

INTERNATIONAL SOUTHMOST CHOICE NEIGHBORHOOD PLAN PLAN PARA COMUNIDADES DE OPORTUNIDAD

COMMUNITY SNAPSHOT PERFIL DE LA COMUNIDAD



BORDERLESS **COLLABO**

UPDATED - AUGUST 2022

TABLE OF CONTENTS

ÍNDICE

1. INTRODUCTION / INTRODUCCIÓN

Strategic Location / Ubicación Estratégica

3

2. NEIGHBORHOOD / BARRIO

International Southmost Neighborhood / Barrio International Southmost

5

Planning Area / Zona de Planeación

6

Population / Población

8

Neighborhood Assets / Equipamientos del Barrio

9

Open Spaces / Espacios Abiertos

10

Schools / Escuelas

12

Government Services / Servicios de Gobierno

14

Religious Organizations / Organizaciones Religiosas

16

Community Organizations / Organizaciones Comunitarias

18

Health-Related Services / Servicios Relacionados a la Salud

20

Neighborhood Uses & Structure / Usos y Estructura del Barrio

22

Urban Form & Character / Forma Urbana y Características

24

Existing Land Uses / Usos de Suelo Actuales

24

Zoning / Zonificación

25

Neighborhood Corridors / Corredores del Barrio

26

Transportation / Transporte

33

Bus Routes / Rutas de Autobús

34

Bike Network / Red de Ciclovías

35

Plans & Initiatives / Planes & iniciativas

3. HOUSING / VIVIENDA

HACB Housing Developments / Desarrollo de Viviendas HACB

37

Victoria Gardens Development / Conjunto Victoria Gardens

38

Demographics / Demografía

39

Victoria Gardens Site Plan / Plano del Conjunto Victoria Gardens

41

Access & Circulation / Acceso y Circulación

43

Public Transportation / Transporte Público

45

Parking / Estacionamiento

47

Building Types / Tipos de Edificios

49

Open Spaces / Espacios Abiertos

51

Pedestrian Pathways / Sendas Peatonales

53

Citrus Gardens Annex Development / Conjunto Anexo Citrus Gardens

55

Demographics / Demografía

56

Victoria Gardens Site Plan / Plano del Conjunto Victoria Gardens

58

Access & Circulation / Acceso y Circulación

62

Public Transportation / Transporte Público

64

Parking / Estacionamiento

67

Building Types / Tipos de Edificios

70

Open Spaces / Espacios Abiertos

72

Pedestrian Pathways / Sendas Peatonales

74

4. PEOPLE / PERSONAS

Census Tracts / Distritos Censales

77

Demographics / Demografía

78

Education / Educación

79

Health / Salud

80

Economy / Economía

Income & Employment / Ingresos y Empleo

82

Home Values & Ownership / Valor y Propiedad de la Vivienda

83

Housing & Household Income / Ocupación de Vivienda

84

Commute to Work / Tiempo de Viaje a Lugares de Empleo

85

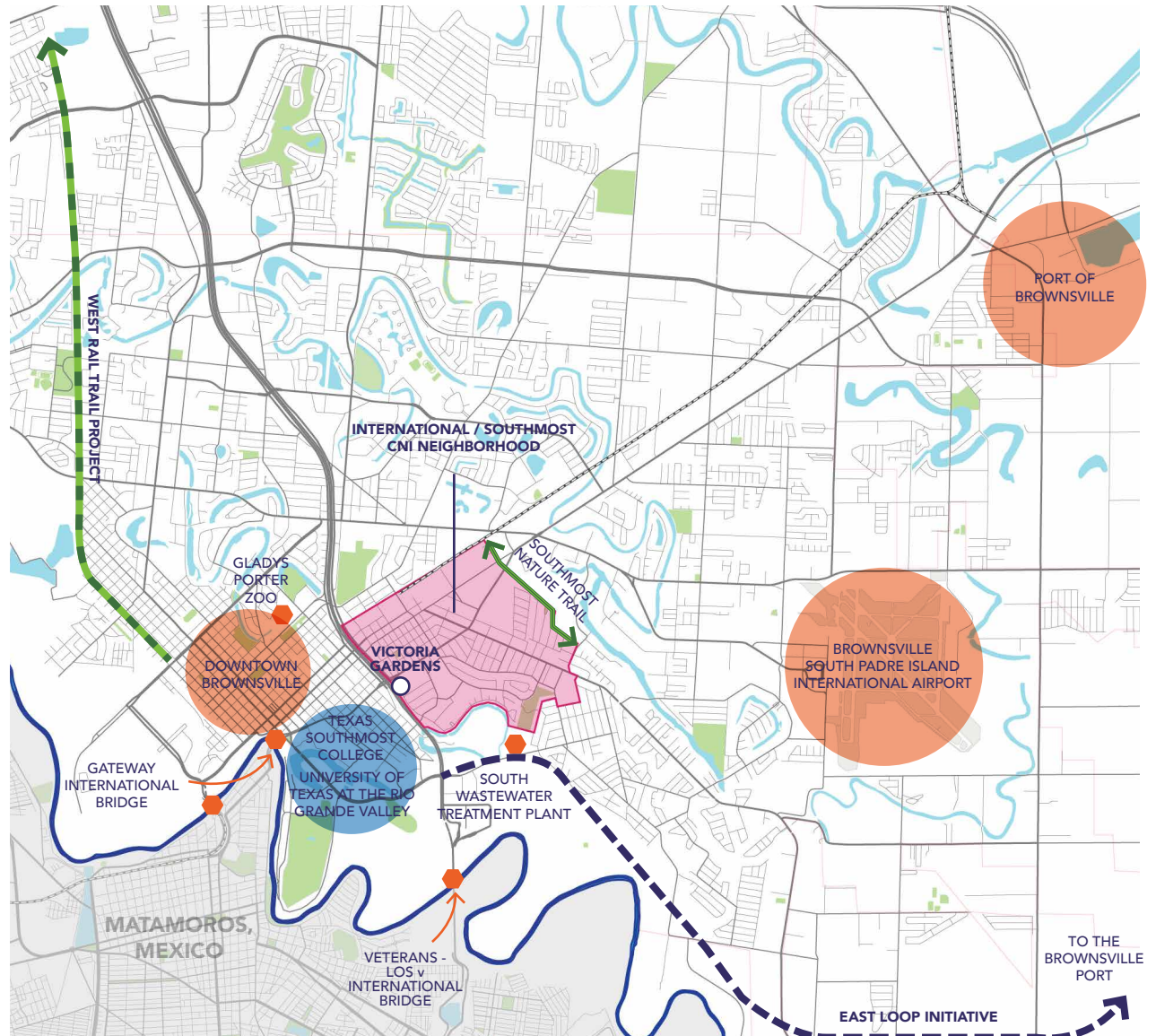
STRATEGIC LOCATION UBICACIÓN ESTRATÉGICA

Brownsville is located at the southernmost tip of Texas, on the northern bank of the Rio Grande, directly north of Matamoros, Mexico. It is the sixteenth most populous city in the state, with a population of 182,281 (2019 ACS).

The International / Southmost (IS) neighborhood offers great mobility being surrounded by major transportation assets such as the Port of Brownsville, Brownsville South Padre Island International Airport, the I-69 highway, Rio Grande International railroad tracks and the International Brownsville Gateway Port of Entry into Mexico. It is also in close proximity to Downtown Brownsville and anchor institutions including the University of Texas at the Rio Grande Valley (UTRGV) and Texas Southmost College (TSC).

LEGEND

- IS Choice Neighborhood Planning Area
- Water
- Open Spaces
- Railway
- Out of Brownsville Limits
- Río Grande River



NEIGHBORHOOD

PLANNING AREA

NEIGHBORHOOD ASSETS

OPEN SPACES
SCHOOLS
GOVERNMENT SERVICES
RELIGIOUS ORGANIZATIONS
COMMUNITY ORGANIZATIONS
HEALTH-RELATED SERVICES

NEIGHBORHOOD USES & STRUCTURE

URBAN FORM & CHARACTER
EXISTING LAND USE
ZONING
TYPES OF BUSINESSES
NEIGHBORHOOD CORRIDORS

TRANSPORTATION

BUS ROUTES
BIKE NETWORK

PLANS & INITIATIVES

BARRIO

ÁREA DE PLANEACIÓN

EQUIPAMIENTOS DEL BARRIO

ESPACIOS ABIERTOS
ESCUELAS
SERVICIOS PÚBLICOS
ORGANIZACIONES RELIGIOSAS
ORGANIZACIONES COMUNITARIAS
SERVICIOS RELACIONADOS A LA SALUD

USO & ESTRUCTURA DEL BARRIO

FORMA URBANA & CARACTERÍSTICAS
USOS DEL SUELO
ZONIFICACIÓN
TIPOS DE NEGOCIOS
CORREDORES DEL BARRIO

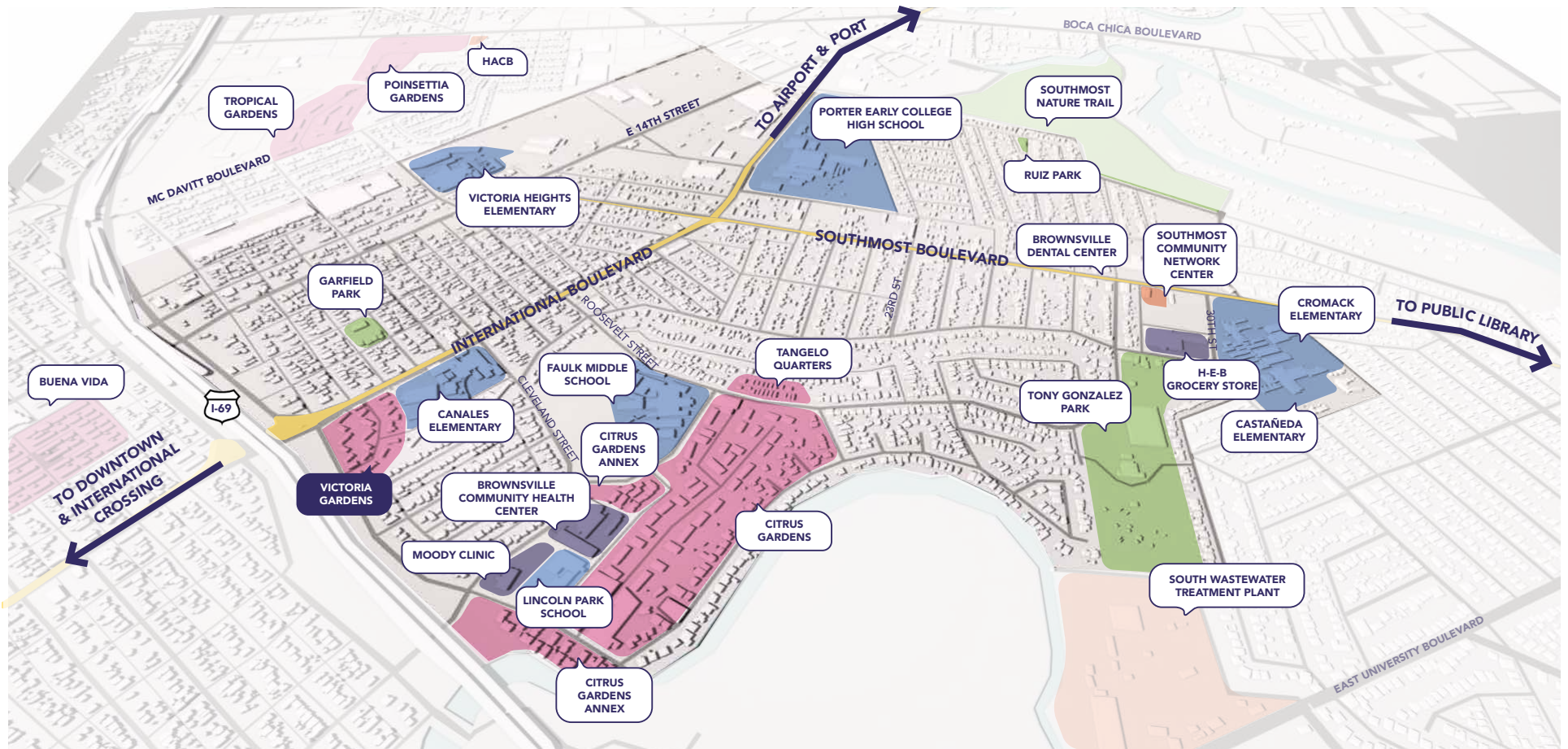
TRANSPORTE

RUTAS DE AUTOBÚS
RED DE CICLOVÍAS

PLANES & INICIATIVAS

INTERNATIONAL SOUTHMOST NEIGHBORHOOD

BARRIO INTERNATIONAL SOUTHMOST



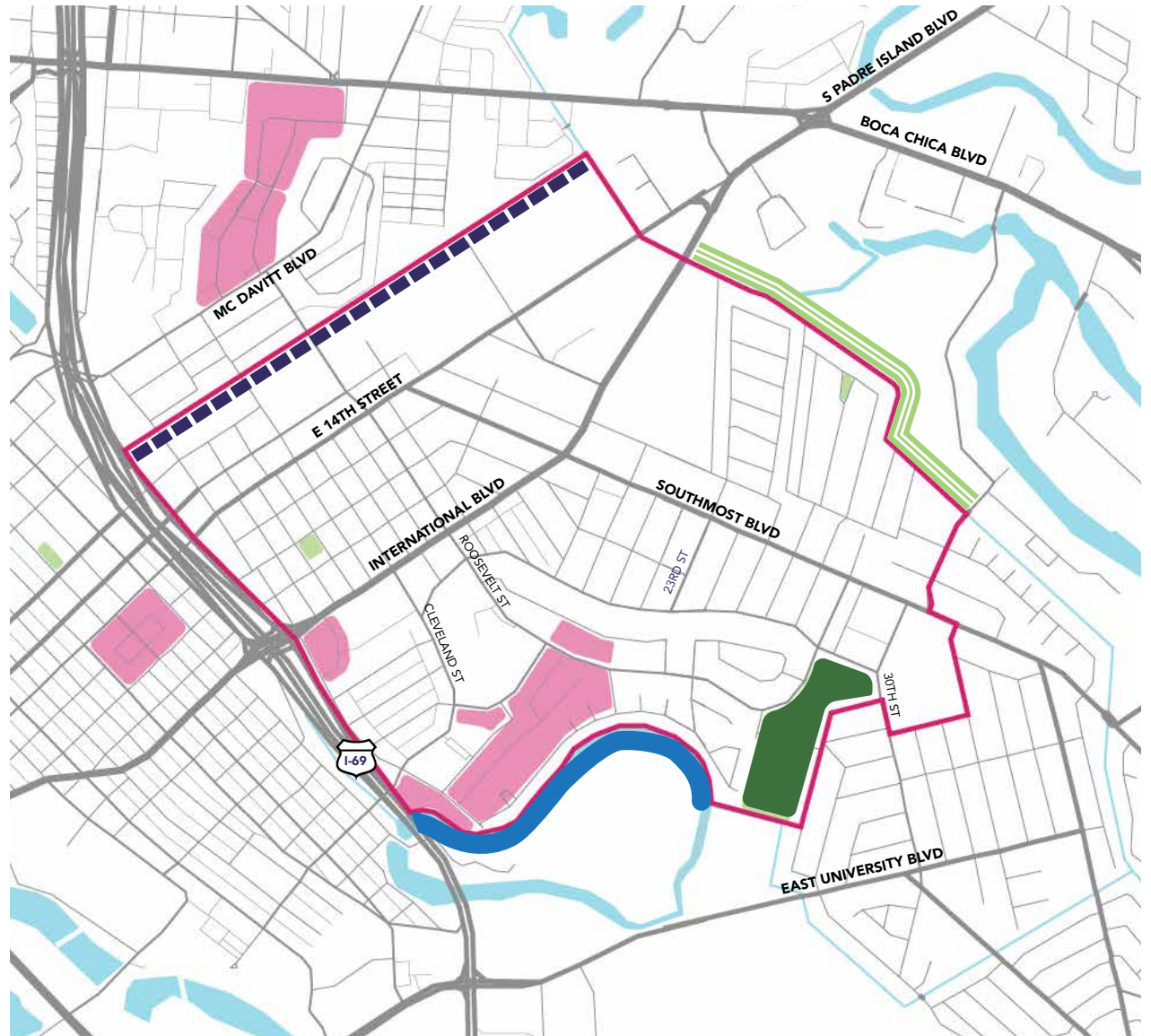
PLANNING AREA ZONA DE PLANEACIÓN

The International Southmost Choice Neighborhood planning area, 1.4 square miles in size, is defined by very strong physical boundaries:

- on the Northwest by the Brownsville Rio Grande International Railroad Tracks;
- on the Northeast by canal and the Southmost Nature Trail;
- on the South by a natural resaca (waterway);
- on the West by the interstate highway I-69;
- on the East Gonzalez Park acts both as community amenity and a defining edge.

LEGEND

-  IS Choice Neighborhood Planning Area
-  HACB Housing Sites
-  Parks





NEXEO SOLUTIONS

NORTH/WEST BOUNDARY: RÍO GRANDE INTERNATIONAL RAILWAY TRACKS



PORTER HIGH SCHOOL

NORTH/EAST BOUNDARY: SOUTHMOST NATURE TRAIL



CROMACK ELEMENTARY

SOUTH/EAST BOUNDARY: TONY GONZALEZ PARK



VICTORIA GARDENS

SOUTH/WEST BOUNDARY: EXPRESSWAY U.S. 69 E

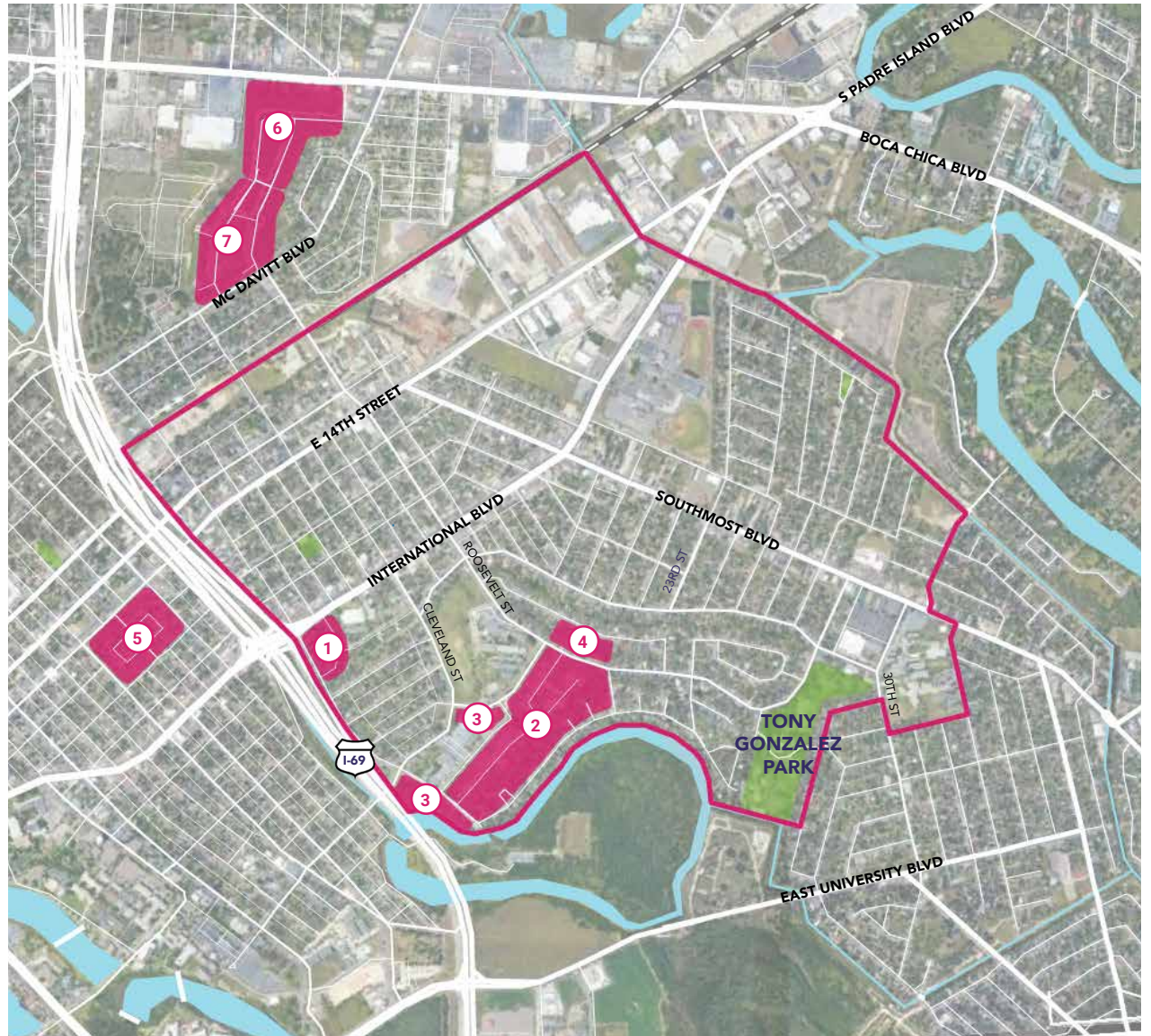
POPULATION POBLACIÓN

The planning area has an estimated population of 9,614 residents (Census 2010). It is also home to four housing developments by HACB: Victoria Gardens (the target housing site of this plan), Citrus Gardens, Citrus Gardens Annex and Tangelo Quarters.

