) be allowed:
    i. Residential
    ii. Commercial
    iii. Mixed-Use
    iv. Green spaces/Community spaces
6. Identify and mark existing streets & sidewalks that should be converted to a different use or traffic pattern. Identify closed streets that should be re-opened.

GROUP CHARRETTE RESULTS

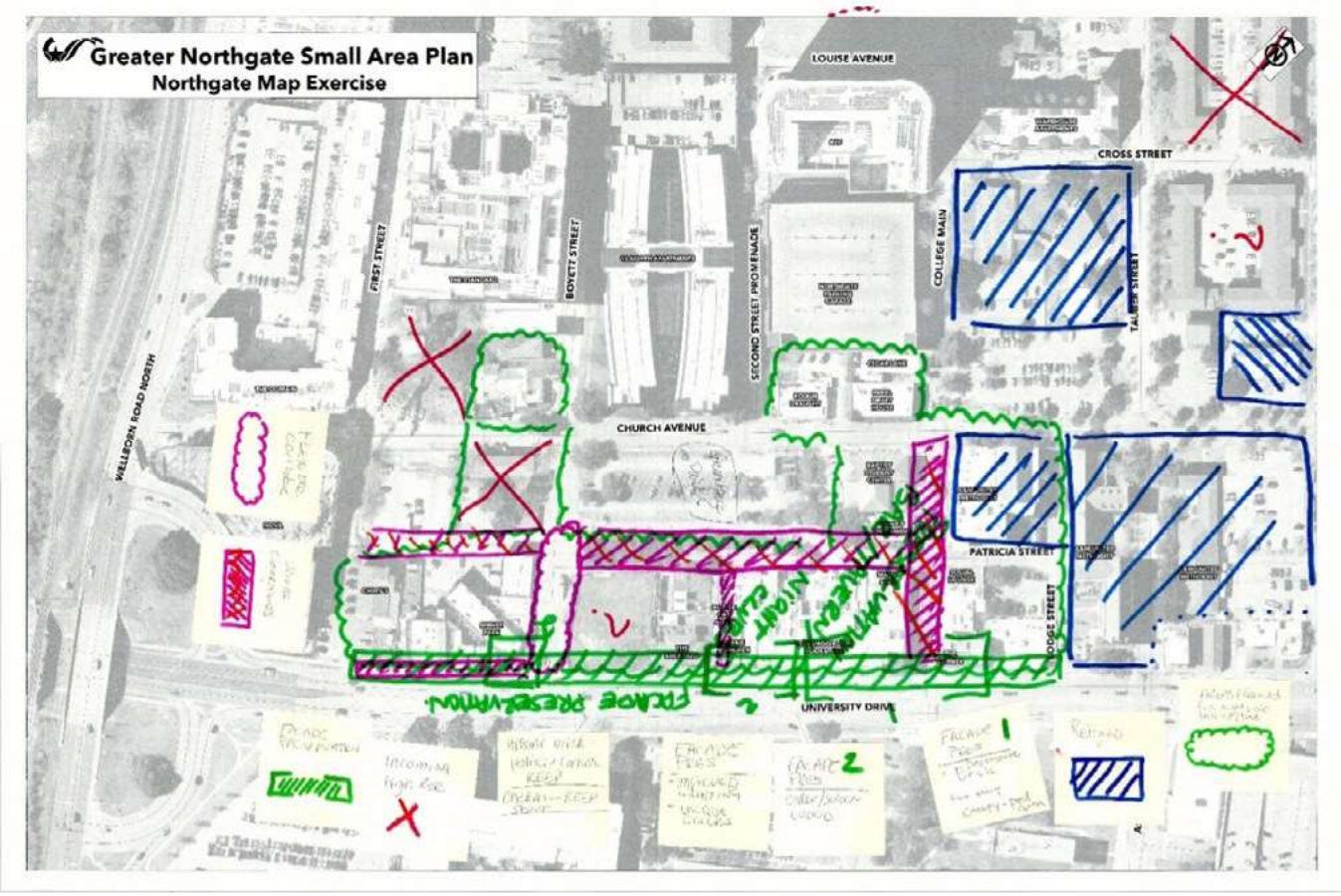


Figure 1. Group 1, Stakeholder Committee Members

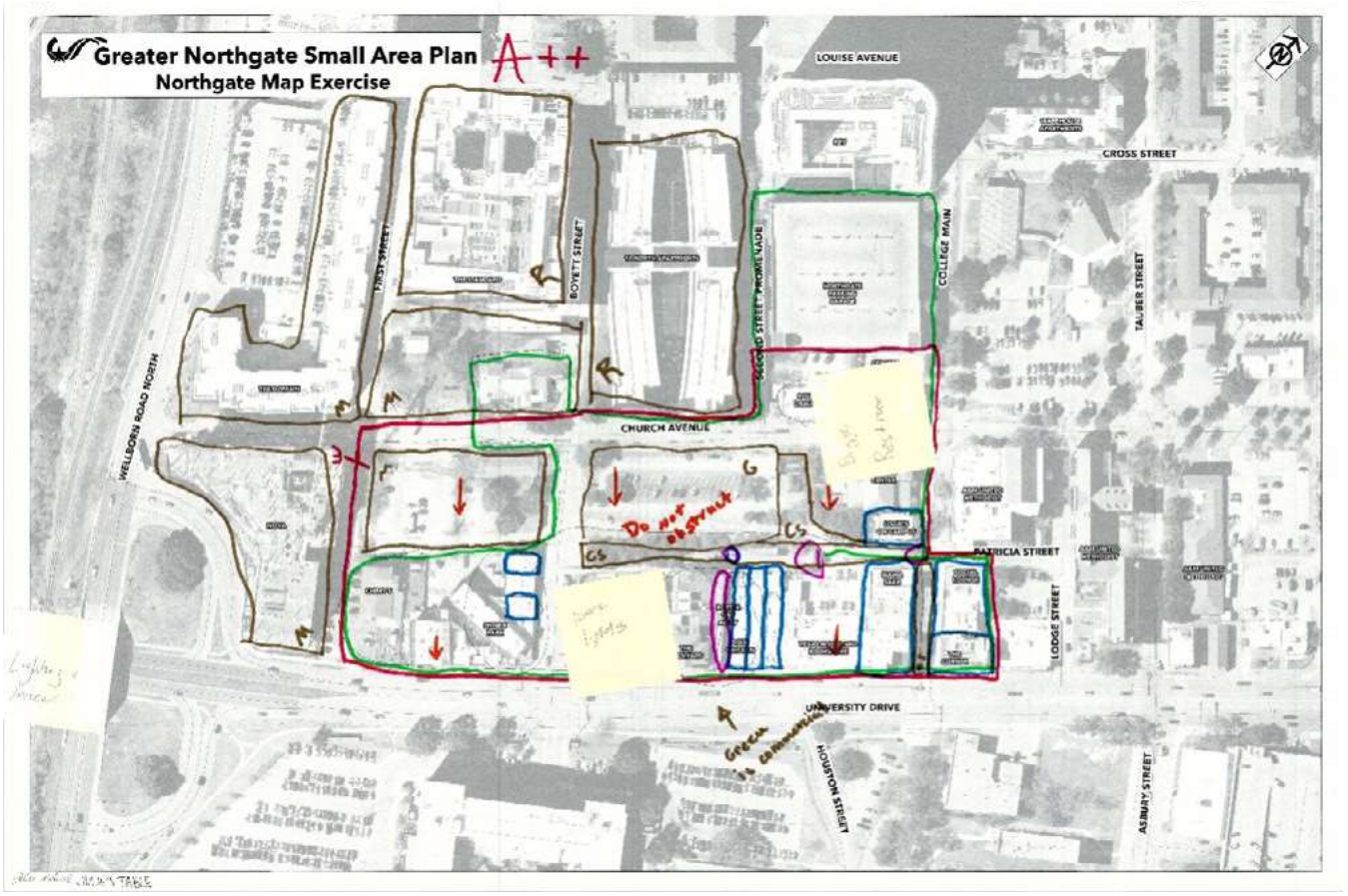