LEGEND

-  IS Choice Neighborhood Planning Area
-  Parks
-  HACB Housing Sites
-  1 Victoria Gardens
-  2 Citrus Gardens
-  3 Citrus Gardens Annex
-  4 Tangelo Quarters
-  5 Buena Vida*
-  6 Poinsettia Gardens
-  7 Tropical Gardens

*Under Redevelopment



NEIGHBORHOOD ASSETS

EQUIPAMIENTOS DE BARRIO

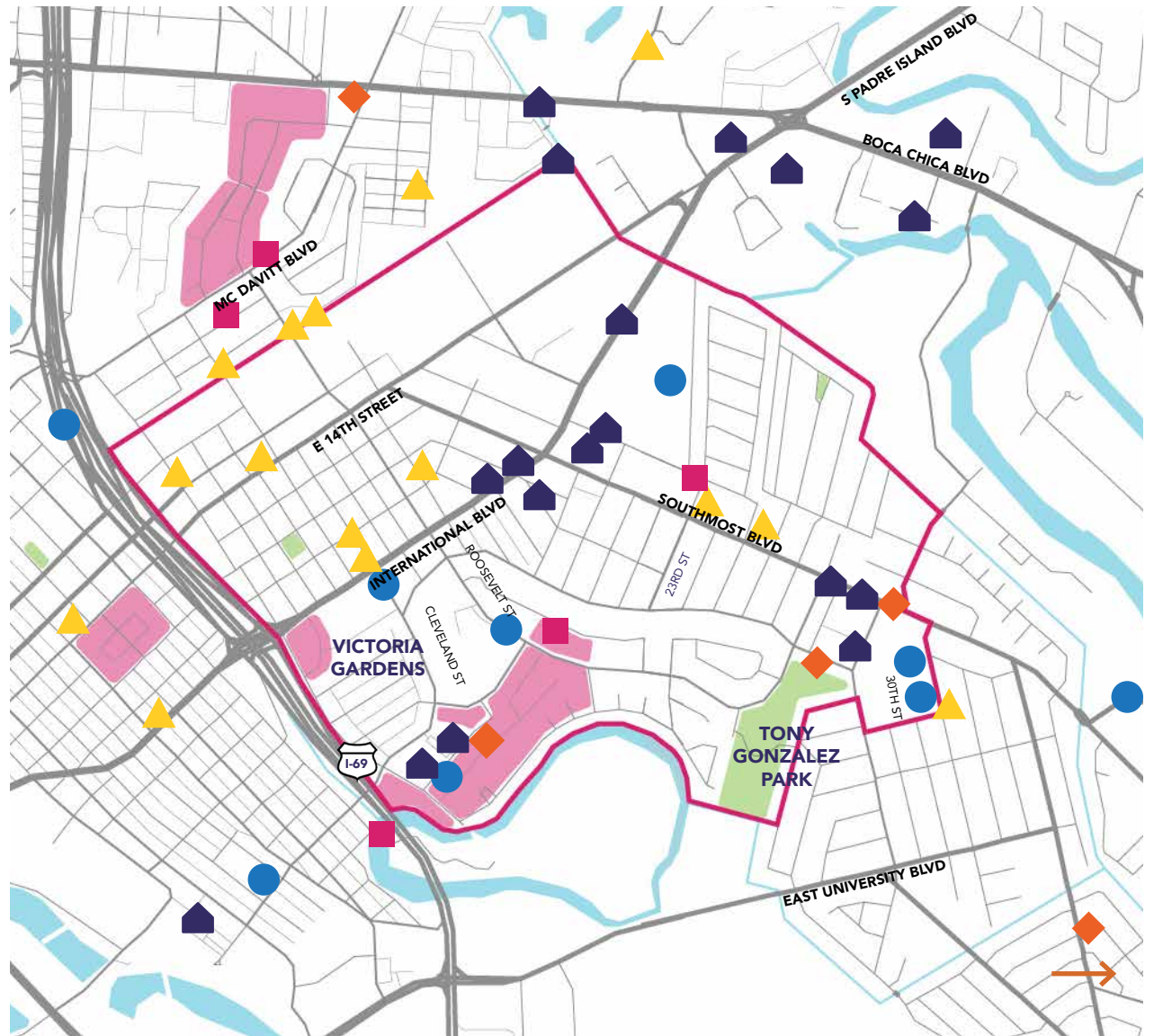
The majority of neighborhood assets are organized either along International and Southmost Boulevards, and clustered on Southern edges of the planning area.

The neighborhood has seven schools (including two high schools), and has a significant presence of religious organizations. There is a strong presence of services related to health (small clinics, outpatient services, pharmacies), and a community health center.

Gonzalez Park on the East side represents a major neighborhood amenity that includes outdoor and indoor recreation areas. The Southmost Public Library is located about a half-mile (10-min walk) East of the planning area.

LEGEND

- Schools
- ▲ Religious Organizations
- ◆ Government Services
- Health Services
- Community Organizations
- IS Choice Neighborhood Planning Area
- HACB Housing Sites
- Parks



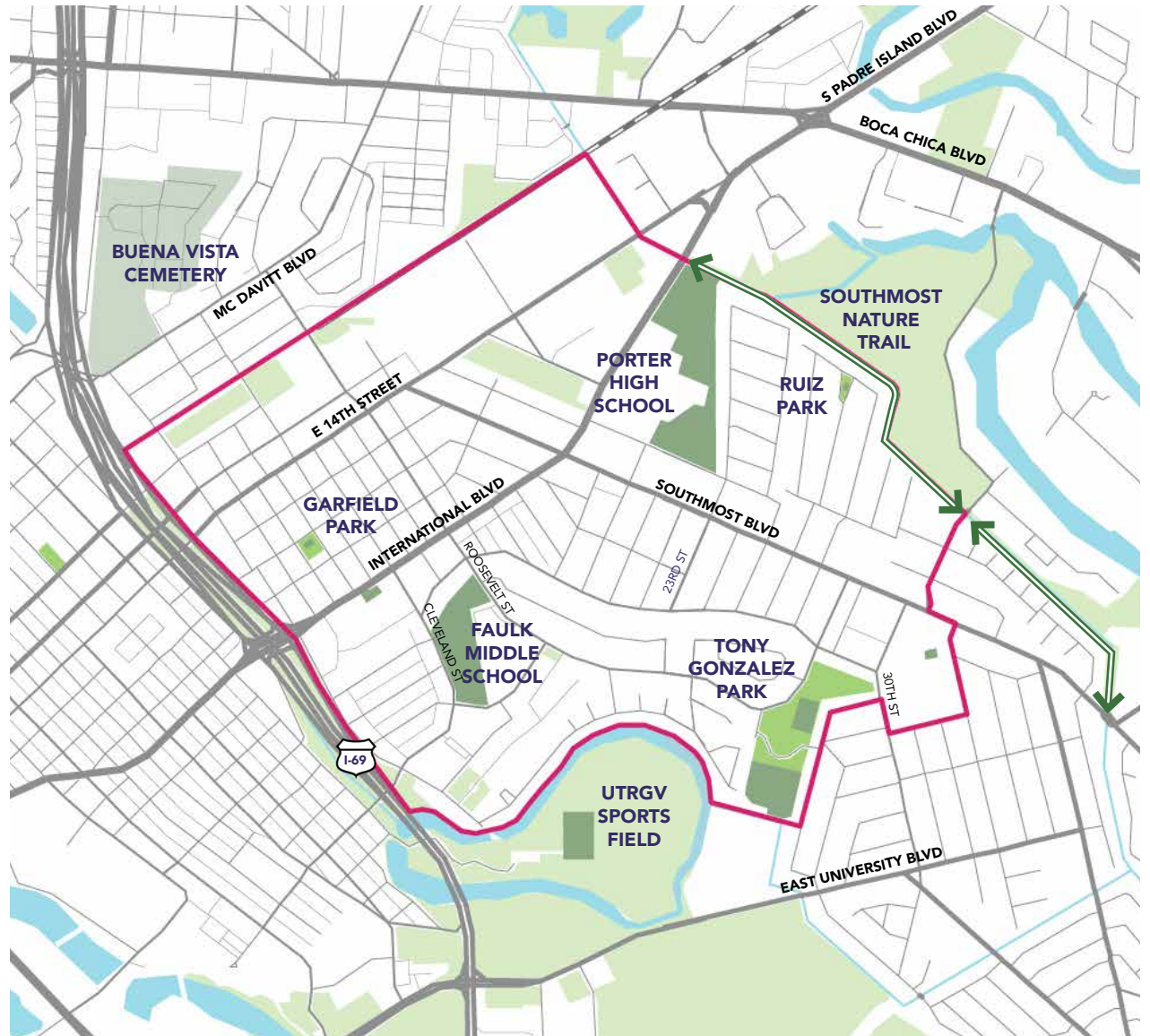
OPEN SPACES ESPACIOS ABIERTOS

The neighborhood has diverse open spaces including:

- Tony Gonzalez Park (24.6 acres), which is also home to the Heritage Center and Urban Center, a pool, playground, basketball court, soccer and baseball fields;
- Smaller parks (about a block-size) - Garfield Park located north of International Boulevard, and Ruiz Park located north of Southmost Boulevard.
- Sports fields and outdoor spaces of schools - Faulk Middle School located south of International Boulevard has a sports fields (soccer and baseball) along Cleveland Street, and Porter High School has athletic and sports fields (baseball, track, tennis, football) located on to the back of their campus located along International Blvd.
- The Southmost Natural Trail - Phase I of the Southwest Trail Project is the latest addition to the neighborhood - a half-mile of shared pedestrian and bike trail along a water canal located to the North.

LEGEND

-  IS Choice Neighborhood Planning Area
-  Natural Open Spaces
-  Parks
-  Sports Facilities
-  Cemetery





TONY GONZALEZ PARK



RUIZ PARK



GARFIELD PARK



SPORTS FIELDS AT FAULK MIDDLE SCHOOL



SPORTS FIELDS AT PORTER HIGH SCHOOL




BUENA VISTA CEMETERY

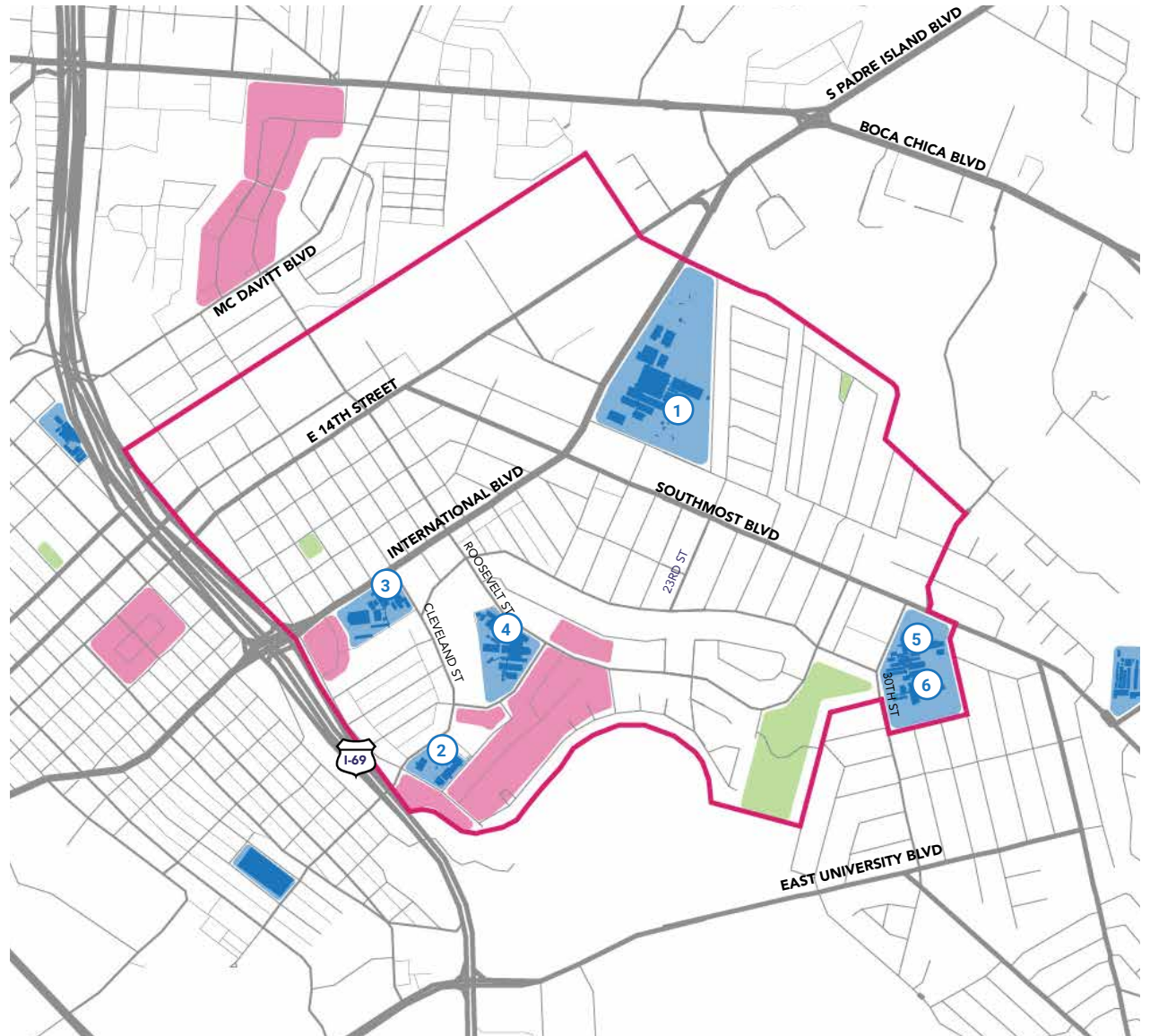
SCHOOLS ESCUELAS

The planning area includes six schools:

- 2 high schools
- 1 middle school
- 3 elementary schools

LEGEND

-  SCHOOLS
- 1** Porter High School
- 2** Lincoln Park High School
- 3** Canales Elementary School
- 4** Faulk Middle School
- 5** Cromack Elementary School
- 6** Castañeda Elementary School





1. PORTER HIGH SCHOOL



3. CANALES ELEMENTARY SCHOOL



4. FAULK MIDDLE SCHOOL



5. CROMACK ELEMENTARY SCHOOL



6. CASTAÑEDA ELEMENTARY SCHOOL



7. LINCOLN PARK HIGH SCHOOL


GOVERNMENT FACILITIES

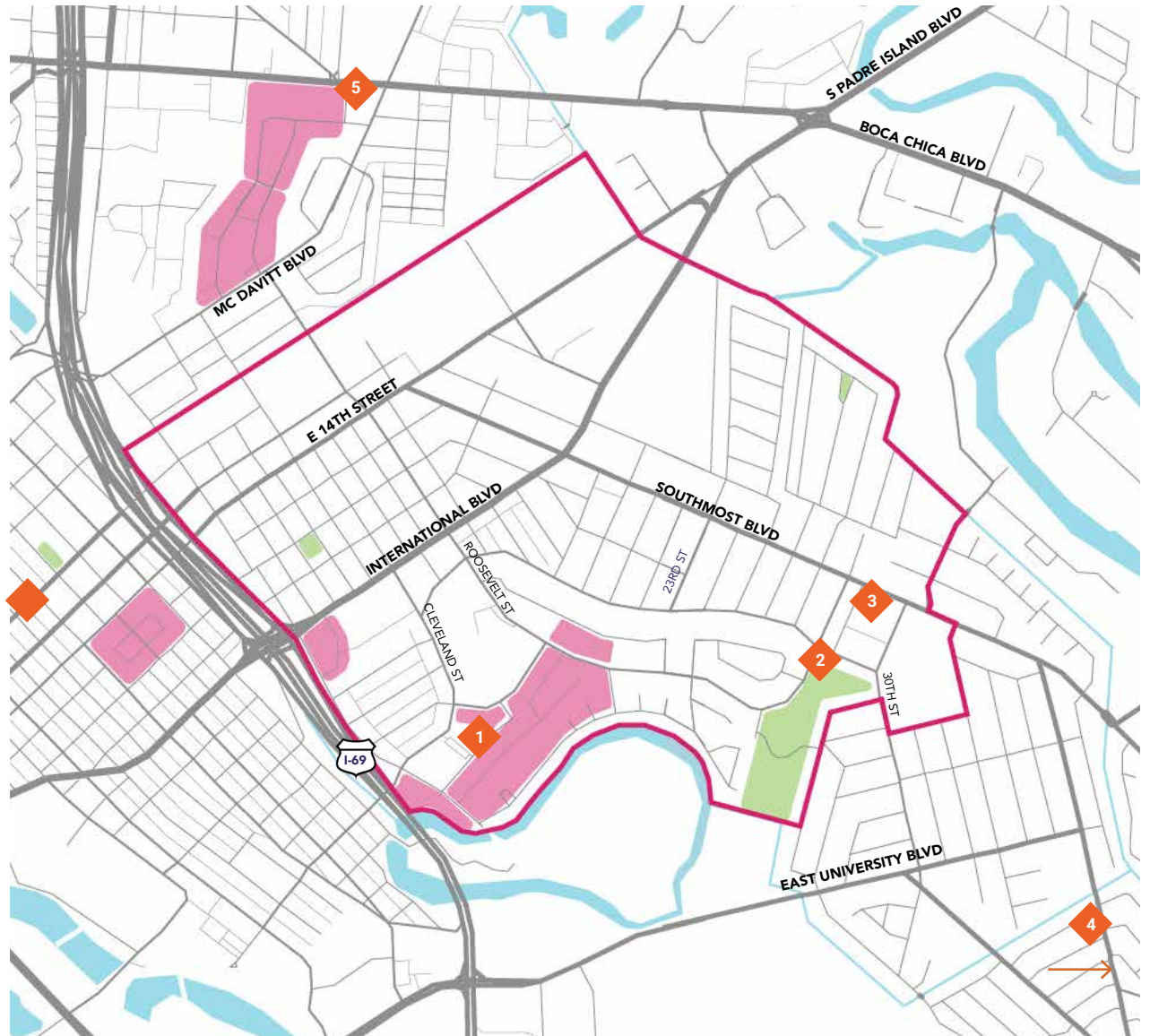
SERVICIOS DE GOBIERNO

The planning area includes facilities for the Police Department located on Southmost Blvd, the Fire Department adjacent to Gonzalez Park, and the Cameron County Juvenile Department.

The Southmost Branch of Brownsville Public Library is located about a half-mile east from the planning area, and is accessible via Southmost Boulevard. The offices of the Housing Authority of the City of Brownsville (HACB) are located on Boca Chica Boulevard - North of the planning area.

LEGEND

-  GOVERNMENT FACILITIES
- 1** Cameron County Juvenile Department
- 2** Fire Station 3
- 3** Southmost Community Network Center (Police Department)
- 4** Brownsville Public Library - Southmost Branch
- 5** HACB - Housing Authority of the City of Brownsville





2. FIRE STATION 3



3. SOUTHMOST COMMUNITY NETWORK CENTER (POLICE DEPARTMENT)



4. BROWNSVILLE PUBLIC LIBRARY - SOUTHMOST BRANCH



5. HOUSING AUTHORITY OF THE CITY OF BROWNSVILLE

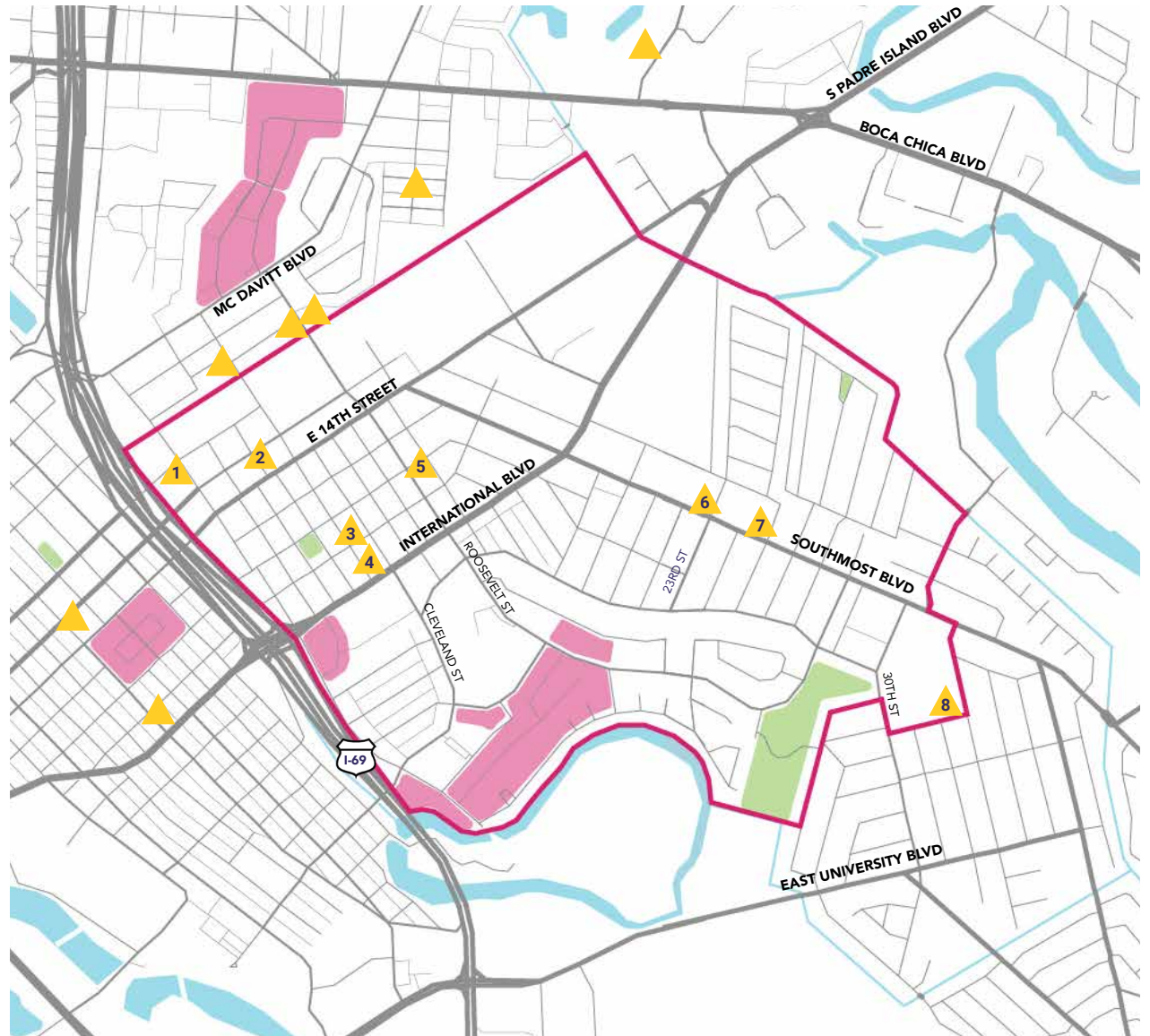
RELIGIOUS ORGANIZATIONS

ORGANIZACIONES RELIGIOSAS

The neighborhood has a significant number of religious organizations, and they are mostly concentrated in the area North of International Boulevard. A few others are located on Southmost Boulevard and 23rd Street.

LEGEND

-  RELIGIOUS ORGANIZATIONS
- 1 Our Lady of Guadalupe Catholic Church
- 2 Templo Impacto de Dios Verdad y Vida
- 3 Word of God Church
- 4 Iglesia Bautista Southmost
- 5 St Paul's Episcopal Church
- 6 Catholic Diocese-Brownsville
- 7 Bella Vista Christian Church
- 8 Primera Iglesia Bautista Mexicana





1. OUR LADY OF GUADALUPE CHURCH



3. WORD OF GOD CHURCH



4. IGLESIA BAUTISTA SOUTHWEST



5. ST. PAUL'S EPISCOPAL CHURCH



6. CATHOLIC DIOCESE BROWNSVILLE



7. BELLA VISTA CHRISTIAN CHURCH

COMMUNITY ORGANIZATIONS

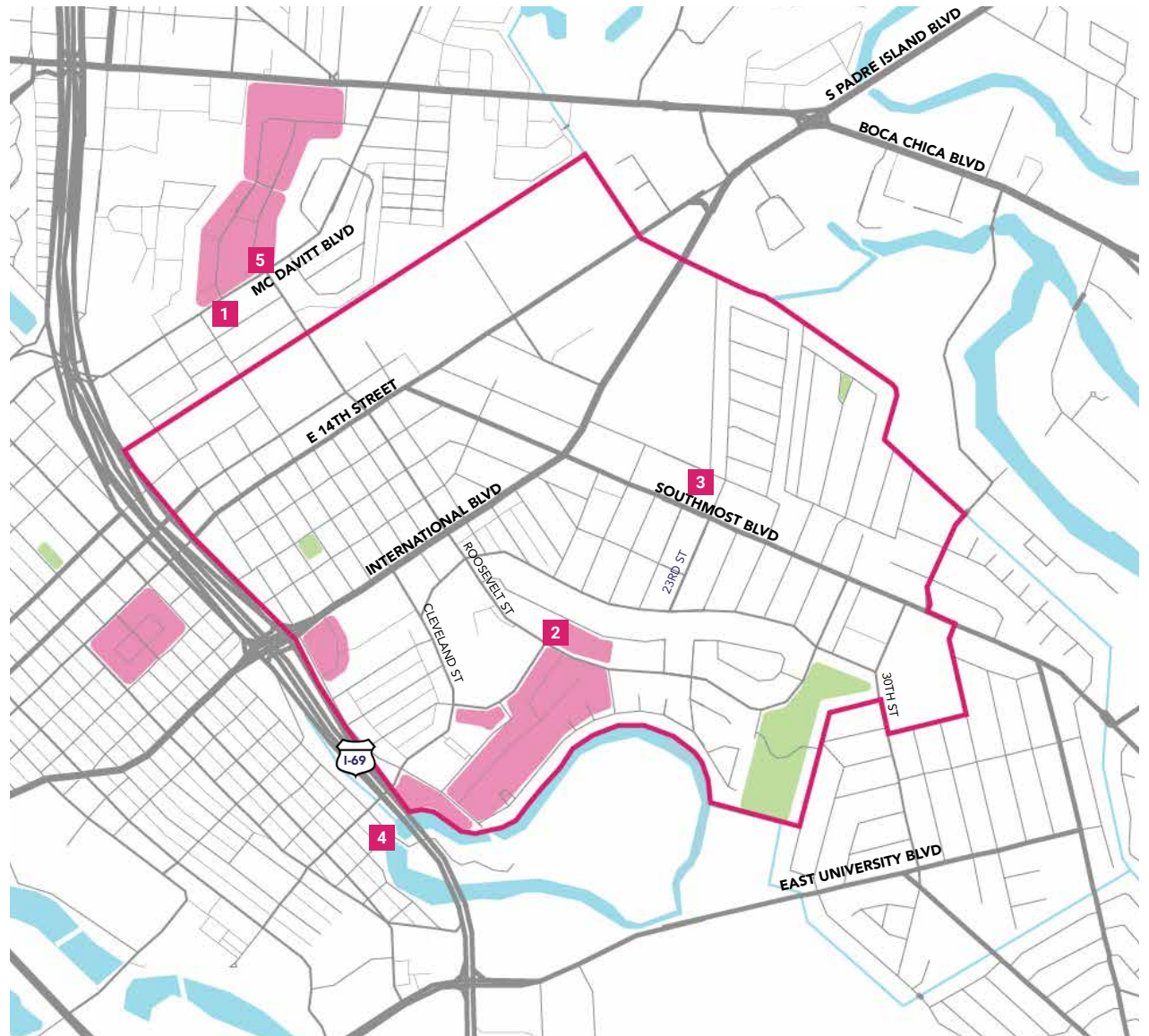
ORGANIZACIONES COMUNITARIAS

The planning area has a few assets that are being included as part of community organizations or groups. Esperanza Community Garden, located on HACB land and adjacent to Tangelo Quarters is supported by the Brownsville Wellness Coalition. The Brownsville Wellness Coalition also supports a nearby community garden (Lemon Grass) located South of Expressway I-69. The Alfonso Guevara Community Center supports the programming and events organized by Christ the King Catholic Church located on Southmost Boulevard.

Just outside of the planning area to the North, on Mc Davitt Boulevards is located CDCB Youth Brownsville – organization dedicated to youth training and capacity building in construction as well as leadership development.

LEGEND

- COMMUNITY ORGANIZATIONS
- 1** CDCB Youth Build Brownsville
- 2** Esperanza Community Garden
- 3** Alfonso Guevara Community Center
- 4** Lemon Grass Community Garden
- 5** Buena Vida Community Garden





1. CDCB YOUTH BUILD BROWNSVILLE



2. ESPERANZA COMMUNITY GARDEN



3. ALFONSO GUEVARA COMMUNITY CENTER (AT CHRIST THE KING CATHOLIC CHURCH)



4. LEMON GRASS COMMUNITY GARDEN

HEALTH-RELATED SERVICES

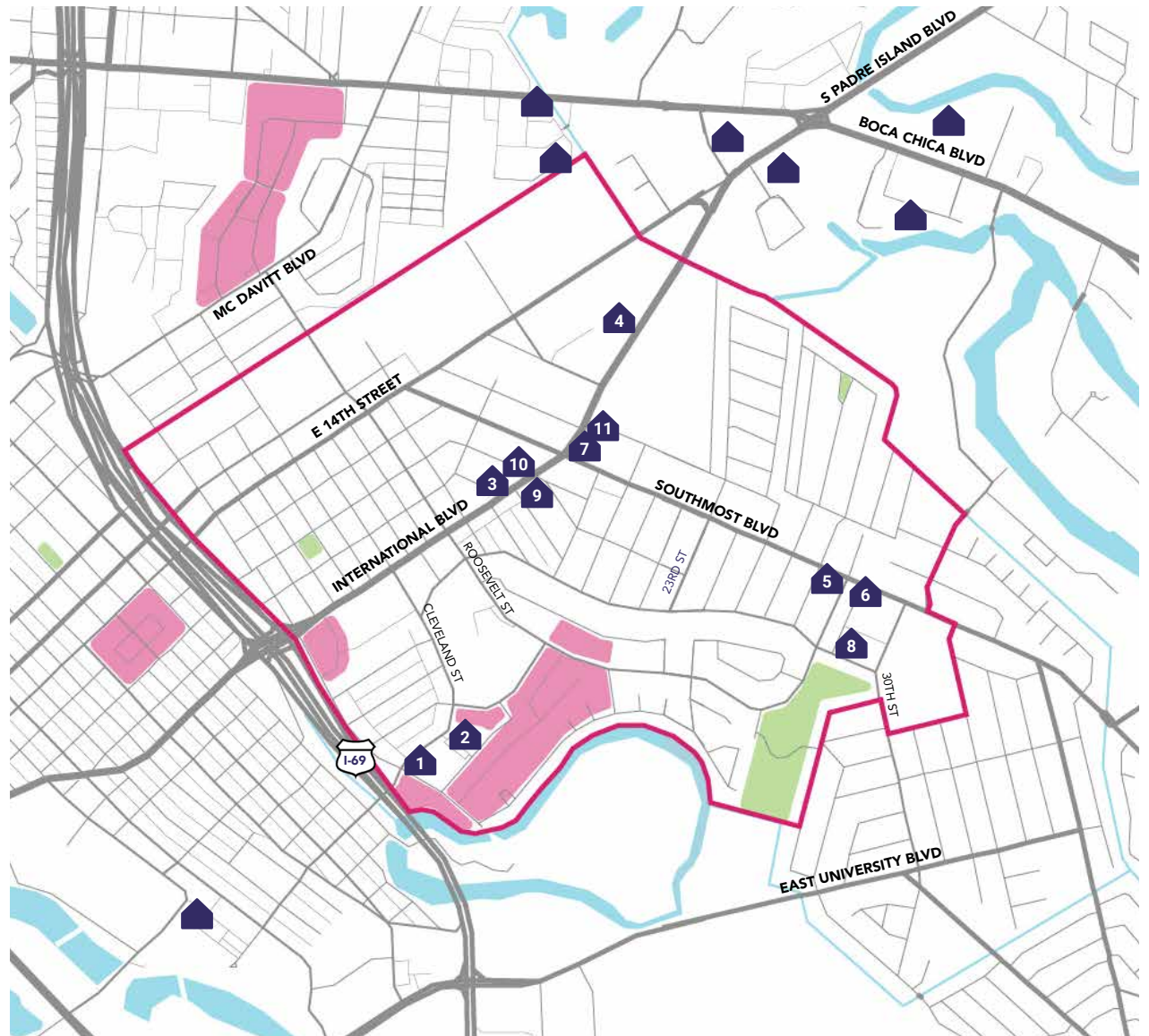
SERVICIOS RELACIONADOS A LA SALUD

The planning area includes a variety of health-related services including small clinics, outpatient care, and pharmacies.

Moody Clinic and the Brownsville Community Health Center are located on the South side; other facilities are clustered either at the intersection of International and Southmost Boulevard, and around the HEB Grocery store area on Southmost Boulevard and 30th Street.

LEGEND

-  HEALTH-RELATED SERVICES
- 1 Moody Clinic
- 2 Brownsville Community Health Center
- 3 Family Care Specialists
- 4 Healthy Women's Center Brownsville
- 5 Brownsville Dental Center
- 6 Healthy Tots of Brownsville
- 7 M&M Pediatrics
- 8 H-E-B Pharmacy
- 9 Tino's Prescription Shop
- 10 Alamo Pharmacy
- 11 Art's Pharmacy





1. MOODY CLINIC



2. BROWNSVILLE COMMUNITY HEALTH CENTER



3. FAMILY CARE SPECIALISTS



5. BROWNSVILLE DENTAL CENTER



6. HEALTHY TOTS OF BROWNSVILLE



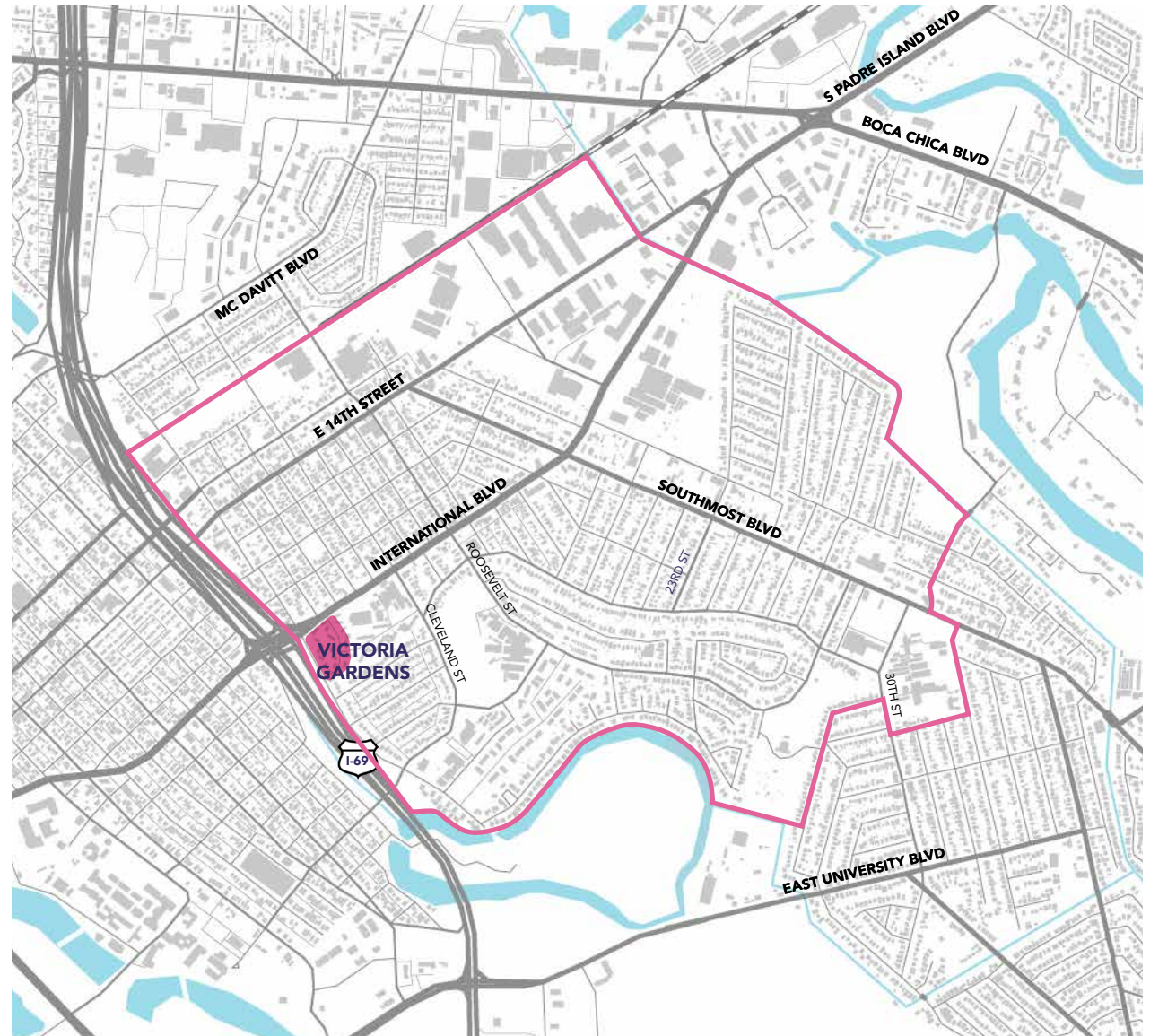
7. M&M PEDIATRICS

URBAN FORM & NEIGHBORHOOD CHARACTER

FORMA URBANA & CARACTERISTICAS DEL BARRIO

The neighborhood is composed by a majority of single family one-story residential buildings. The buildings along International Boulevard are primarily commercial spaces offering a variety of services, retail and prepared food (restaurants).

To the north, larger footprints of warehouses and light industry buildings are located along 14th Street.



1/2 MILE

5 MINUTE WALK

10 MINUTE WALK





HOUSING ON SOUTHMOST BOULEVARD



SINGLE FAMILY HOUSING ON 19TH STREET



MULTI-FAMILY HOUSING ON HAYES ST



SMALL BUSINESS ON SOUTHMOST BOULEVARD



SINGLE FAMILY HOUSING ON LINCOLN ST



SINGLE FAMILY HOUSING ON ARTHUR ST

EXISTING LAND USE

USOS DEL SUELO

LEGEND

- Residential
- Commercial
- Education
- Health
- Community
- Industrial
- Open Space
- Government Service

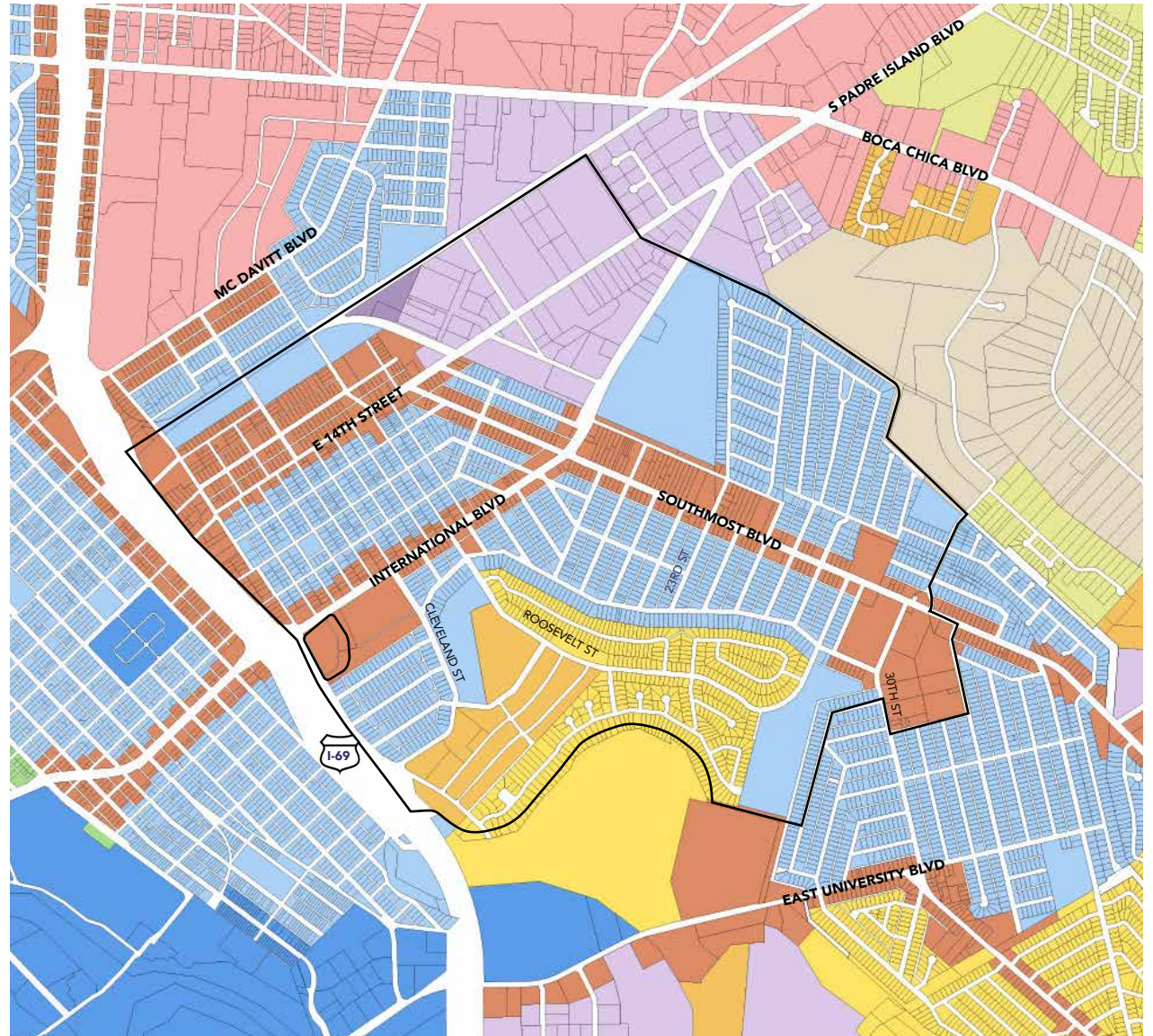


ZONING ZONIFICACIÓN

The majority of the planning area corresponds to the TN (Traditional Neighborhood) zoning, and TN-C (Traditional Neighborhood Corridor) allocated to the parcels along International Boulevard, Southmost Boulevard and 14th Street. The North, located between the railway and International Boulevard, there is an active industrial area mostly zoned for Light Industry (LI).