Figure 2. Group 2, Texas A&M University Students

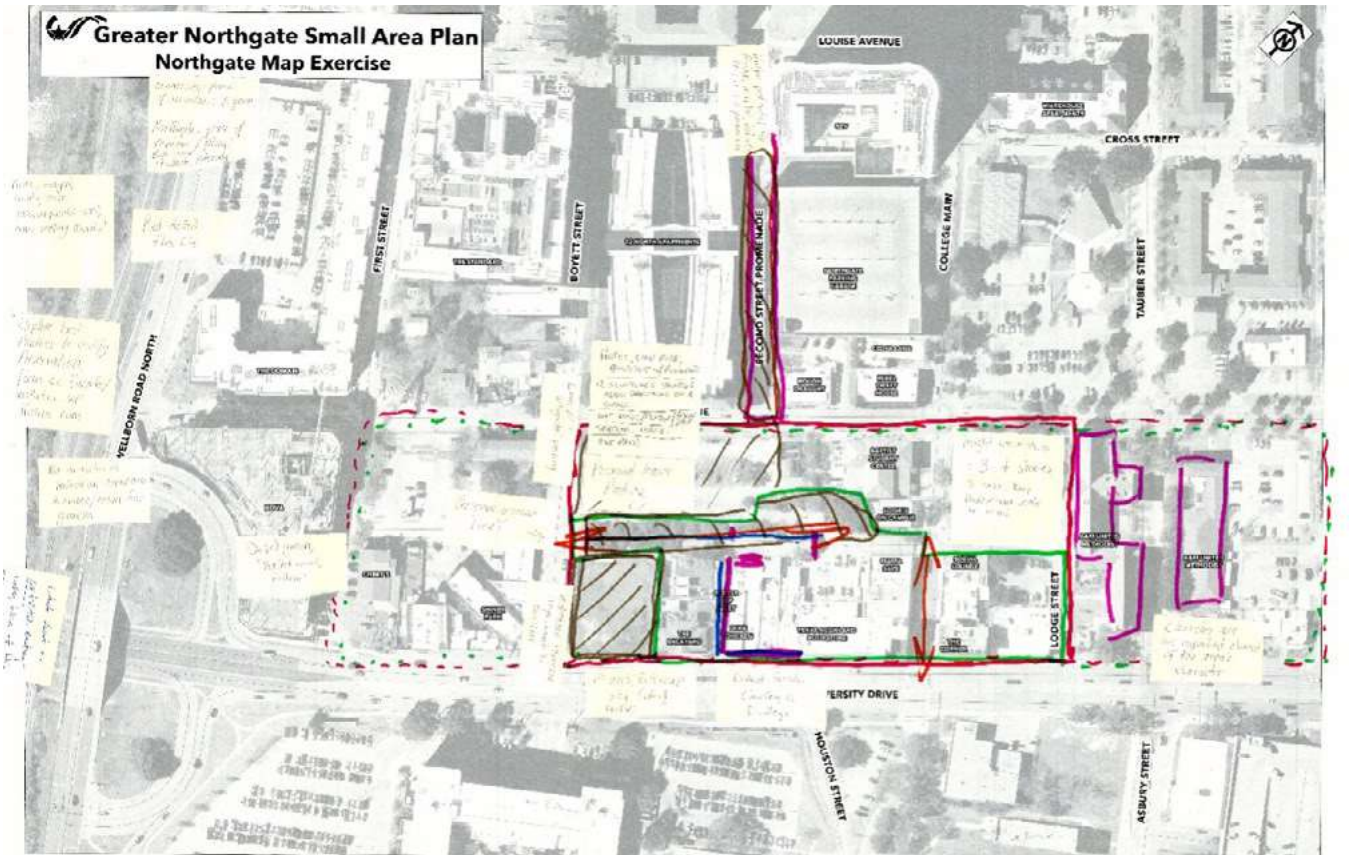


Figure 3. Group 3, Stakeholder Committee Members

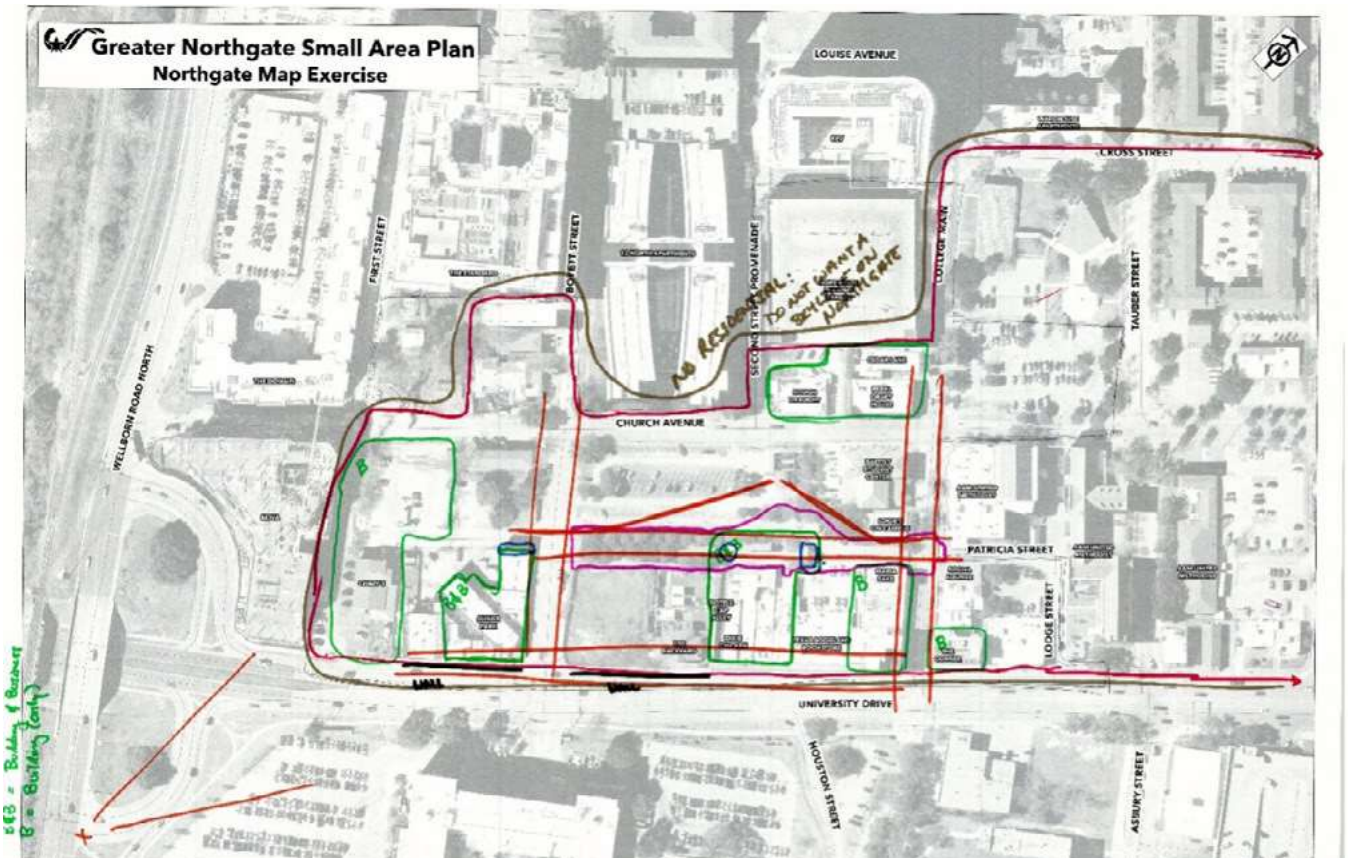


Figure 4. Group 4, Texas A&M University Students

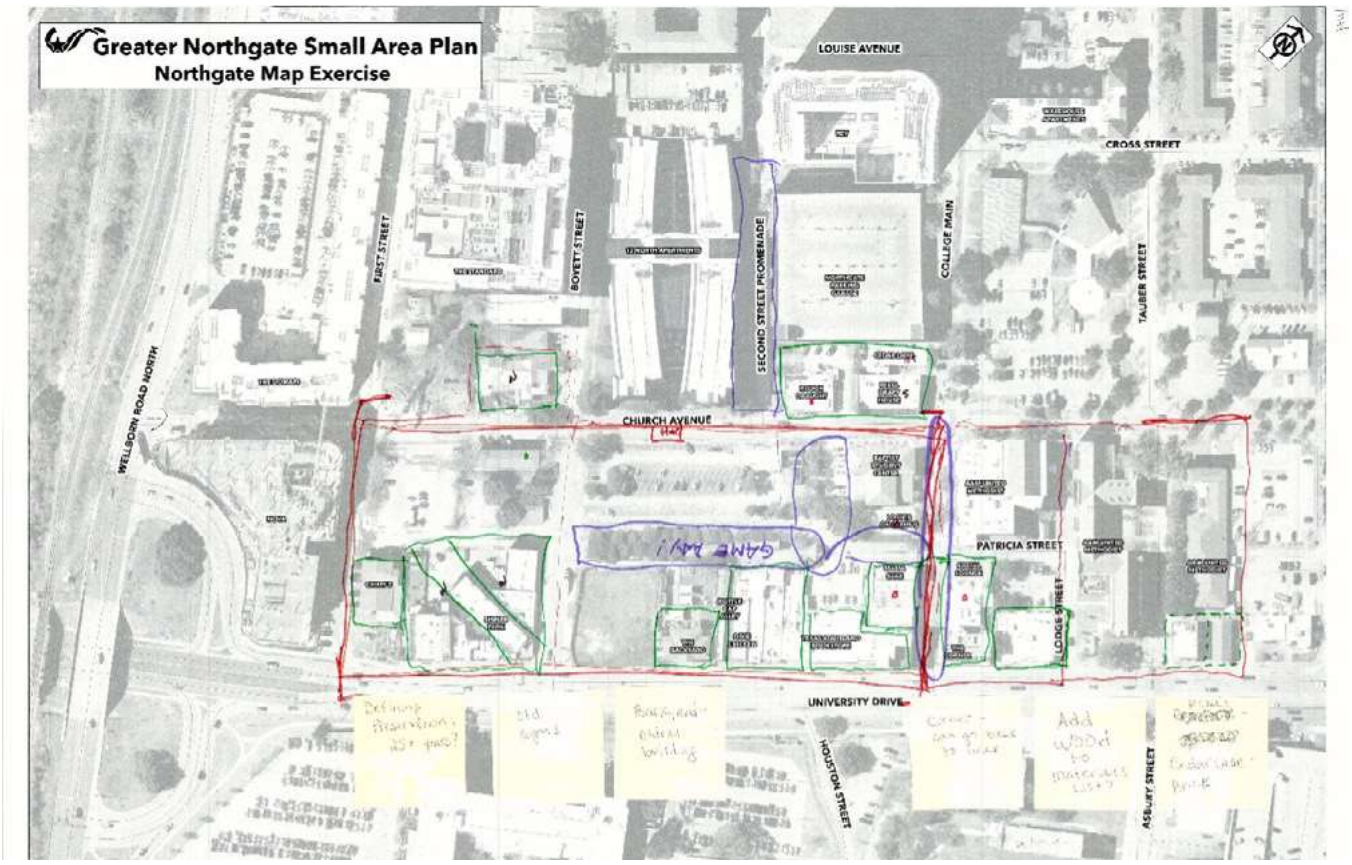


Figure 5. Group 5, Stakeholder Committee Members