LEGEND

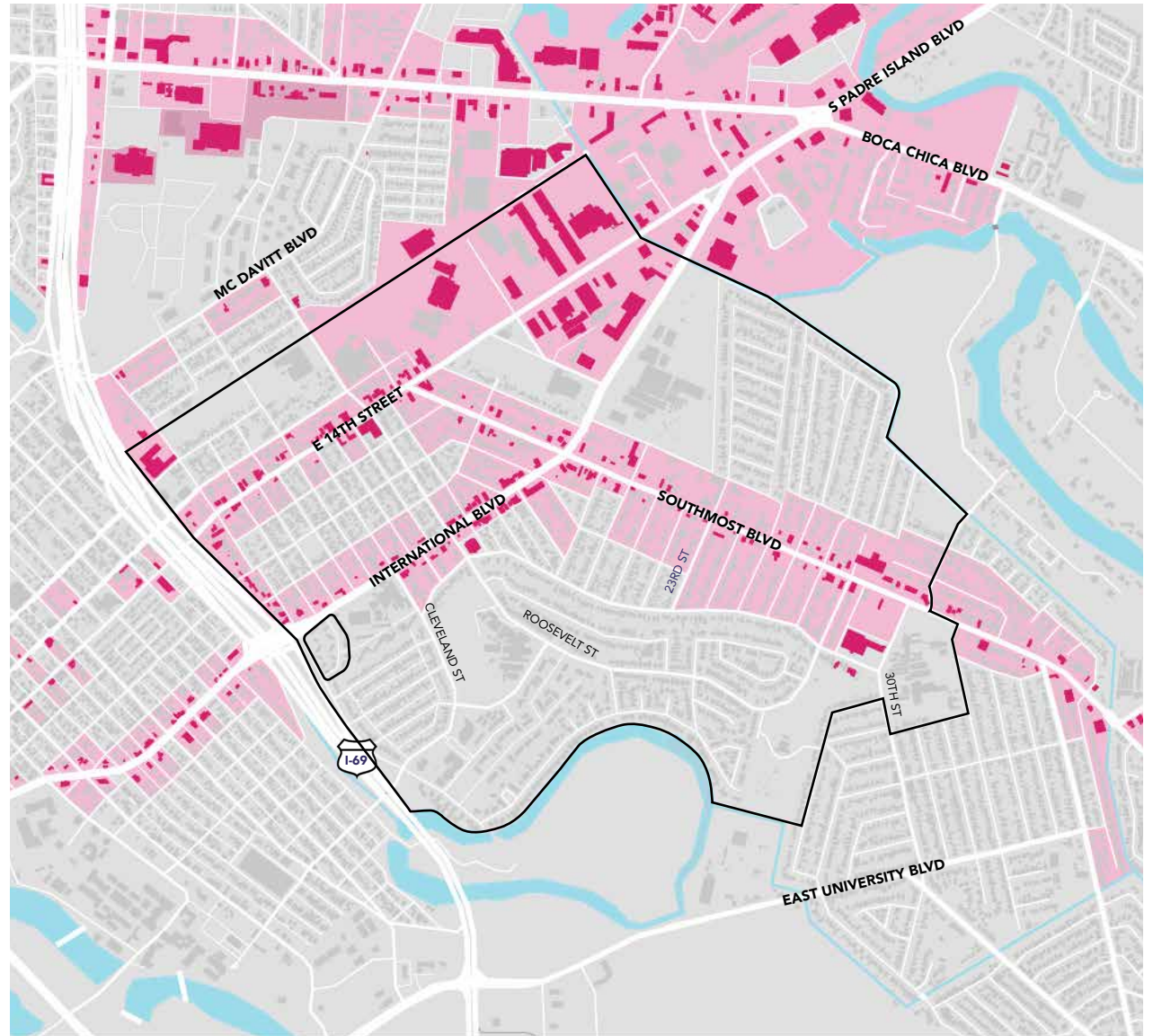
- TN - Traditional Neighborhood
- TN-MU - Traditional Neighborhood Mixed Use
- TN-C - Traditional Neighborhood Corridor
- R-3 - Residential Transition
- R-2 - Residential Suburban
- R-1 - Residential Single Family
- RE - Residential Estate
- CC - Corridor Commercial
- DE - Downtown Edge
- LI - Light Industrial
- HI - Heavy Industrial



NEIGHBORHOOD CORRIDORS

CORREDORES URBANOS

The planning area is structured by two main neighborhood corridors - International and Southmost Boulevards which concentrated the commercial activity and areas of employment. The character of these corridors is vehicle oriented featuring building being setback from the sidewalk, and allocating parking spaces to the front of their properties.



LEGEND

Businesses



TYPES OF BUSINESSES

TIPOS DE NEGOCIOS

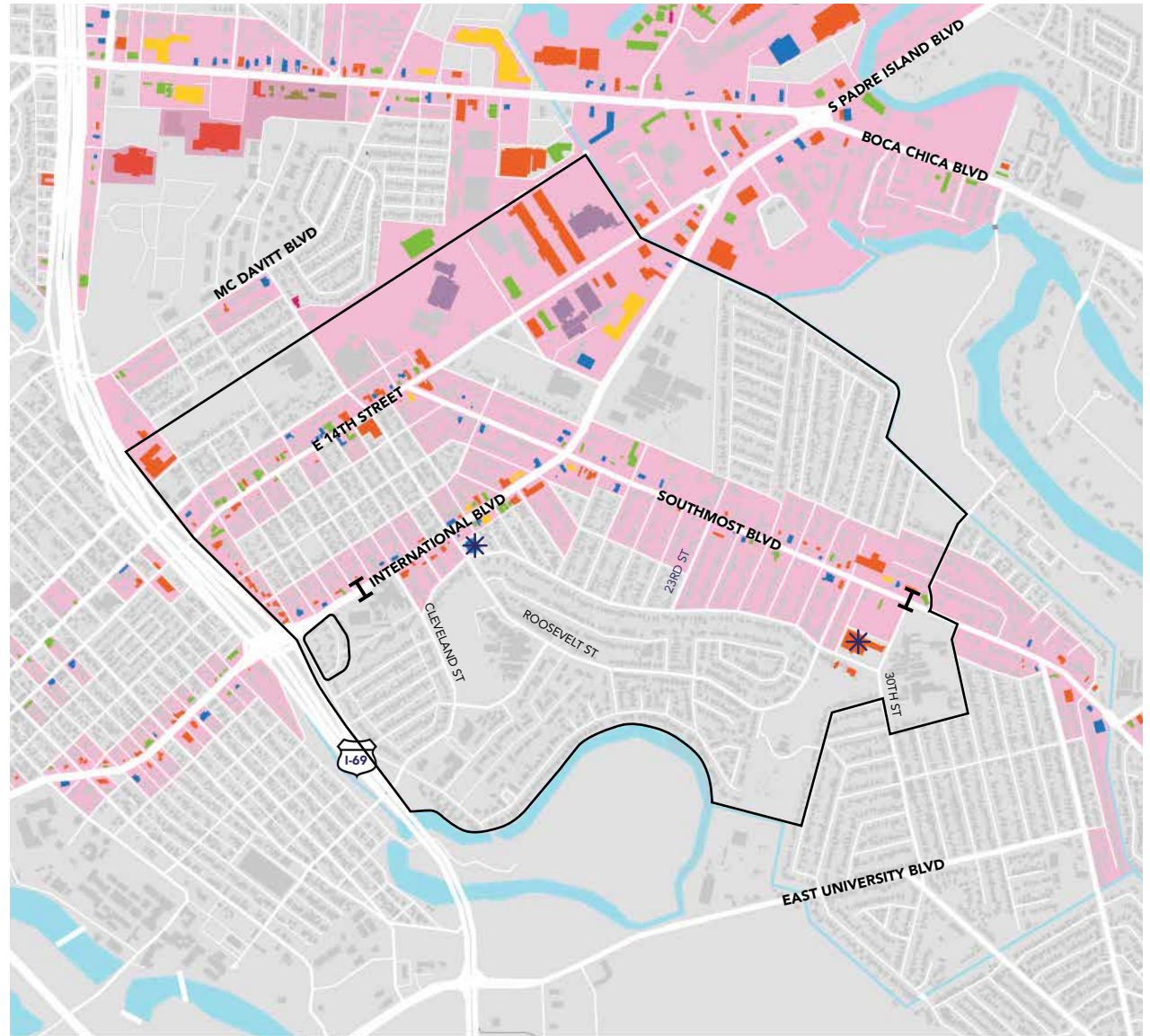
The commercial corridors allocate a broad variety of businesses, concentrating the smaller buildings along International Boulevard between the 1-69 Expressway and Southmost Boulevard; Southmost Boulevard and 14th Street. Businesses with a industrial activity and services (including storage), are located to the north of the planning area, and closer to the intersection of 14th Street and International Boulevard.

Both Boulevards have a grocery store – HEB Grocery Store located on Southmost Boulevard and 30th Street, and Lopez Grocery Store located on International Boulevard and Roosevelt Street.

LEGEND

- Retail
- Food
- Services
- Mixed (Retail / Food/ Services)
- Industrial

- ✱ Grocery Store
- H Pedestrian Bridge





INTERNATIONAL BOULEVARD & GARFIELD STREET LOOKING NORTH



SOUTHMOST BOULEVARD & 30TH STREET LOOKING WEST



INTERNATIONAL BOULEVARD & GARFIELD STREET LOOKING SOUTH



SOUTHMOST BOULEVARD & 30TH STREET LOOKING EAST

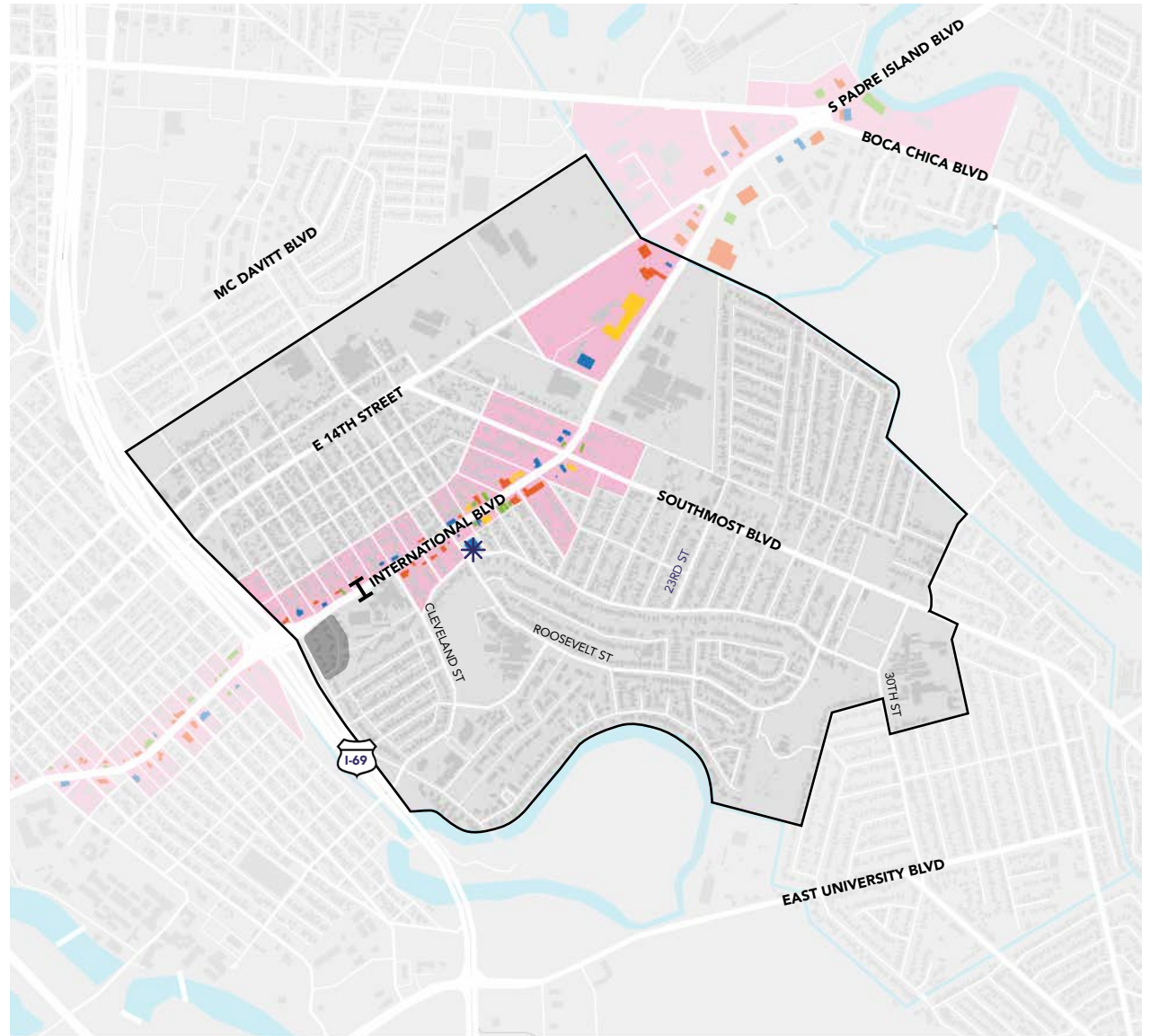
INTERNATIONAL BOULEVARD

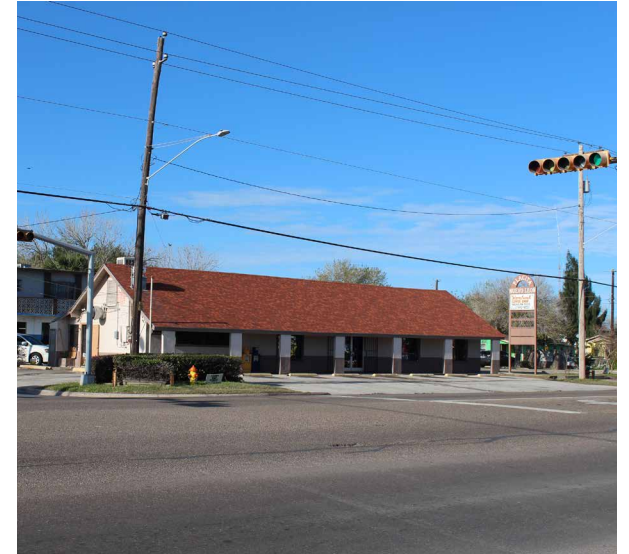
The commercial spaces along International Boulevard correspond to buildings of smaller footprint between the Expressway I-69 and Southmost Boulevard. The mix of business types is very balanced combining majority of retail, restaurants and services. There is a significant presence on businesses servicing vehicles (mechanic shops and sales of auto parts).

LEGEND

- Retail
- Food
- Services
- Mixed (Retail / Food/ Services)
- Industrial

- ✱ Grocery Store
- H Pedestrian Bridge





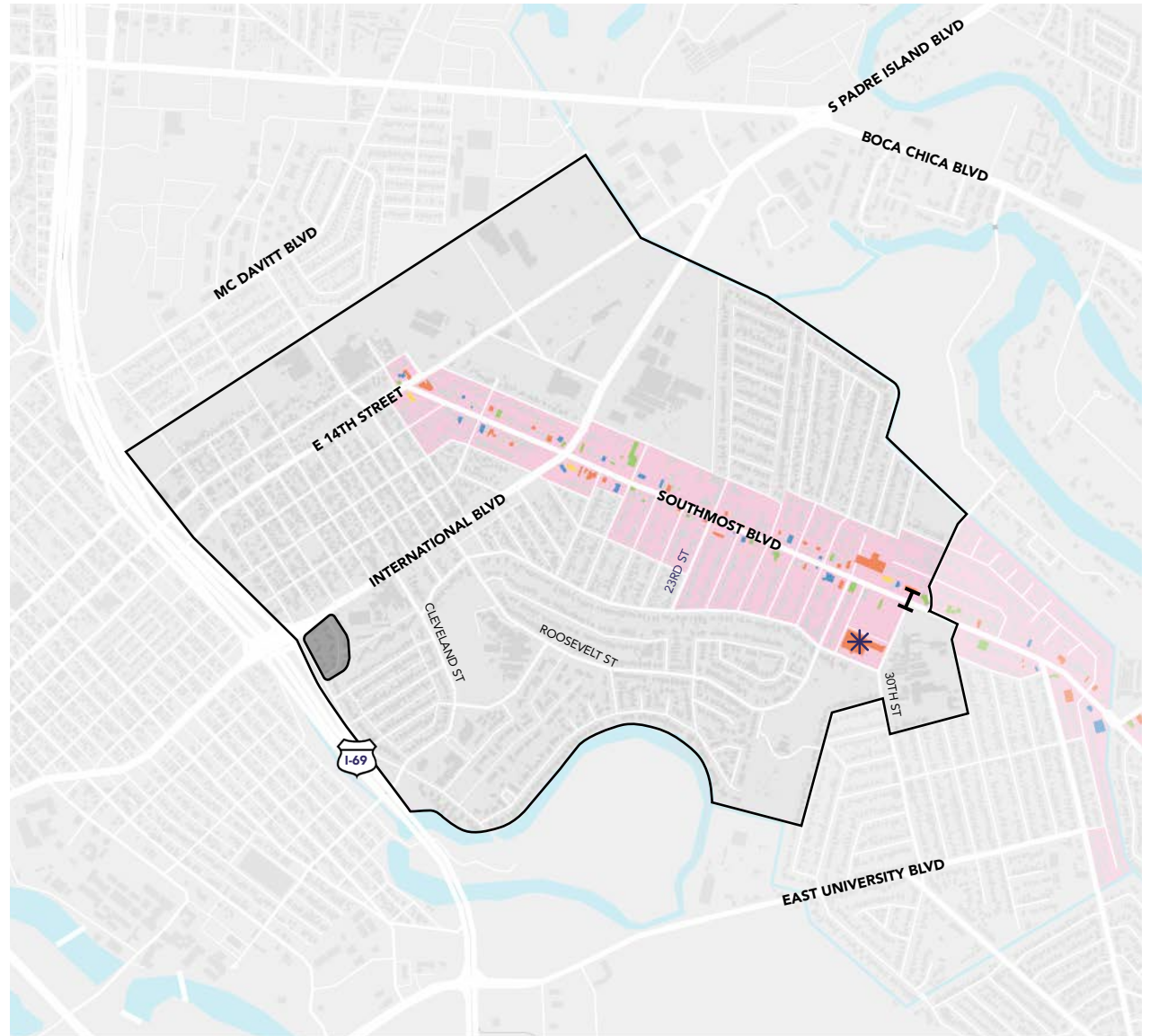
SOUTHMOST BOULEVARD

This stretch of Southmost Boulevard concentrates a significant number of businesses auto-oriented (vehicle sales, repairs, maintenance services). Many retail and services businesses have adapted former residential buildings into commercial spaces. Toward the East area, in proximity to HEB grocery store, there are more recent buildings clustering restaurants and retail with a strip mall typology.

LEGEND

- Retail
- Food
- Services
- Mixed (Retail / Food/ Services)
- Industrial

- ✱ Grocery Store
- H Pedestrian Bridge





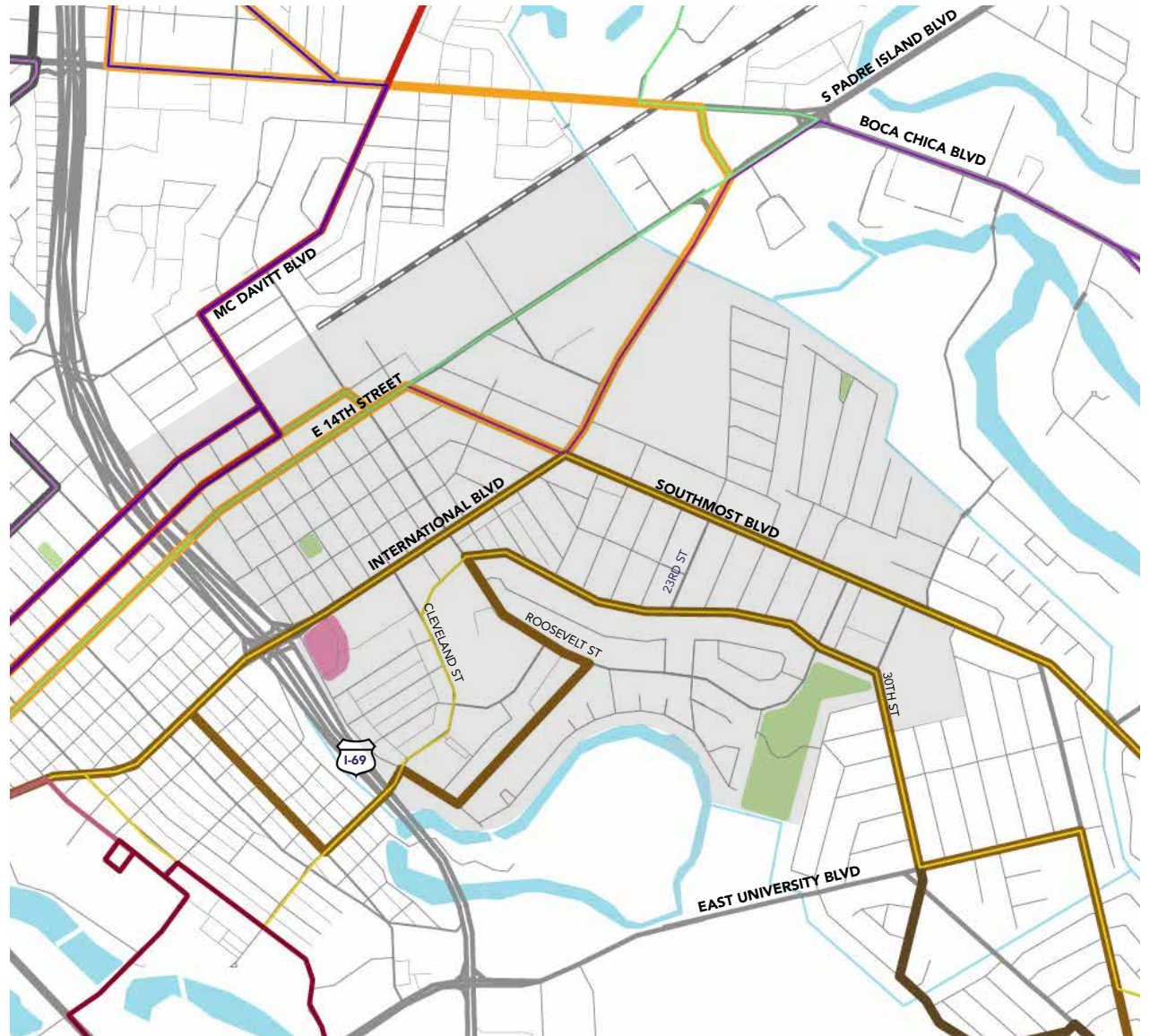
BUS ROUTES

RUTAS DE AUTOBÚS

The neighborhood is served by major transportation bus routes; several of them run along International and Southmost Boulevards. Additional routes North of International run on 14th Street and McDavitt Boulevard, and South of International on Hortencia Boulevard and Cleveland Street. Existing bus routes offer a strong connectivity with the Downtown area.

LEGEND

- Route 3 - ROCKWELL
- Route 4 - LOS EBANOS
- Route 6 - SOUTHMOST
- Route 6A - SOUTHMOST SATURDAY RT
- Route 7 - BILLY MITCHELL
- Route 8 - LEMON
- Route 9 - AUSTIN
- Route 11 - OLD PORT ISABEL
- Route 13 - SUNRISE MALL
- Route 14 - SCORPION CONNECTOR
- Route 15 - SCORPIO CIRCULAR
- Route 20 -NORTH
- Victoria Gardens
- Parks
- Railway

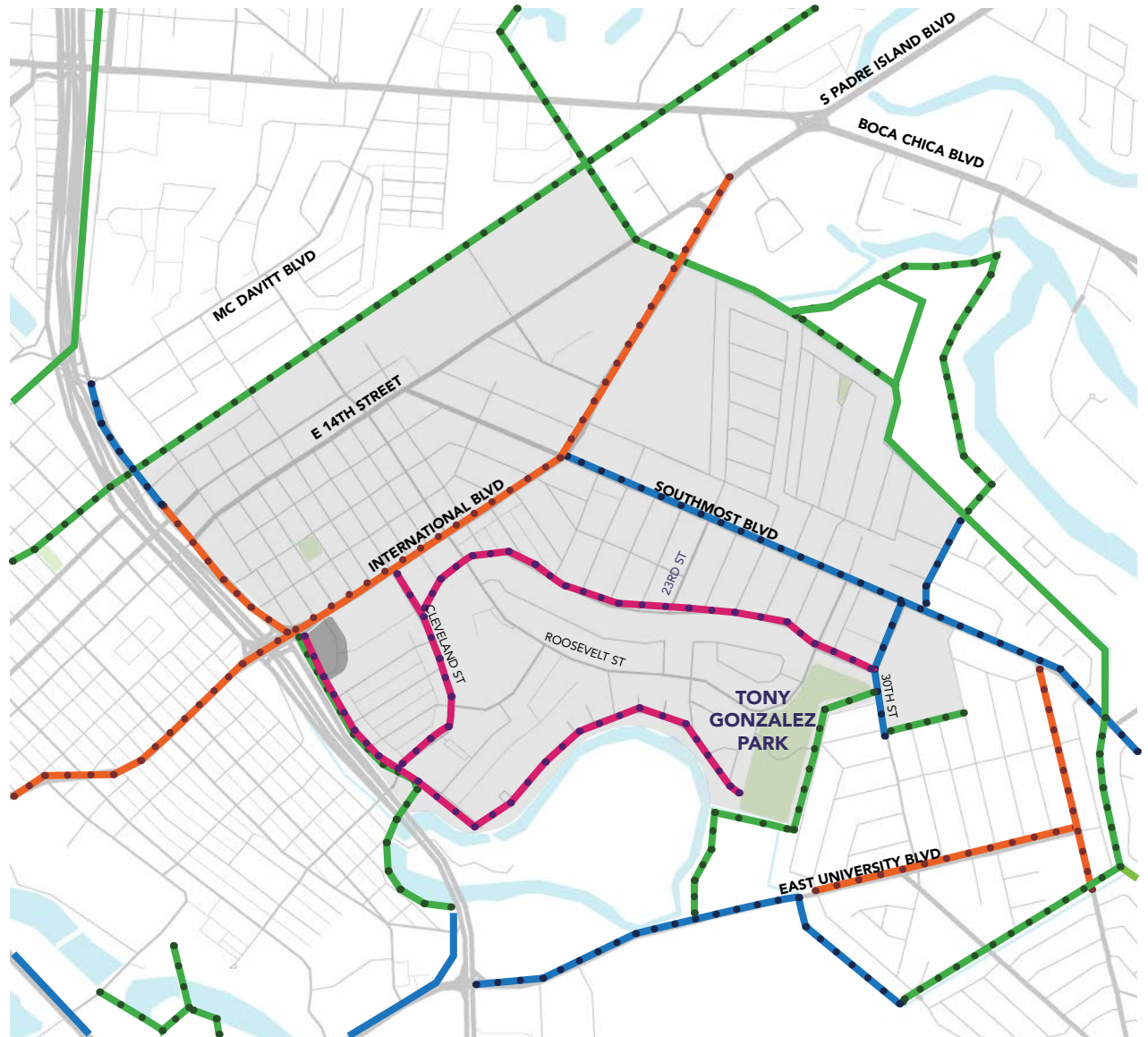


BIKE NETWORK RED DE CICLOVÍAS

The planning area comprises a network of shared and dedicated bike lanes. According to the 2013 Bicycle and Trail Master Plan, the most recent addition to the neighborhood is the Southmost Nature Trail, a shared bike and pedestrian path located West of Owens Road which opened in 2017.

LEGEND

-  Proposed Bike Lane
-  Proposed Side path
-  Proposed Trail / Shared Use Path
-  Proposed Shared Lane Marking
-  Existing Trail / Shared Use Path



PLANS & INITIATIVES

PLANES & INICIATIVAS

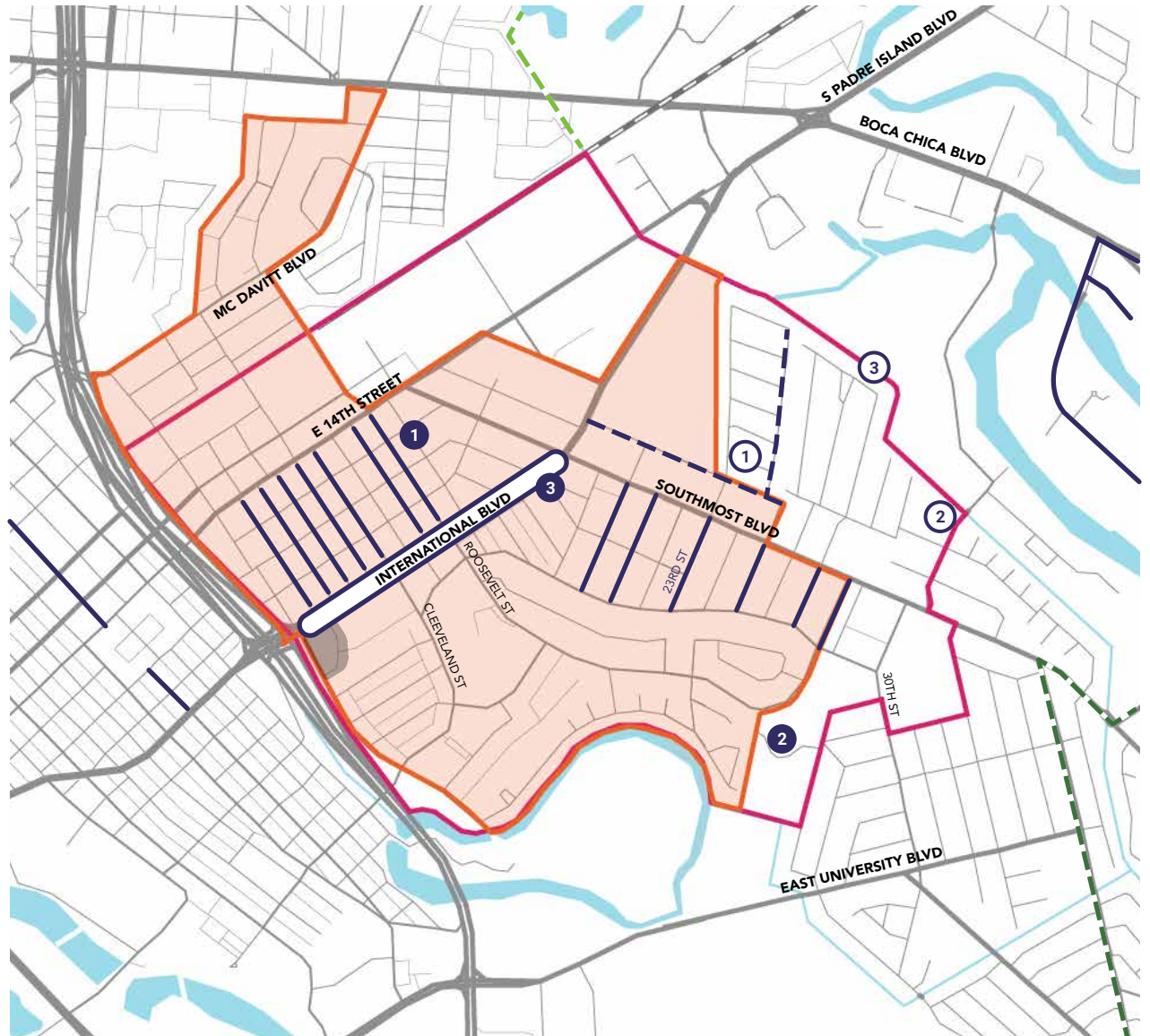
The area has been identified by the City of Brownsville as a primary focus area for reinvestment through its designation as an NRSA. NRSA (Neighborhood Revitalization Strategy Area) is an area selected for specialized investment for greater impact, primarily for residents who fall under the following income levels: 80 percent or below the Median Income. Recent capital investments include street and amenity improvements.

LEGEND

- IS Choice Neighborhood Plan Boundary
- Neighborhood Revitalization Strategy Area
- Southwest Trail - Phase 2
- Southwest Trail - Phase 3

- Capital Improvements FYI 2020-2021
- 1 Street Improvements
- 2 Gonzalez Park Improvements
- 3 Traffic Light Synchronization

- Capital Improvements FYI 2021-2022
- 1 Street Improvements
- 2 Southmost 2M Gallon Water Tower
- 3 Southmost Storybook Trail



HOUSING

HACB HOUSING DEVELOPMENTS
DEMOGRAPHICS
VICTORIA GARDENS SITE PLAN
ACCESS & CIRCULATION
PUBLIC TRANSPORTATION
PARKING
BUILDING TYPES
OPEN SPACE
PEDESTRIAN PATHWAYS

VIVIENDA

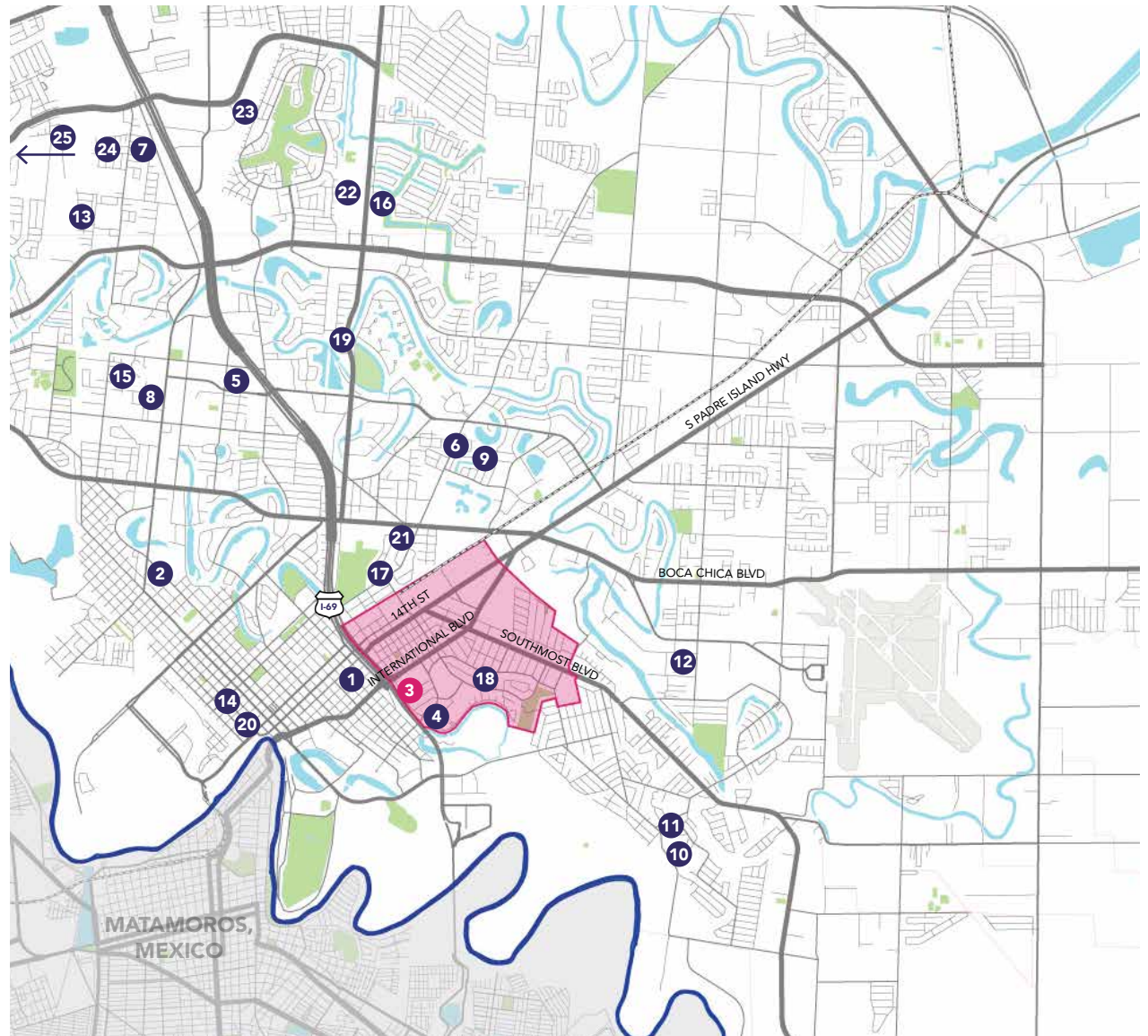
DESARROLLOS DE VIVIENDA (HACB)
DEMOGRAFÍA
PLANO DEL CONJUNTO VICTORIA GARDENS
ACCESO Y CIRCULACIÓN
TRANSPORTE PÚBLICO
ESTACIONAMIENTO
TIPOS DE EDIFICIOS
ESPACIO ABIERTO
SENDAS PEATONALES

HACB HOUSING DEVELOPMENTS

DESARROLLOS DE VIVIENDA (HACB)

LEGEND

- | | |
|------------------------|----------------------------|
| 1 Buena Vida | 14 Villa Del Sol |
| 2 Bougainvillea | 15 Sunset Haven |
| 3 Victoria Gardens | 16 Paseo Plaza |
| 4 Citrus Gardens Annex | 17 Tropical Gardens |
| 5 Las Brisas | 18 Citrus Gardens |
| 6 Linda Vista | 19 Candlewick |
| 7 Rose Gardens | 20 El Jardin |
| 8 Sunset Terrace | 21 Poinsettia Gardens |
| 9 84 Alan A Dale | 22 Trail Village |
| 10 527 Ramada | 23 Bella Terra |
| 11 574 Ramada | 24 Rancho Del Cielo I & II |
| 12 265 Augusta | 25 Sanchez Vela |
| 13 2578 Williams Ave | |



VICTORIA GARDENS

DEMOGRAPHICS

DEMOGRAFÍA

TOTAL NUMBER OF HOUSEHOLDS

Numero total de hogares

46

TOTAL NUMBER OF HOUSEHOLD MEMBERS

Numero total de miembros de hogar

112

RACE

Raza

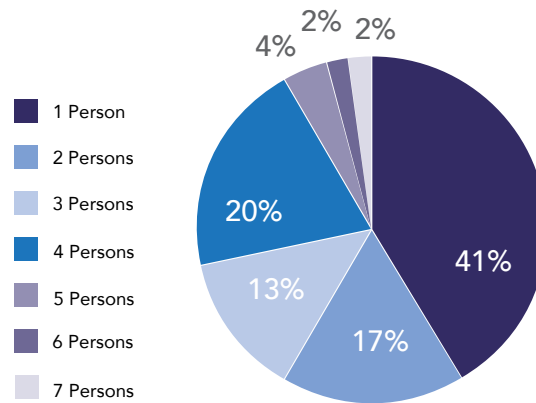
100% White

ETHNICITY

Etnia

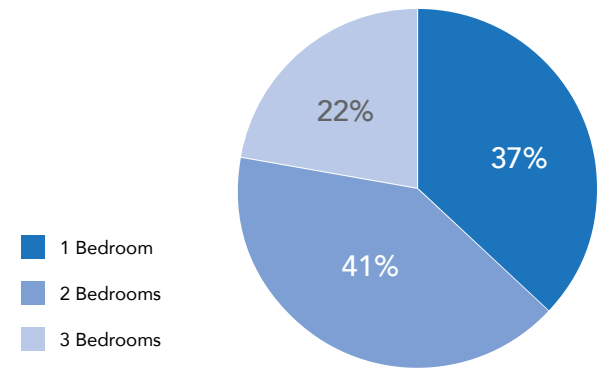
100% Hispanic / Latino

DISTRIBUTION OF HOUSEHOLD SIZE

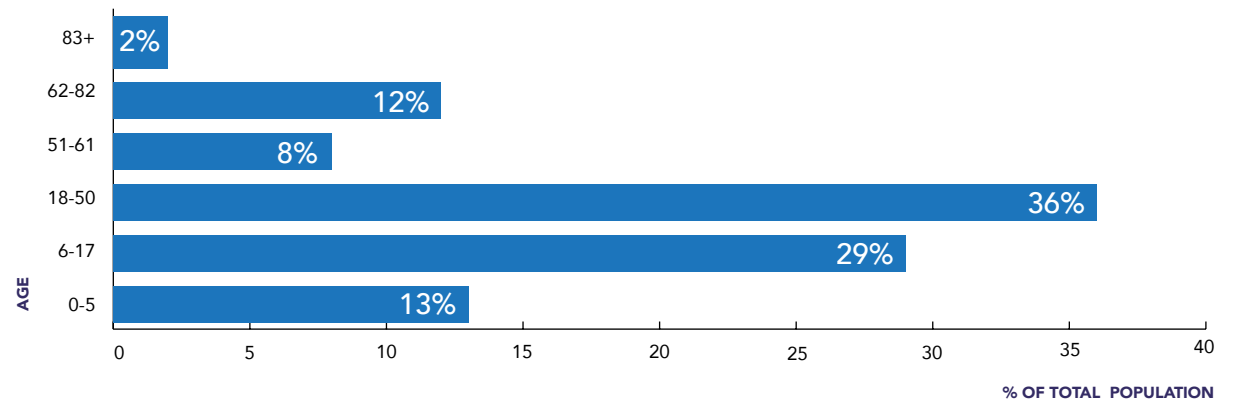


Source: HACB Records - "Victoria Gardens Family Demographics"

DISTRIBUTION OF NUMBER OF BEDROOMS



DISTRIBUTION BY HOUSEHOLD MEMBER'S AGE

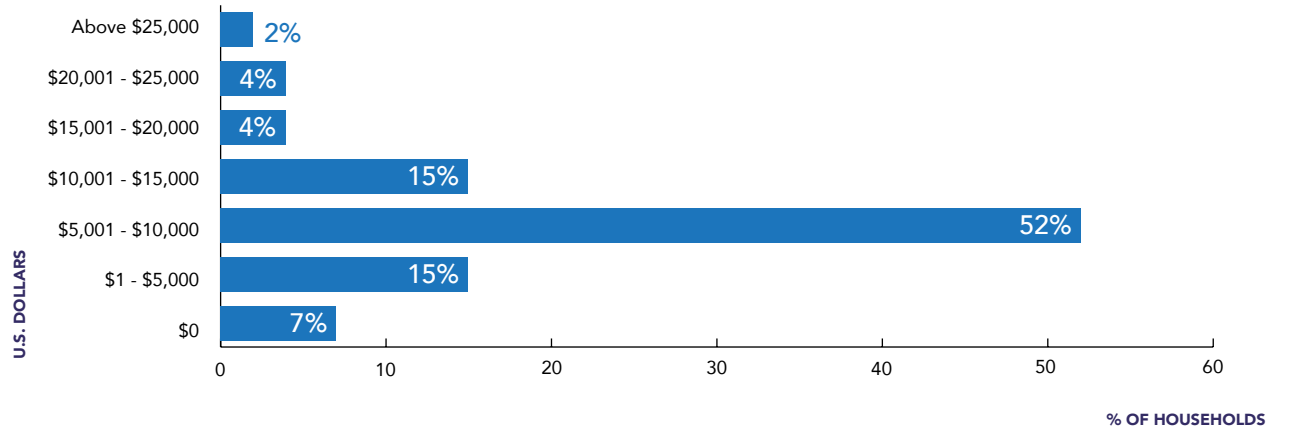


Source: HACB Records - "Victoria Gardens Family Demographics"

DEMOGRAPHICS

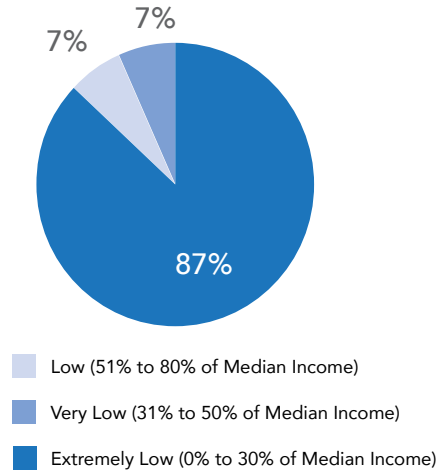
DEMOGRAFÍA

AVERAGE ANUAL INCOME



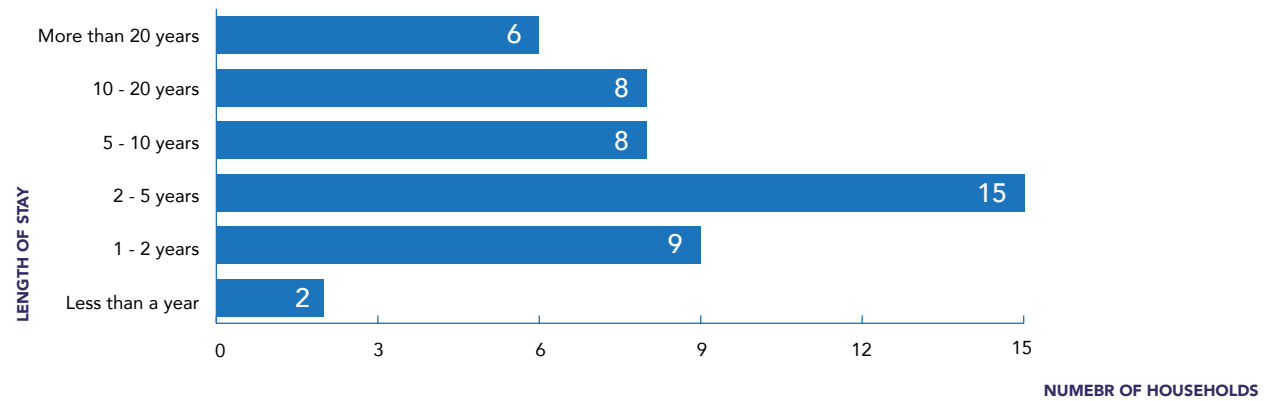
Source: HACB Records - "Victoria Gardens Family Demographics"

DISTRIBUTION OF INCOME



Source: HACB Records - "Victoria Gardens Family Demographics"

DISTRIBUTION BY LENGTH OF STAY

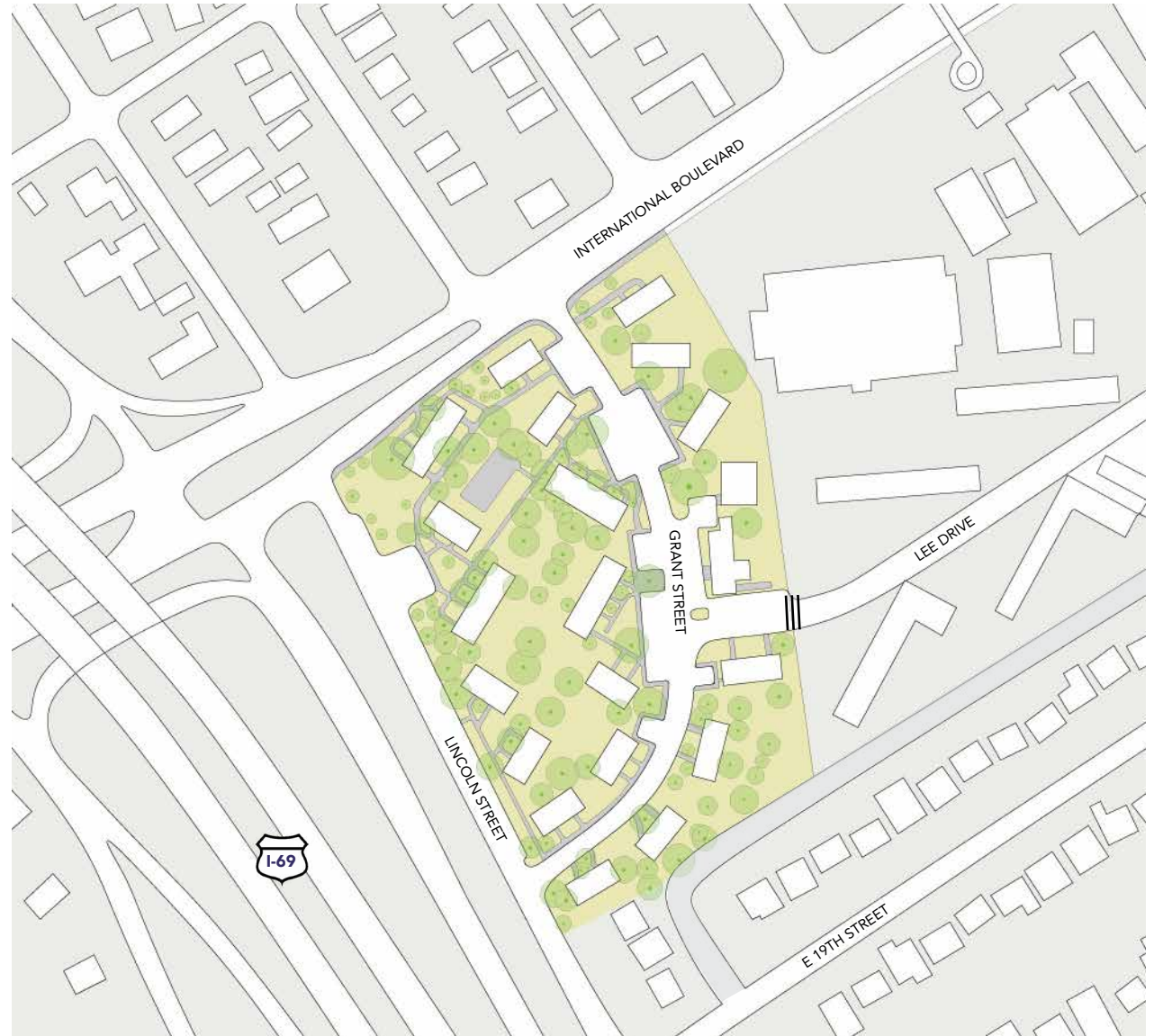


Source: HACB Records - "Victoria Gardens Family Demographics"

VICTORIA GARDENS SITE PLAN PLANO DEL CONJUNTO

Located at 1804 Grant Street, the 46-unit Victoria Gardens development was constructed in 1944 and is the third-oldest in HACB's portfolio.

- It has a population of 111 residents, including 45 youth under the age of 18.
- The average household income for residents is \$9,048.
- 87% of families have a female head of the household.
- The buildings are organized along the edge of the blocks on Grant St, Lincoln St and International Boulevard while the central area consists of a shared open space.
- The buildings located on the east and west sides of Grant Street are sited on an angle in relationship to the curb line. The buildings located on the southern area are sited parallel to the edge of the street.



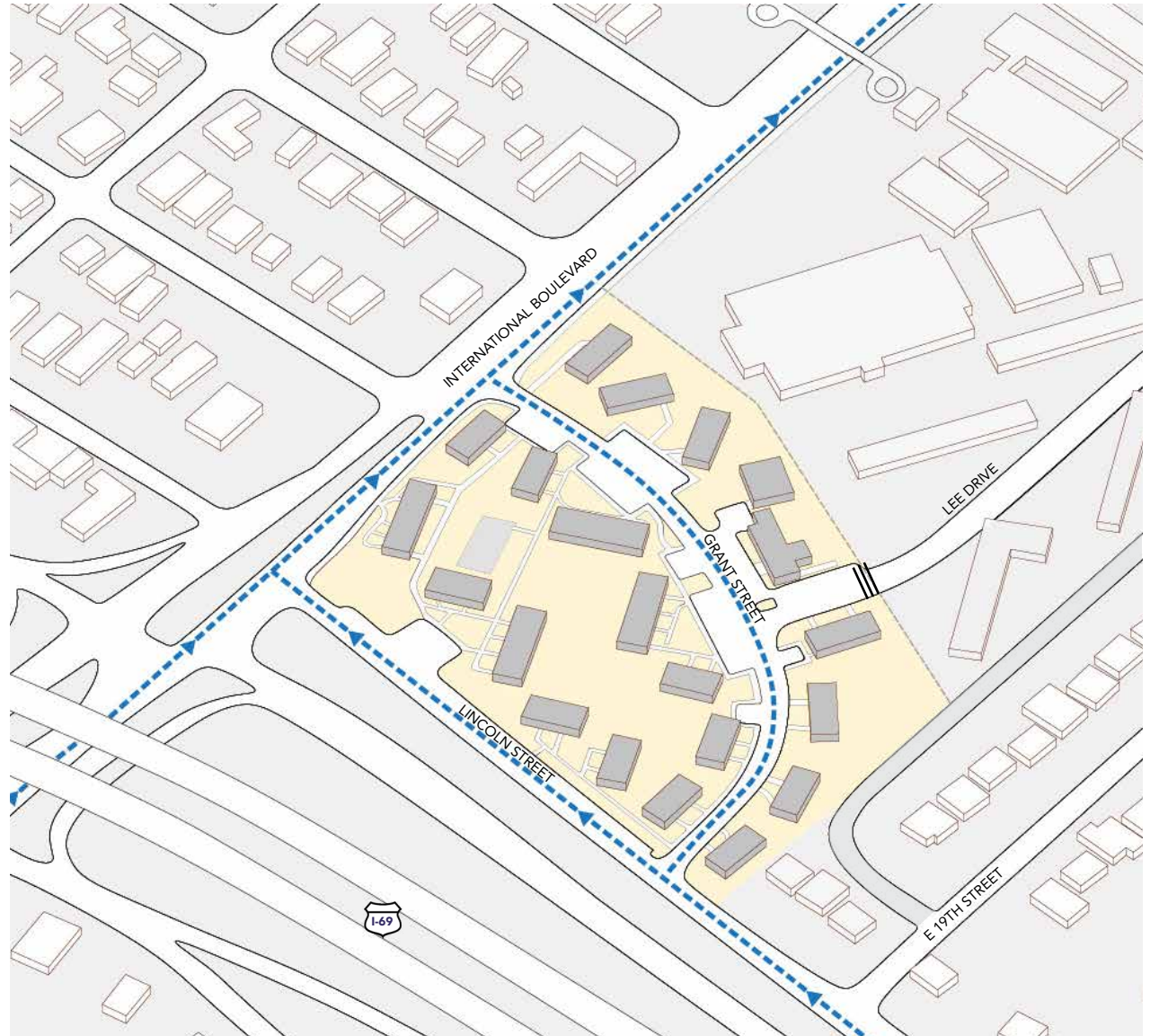


ACCESS & CIRCULATION

ACCESO Y CIRCULACIÓN

International Boulevard provides main access to Victoria Gardens. Grant street runs through the development connecting it from the Boulevard to Lincoln Street which is located parallel to I-69's frontage road.

Lee Drive runs along Canales Elementary School and connects Victoria Gardens to Cleveland Street. Although it is a continuous road, it has a controlled gated access between the school and Victoria Gardens that only opens during school drop-off and pick-up periods.



LEGEND

≡ Controlled gated access





GRANT STREET LOOKING EAST



GRANT STREET ENTRANCE ON INTERNATIONAL BOULEVARD LOOKING NORTH



INTERSECTION OF GRANT STREET & LINCOLN STREET LOOKING EAST



LINCOLN STREET LOOKING NORTH

PUBLIC TRANSPORTATION

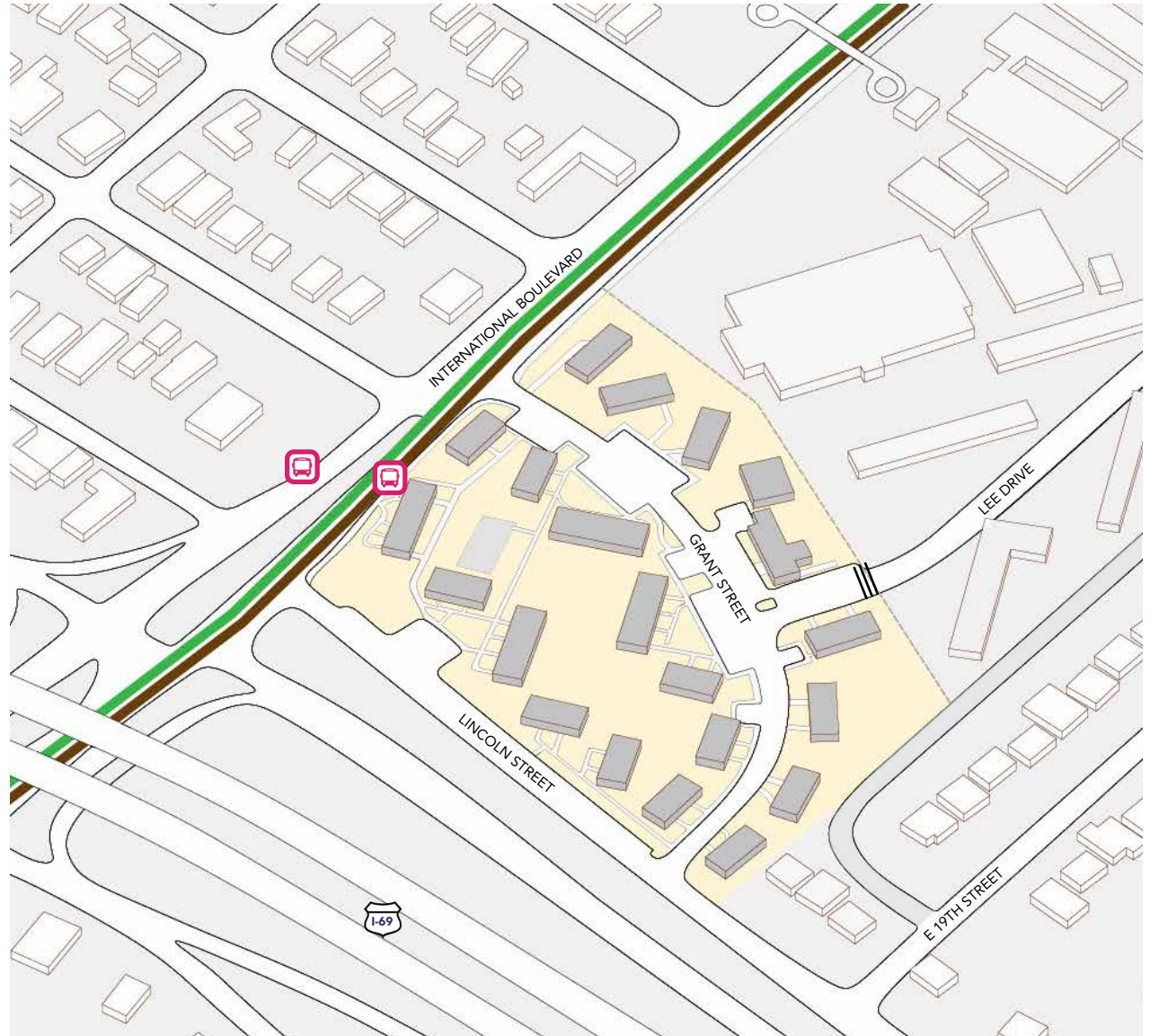
TRANSPORTE PÚBLICO

Victoria Gardens development has direct access to a bus stop located on International Boulevard, where bus routes 6 and 8 run. Another stop is located across the Boulevard.

A new bus shelter has been installed recently on the east side of International which is adjacent to Victoria Gardens property.

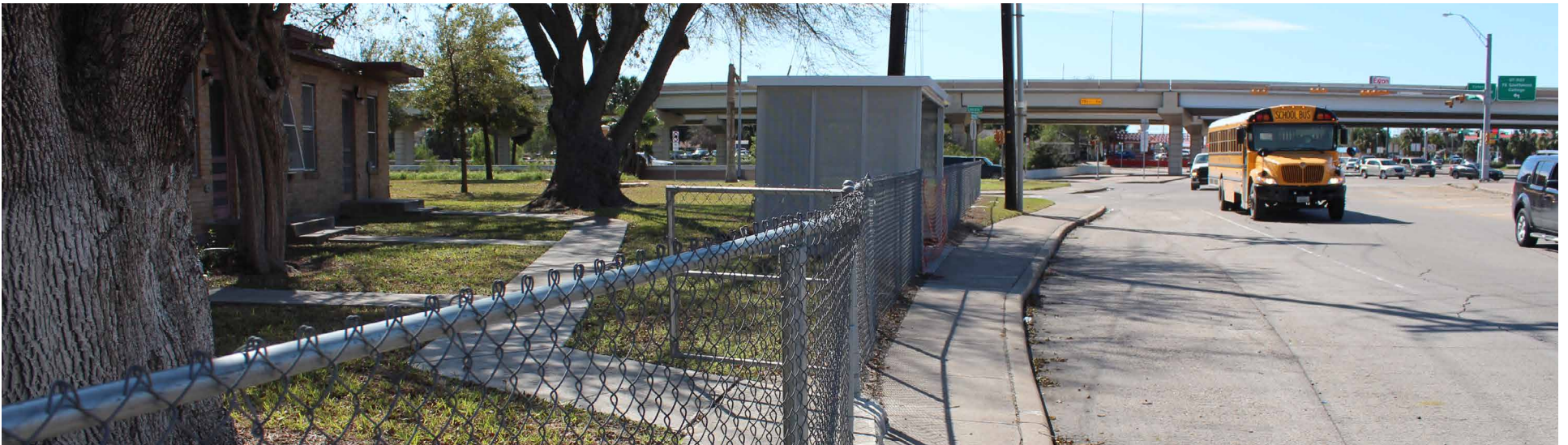
LEGEND

- Bus Route 8 - Lemon
- Bus Route 6 - Southmost
- Bus Stop





NEW BUS SHELTER ON INTERNATIONAL BOULEVARD LOOKING NORTH

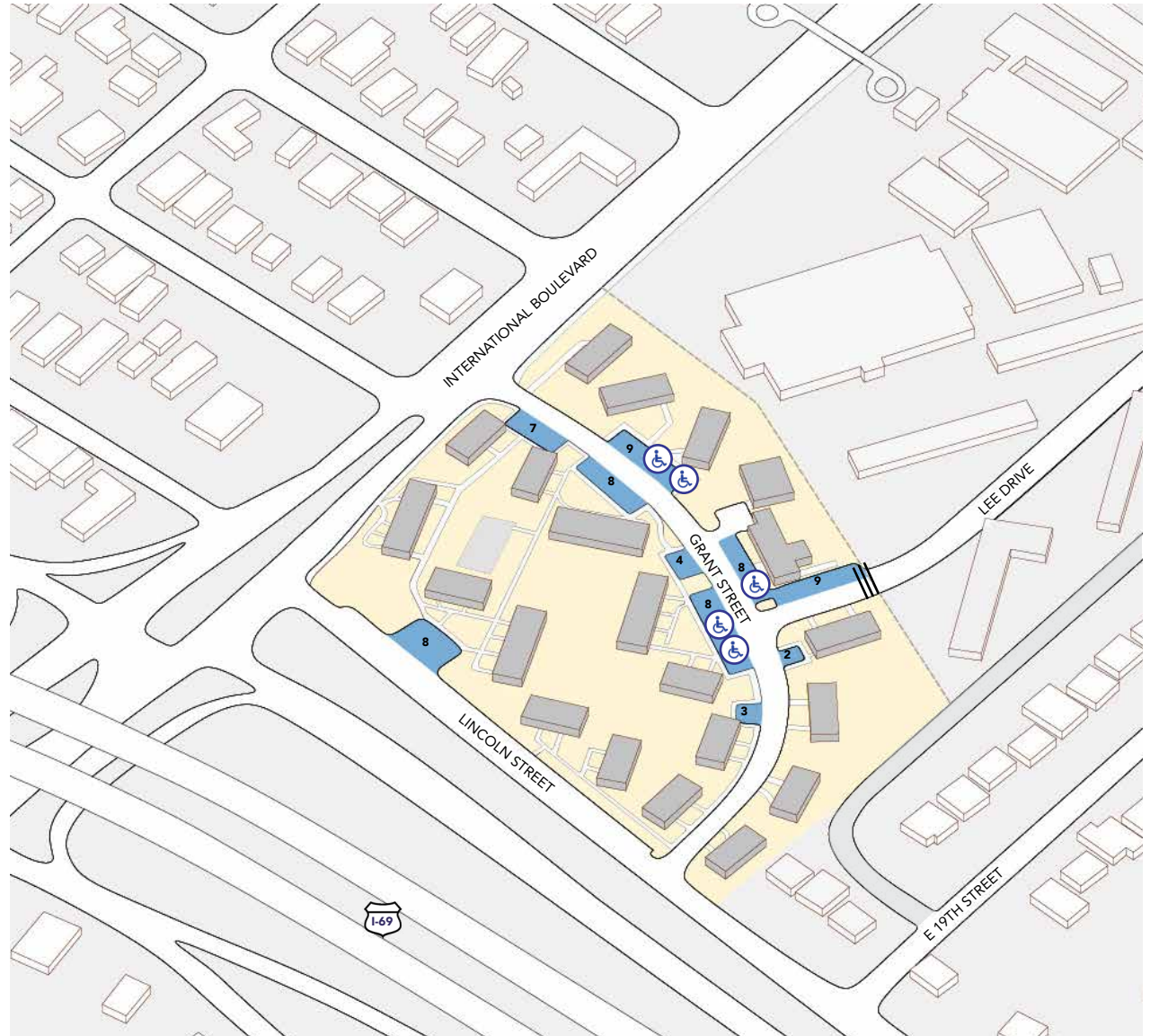


NEW BUS SHELTER ON INTERNATIONAL BOULEVARD LOOKING SOUTH

PARKING ESTACIONAMIENTO

There are 70 parking spaces distributed around Victoria Gardens.

- 83% of the parking is available on Grant Street.
- 4 accessible parking spaces are located in proximity to the accessible units and to the Center for Opportunity.
- 1 accessible parking space is adjacent to the center for opportunity.



TOTAL PARKING SPACES ON SITE = 70





PARKING ON LINCOLN STREET



PARKING ON GRANT STREET



PARKING ON GRANT STREET



PARKING ON GRANT STREET

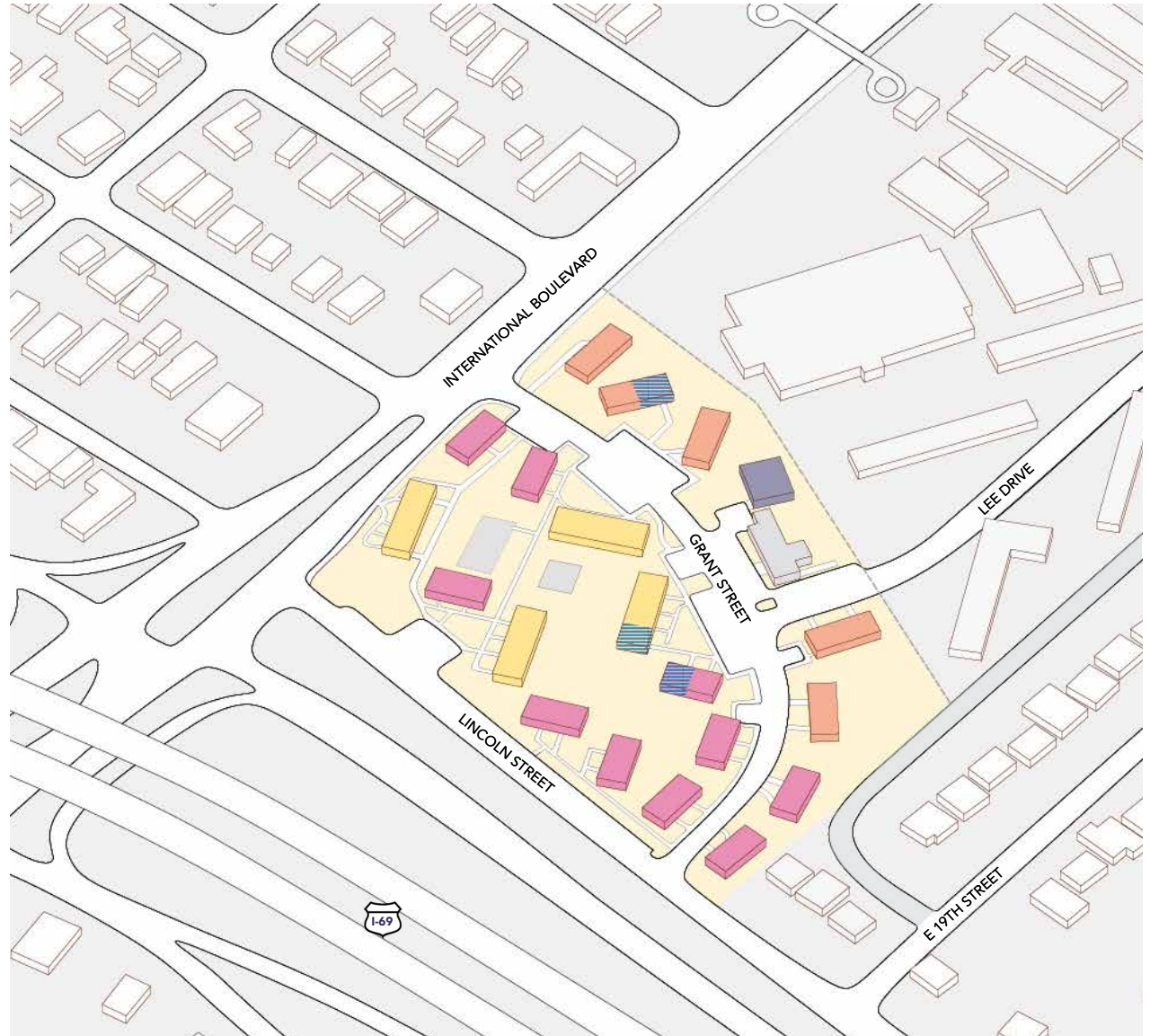
BUILDING TYPES TIPOS DE EDIFICIOS

The development is comprised of 46 units, ranging from 1 to 3 bedrooms.

- Three of the units are accessible.
- The main access to the residential units faces the street while service access is located on the back side of the units. For the ones located between Grant and Lincoln streets, service access faces the central open space.

LEGEND

	1 Bedroom (16 units)
	2 Bedrooms (10 units)
	3 Bedrooms (20 units)
	Accessible Unit (3 units)
	Victoria Gardens Opportunity Center
	Non Residential





HOUSING UNITS ON GRANT STREET



HOUSING UNITS ON LINCOLN STREET



VICTORIA GARDENS CENTER FOR OPPORTUNITY



HOUSING UNITS ON INTERNATIONAL BOULEVARD

OPEN SPACE ESPACIO ABIERTO

Ample open space surrounds Victoria Garden's units with significant tree canopy coverage. The central open space includes recreation amenities such as a playground and a fenced basketball court.





BASKETBALL COURT



INTERNAL PATHWAYS



NORTHERN EDGE WITH CANALES ELEMENTARY



PLAYGROUND

PEDESTRIAN PATHWAYS

SENDAS PEATONALES

The pedestrian system is comprised of two types of pathways:

- Linking pathways that run parallel to the street curbs connect individual paths to the larger network.
- Individual pathways connect each unit to the linking paths.





LINCOLN STREET



INTERNATIONAL BOULEVARD



GRANT STREET



INTERNAL PATHWAY

CITRUS GARDENS ANNEX

DEMOGRAPHICS

DEMOGRAFÍA

TOTAL NUMBER OF HOUSEHOLDS

Numero total de hogares

35

TOTAL NUMBER OF HOUSEHOLD MEMBERS

Numero total de miembros de hogar

153

RACE

Raza

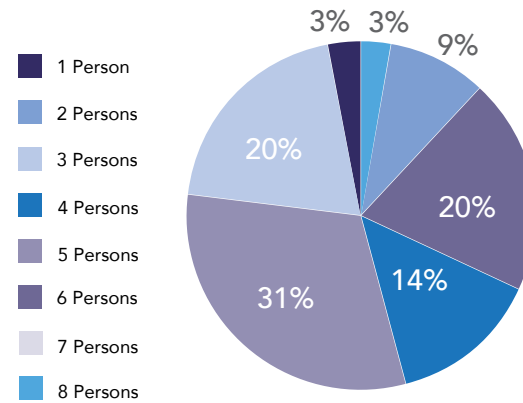
100% White

ETHNICITY

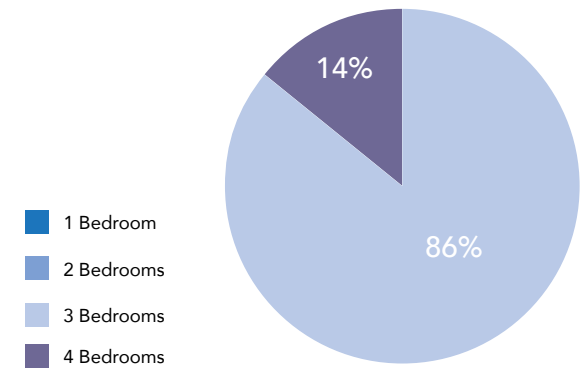
Etnia

100% Hispanic / Latino

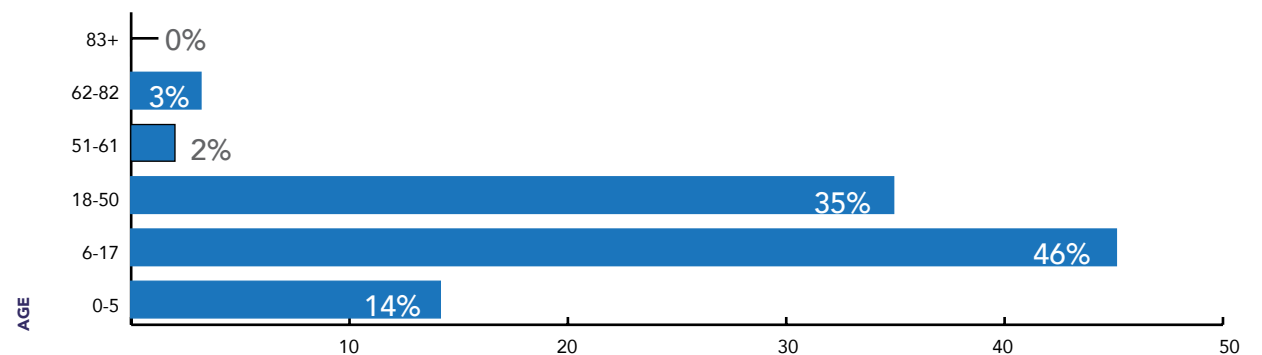
DISTRIBUTION OF HOUSEHOLD SIZE



DISTRIBUTION OF NUMBER OF BEDROOMS



DISTRIBUTION BY HOUSEHOLD MEMBER'S AGE

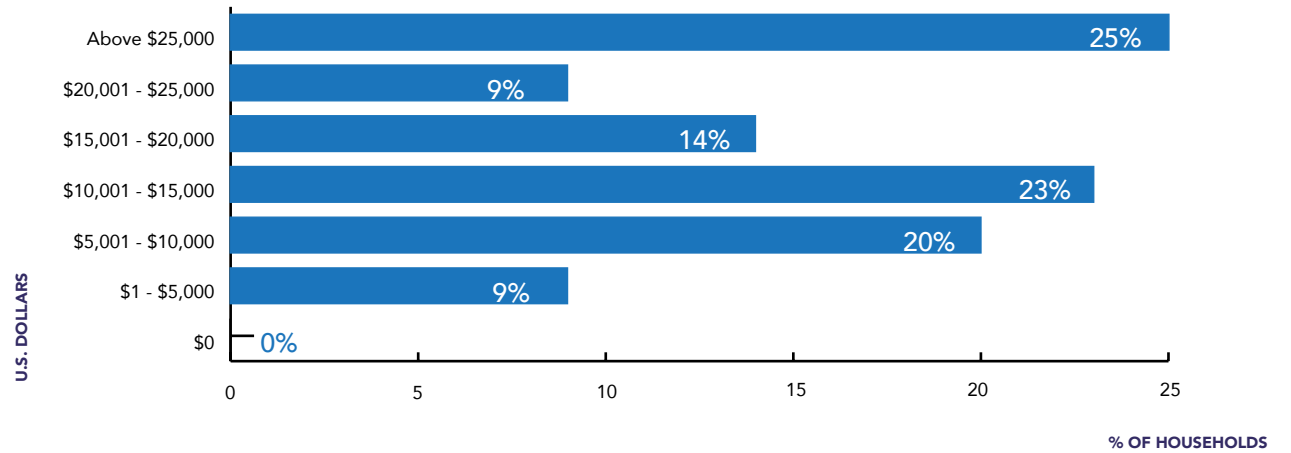


Source: HACB Records - "Victoria Gardens Family Demographics"

DEMOGRAPHICS

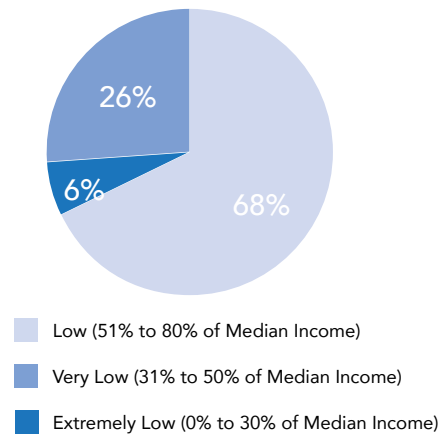
DEMOGRAFÍA

AVERAGE ANUAL INCOME



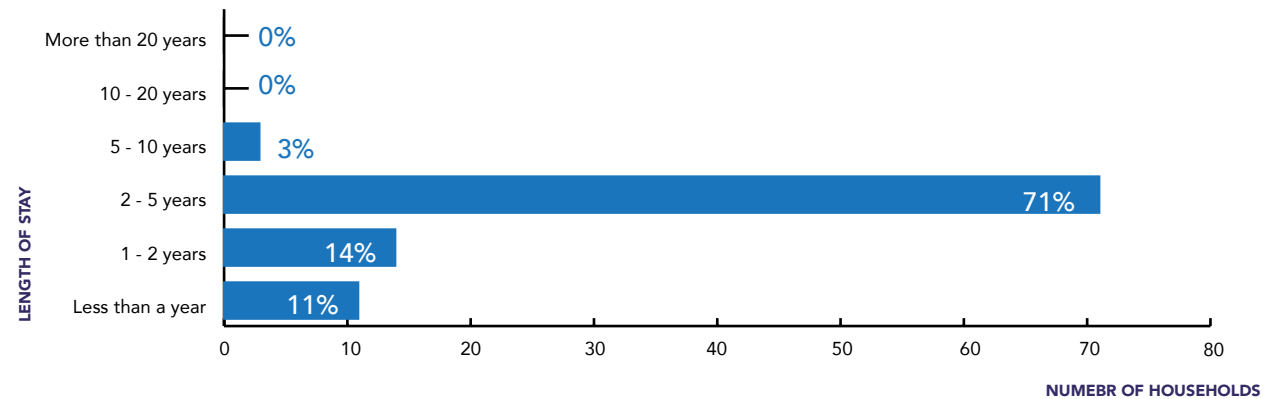
Source: HACB Records - "Victoria Gardens Family Demographics"

DISTRIBUTION OF INCOME



Source: HACB Records - "Victoria Gardens Family Demographics"

DISTRIBUTION BY LENGTH OF STAY



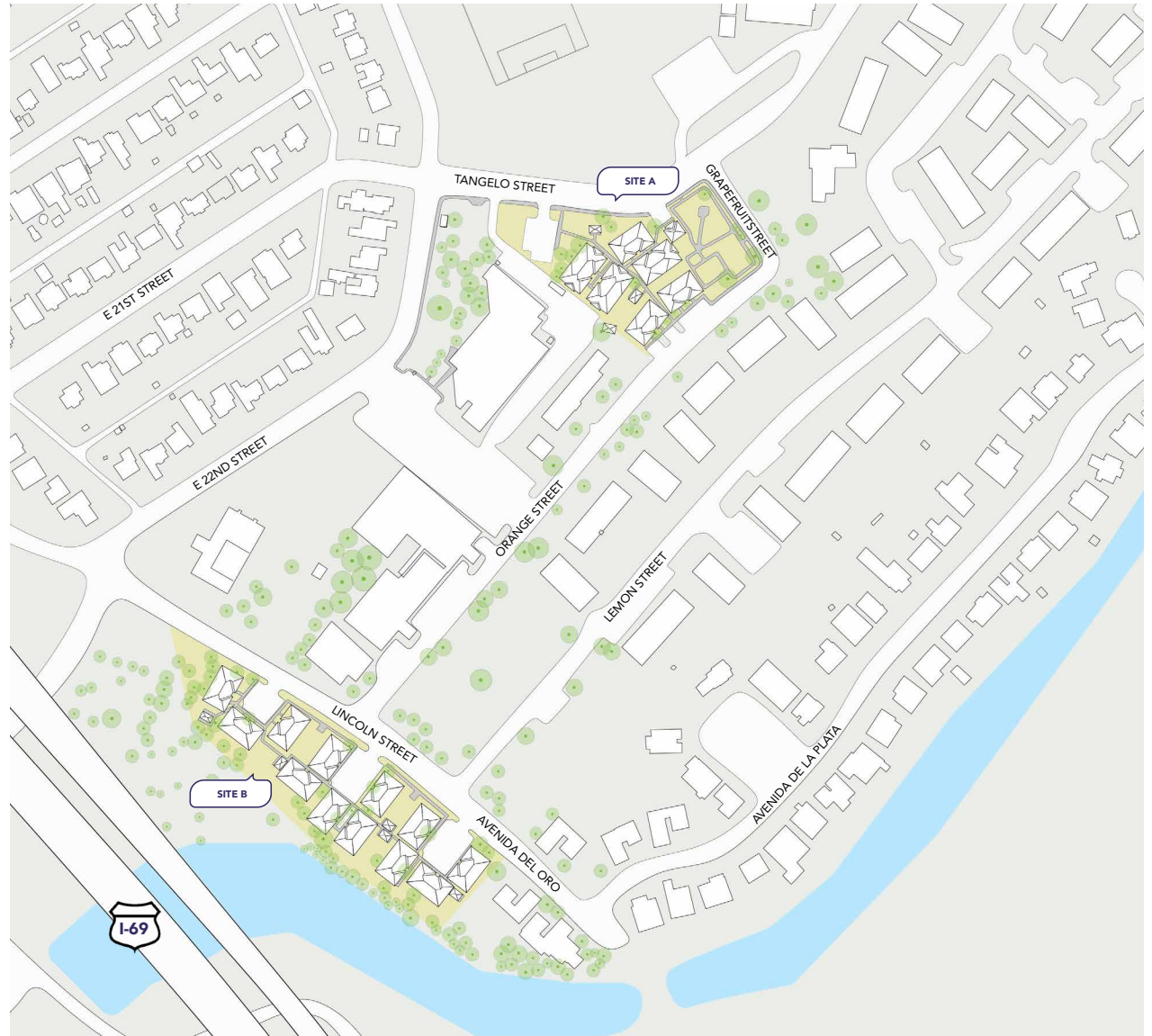
Source: HACB Records - "Victoria Gardens Family Demographics"

CITRUS GARDENS ANNEX

PLANO DEL CONJUNTO

35-unit Citrus Gardens Annex development was constructed in 1987 and is divided in two different locations: Site A, next to Faulk Middle School, between Tangelo and Orange Streets; and Site B, between Lincoln Street/Avenida del Oro and Highway I-69.

- It has a population of 153 residents, including 91 youth under the age of 18.
- The average household income for residents is \$20,021.
- 85.7% of families have a female head of the household.



CITRUS GARDENS ANNEX - SITE A PLANO DEL CONJUNTO

- The buildings on Site A are concentrated on the west side of the property while the east portion has a common area that features a playground and a learning center.
- Two residential buildings face Orange Street while the other four are oriented to the center of the site, connected through walking paths.



1/8 MILE

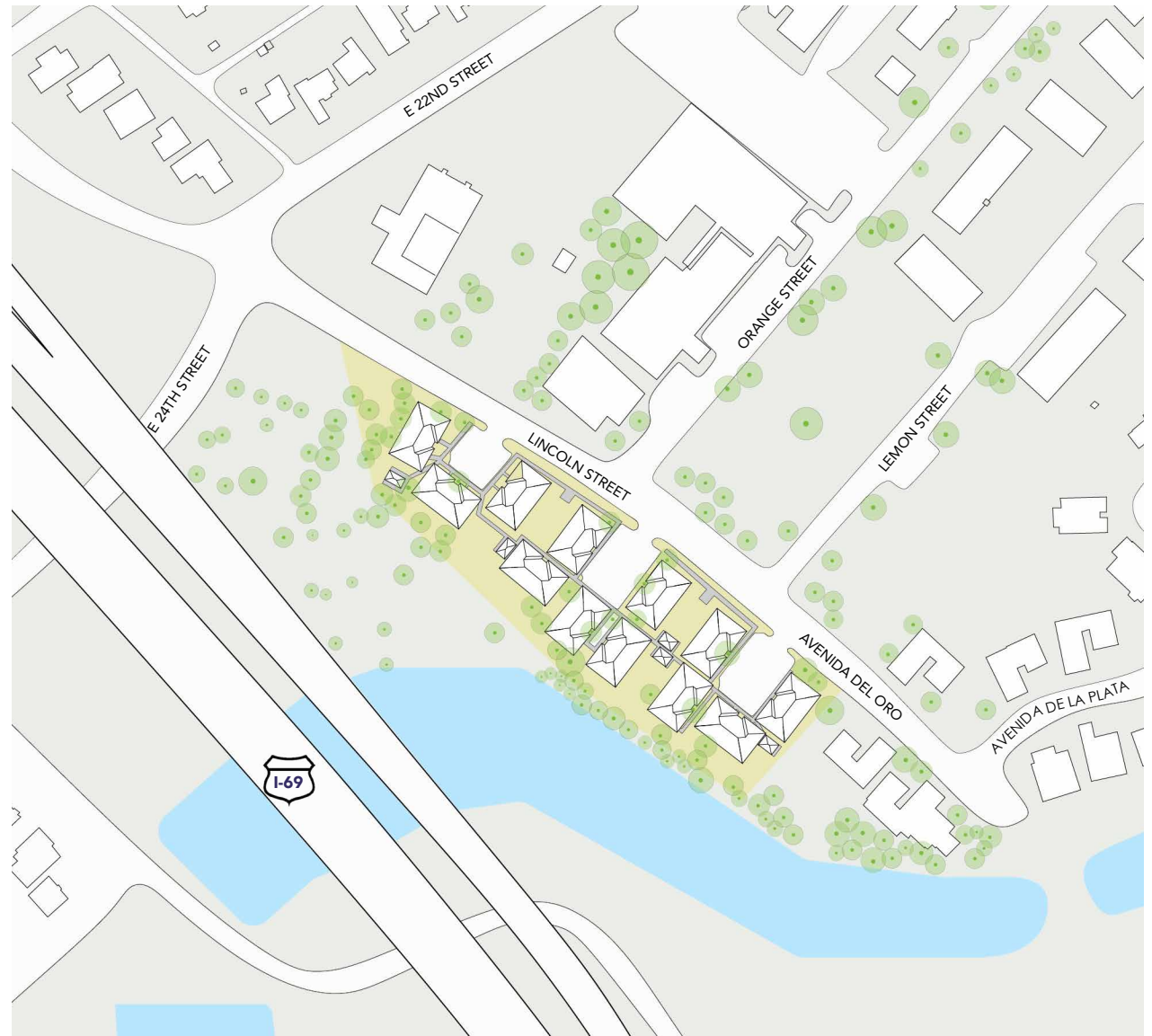
1.25 MINUTE WALK

2.5 MINUTE WALK



CITRUS GARDENS ANNEX - SITE B PLANO DEL CONJUNTO

- The buildings on Site B are organized around three parking lots on Lincoln Street / Avenida del Oro.
- The buildings have different orientations, being either parallel or perpendicular to the street.
- All buildings are connected through walking paths, including the five storage units distributed along the site.



1/8 MILE

1.25 MINUTE WALK

2.5 MINUTE WALK

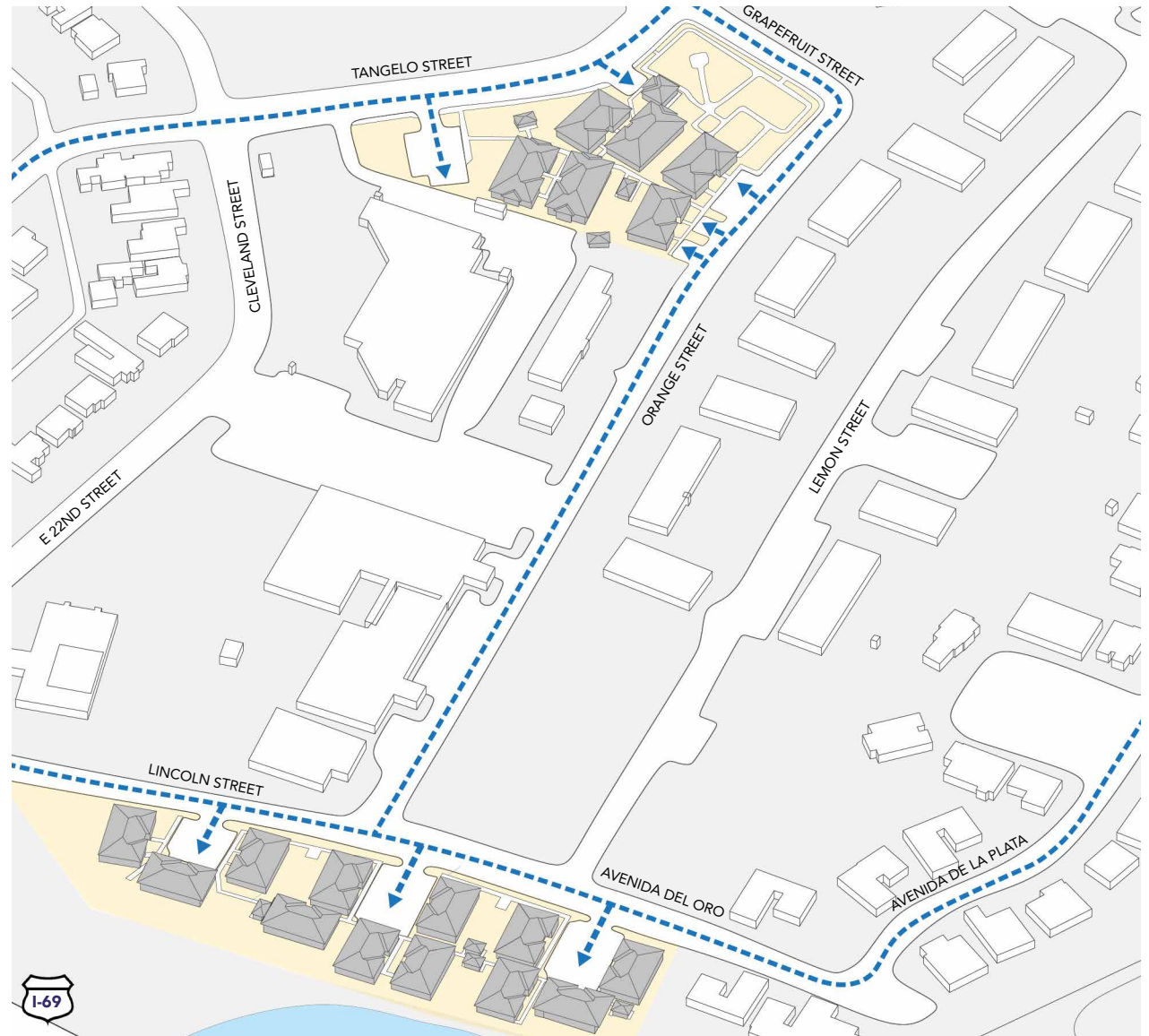




ACCESS & CIRCULATION

ACCESO Y CIRCULACIÓN

- Lincoln Street provides main access to Citrus Gardens Annex - Site B while Site A is accessible both from Tangelo Street and Orange Street.
- Citrus Gardens Annex Site B is located parallel to I-69's highway and bordered by a resaca.
- Orange Street connects Sites A and B.





LINCOLN STREET LOOKING EAST



AVENIDA DEL ORO LOOKING WEST



ORANGE STREET LOOKING SOUTH



TANGELO STREET LOOKING EAST




PUBLIC TRANSPORTATION

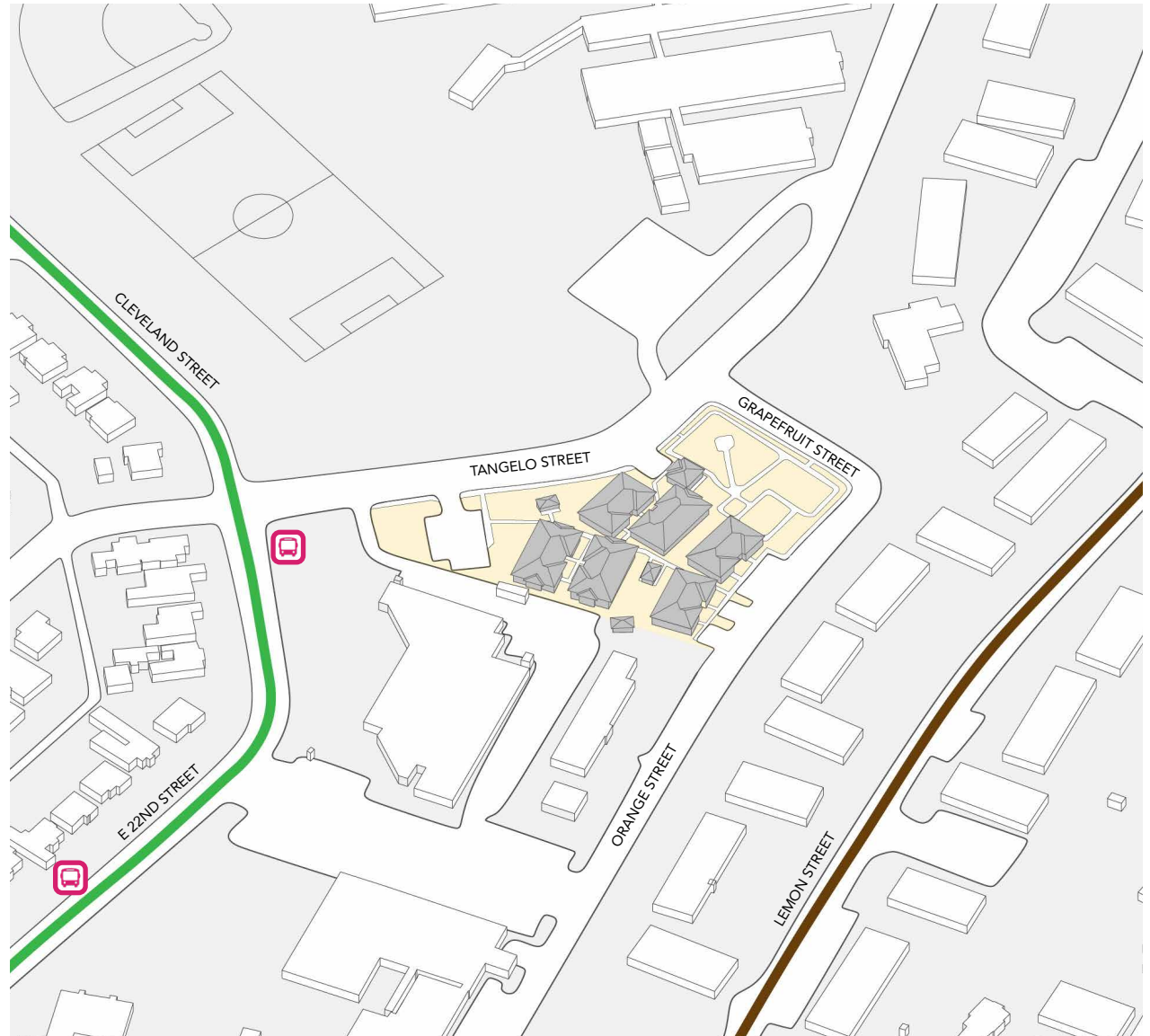
TRANSPORTE PÚBLICO

Citrus Gardens Annex Part A has close access to bus stops located along 22nd street, where bus route 8 runs.

- The closest stop is sheltered and has a place to sit, serving passengers going north.
- The opposite stop is marked by a sign and does not offer shelter or seating.
- Bus route 6 runs along Lemon Street, but there are no bus stops for it close to the development.

LEGEND

-  Bus Route 8 - Lemon
-  Bus Route 6 - Southmost
-  Bus Stop

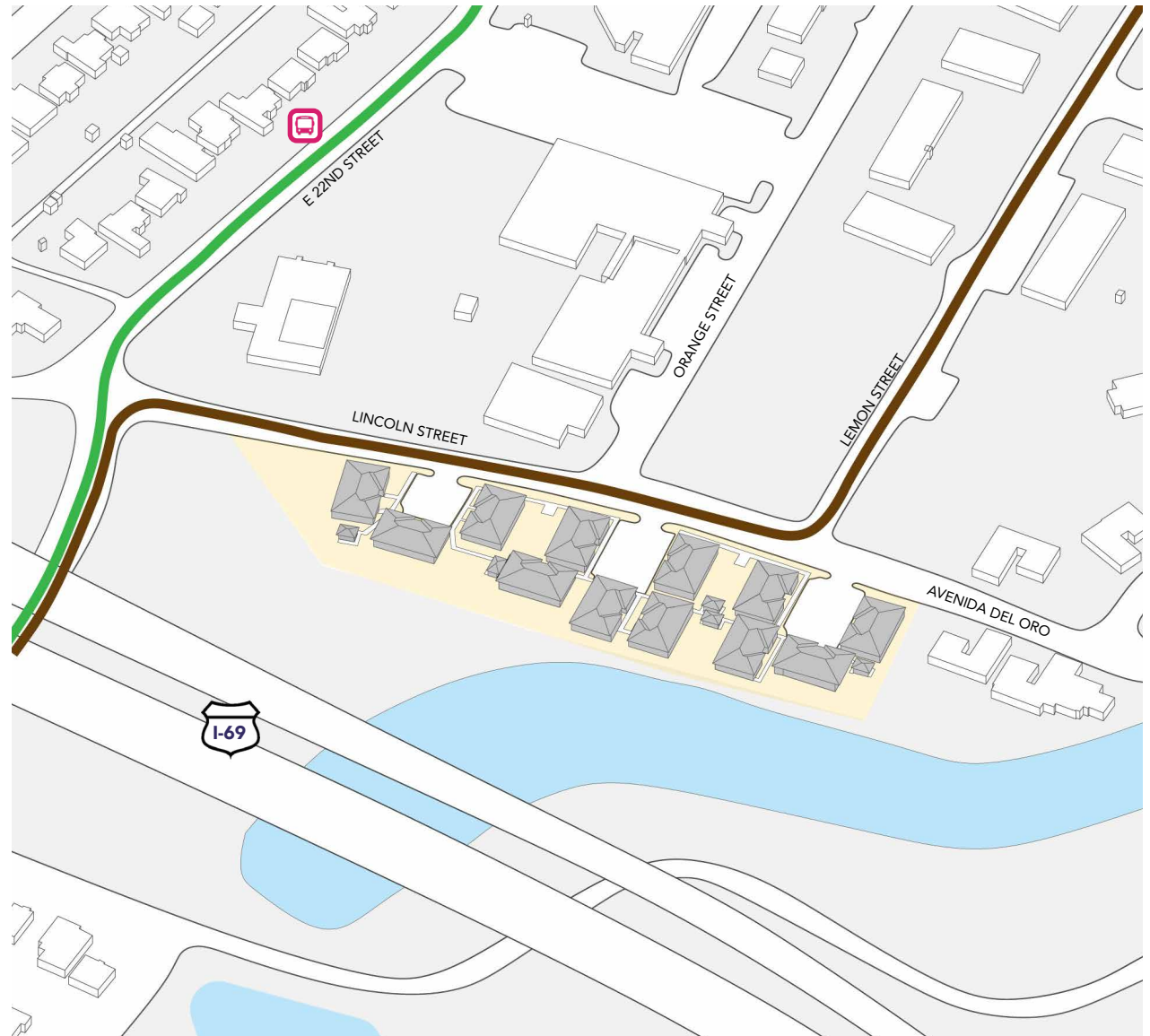


PUBLIC TRANSPORTATION


TRANSPORTE PÚBLICO

Similarly to Site A, Citrus Gardens Annex' Site B has close access to bus route 8, being closer to the non-sheltered bus stop.

- Bus route 6 runs along Lincoln and Lemon Street, but there are no bus stops for it close to the development.



LEGEND

- Bus Route 8 - Lemon
- Bus Route 6 - Southmost
-  Bus Stop





BUS SHELTER ON THE INTERSECTION OF CLEVELAND STREET AND TANGELO STREET LOOKING

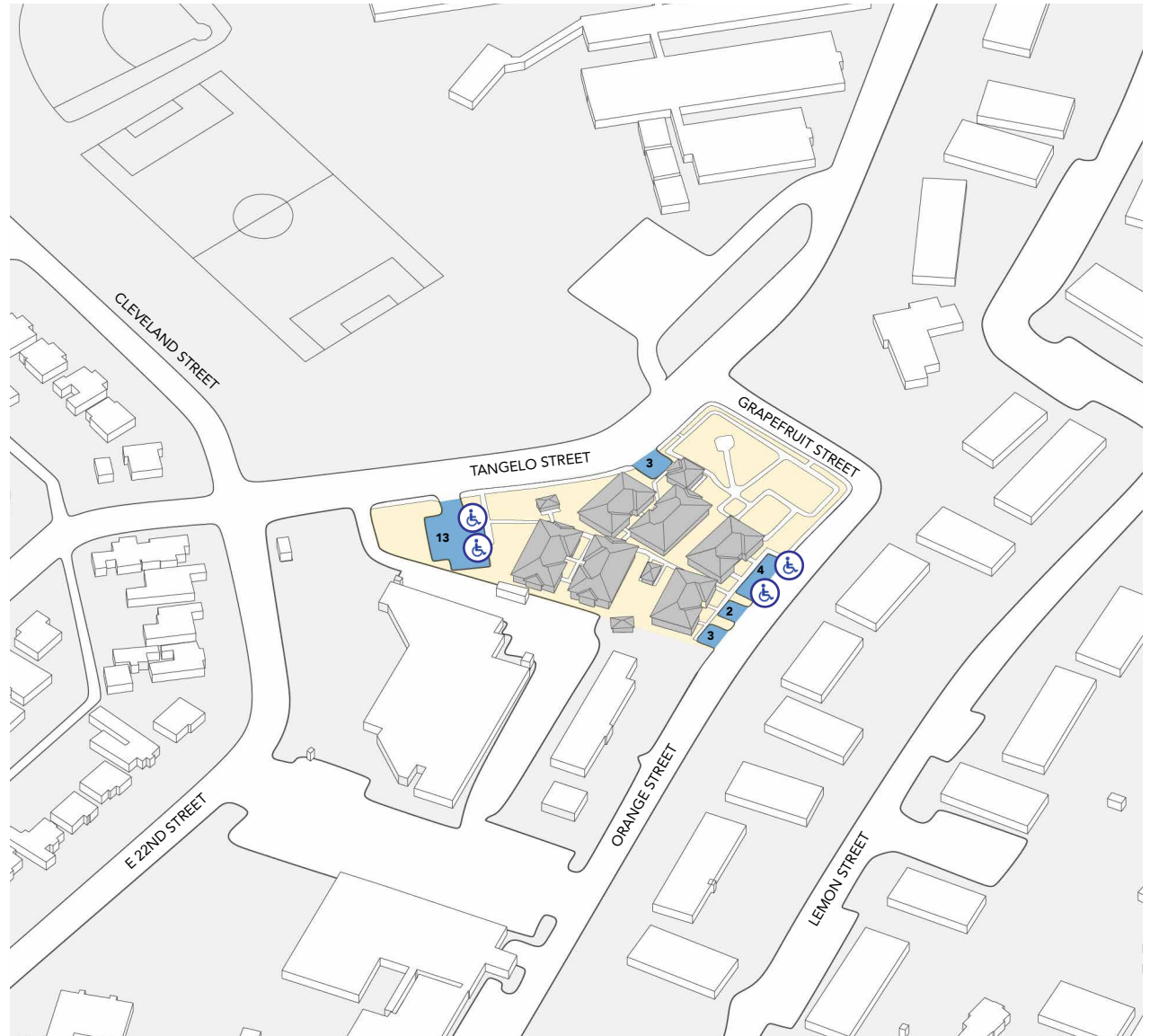


BUS STOP ON EAST 22ND STREET LOOKING SOUTHWEST

PARKING ESTACIONAMIENTO

There are 29 parking spaces distributed around Citrus Gardens Annex Site A.

- 62% of the parking is available on Tangelo Street and the remainder, along Orange Street.
- 2 accessible parking spaces are located in proximity to the accessible units on Orange Street and 2 additional ones are located on the wider parking lot on Tangelo Street.
- 3 parking spots are located in front of the Learning Center.



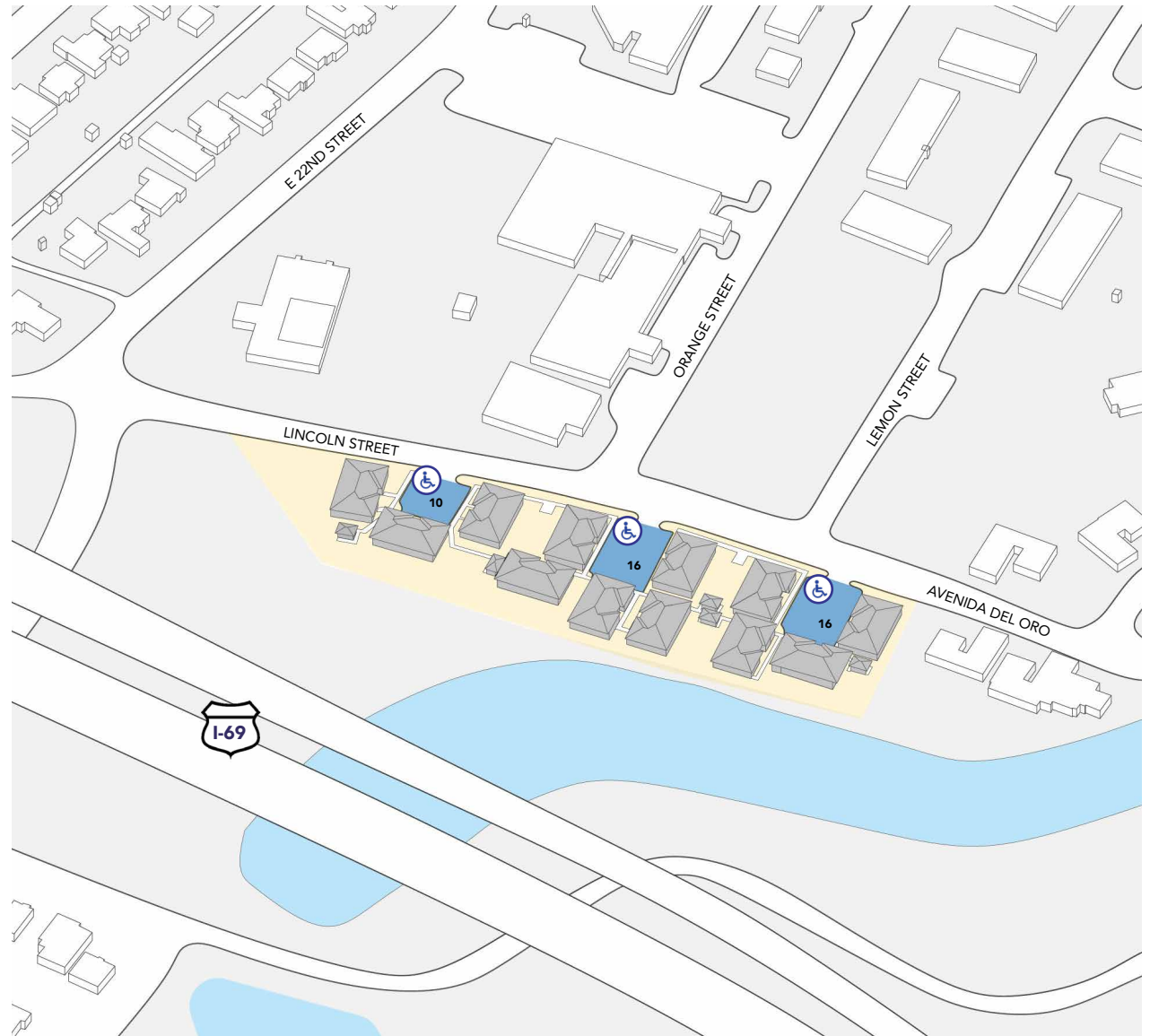
TOTAL PARKING SPACES ON SITE = 29



PARKING ESTACIONAMIENTO

There are 45 parking spaces distributed around Citrus Gardens Annex Part B.

- The parking spaces are arranged in 3 groups, each one with 1 accessible parking space.



TOTAL PARKING SPACES ON SITE = 45



PARKING ON ORANGE STREET



PARKING ON TANGELO



PARKING ON AVENIDA DEL ORO



PARKING ON LINCOLN STREET

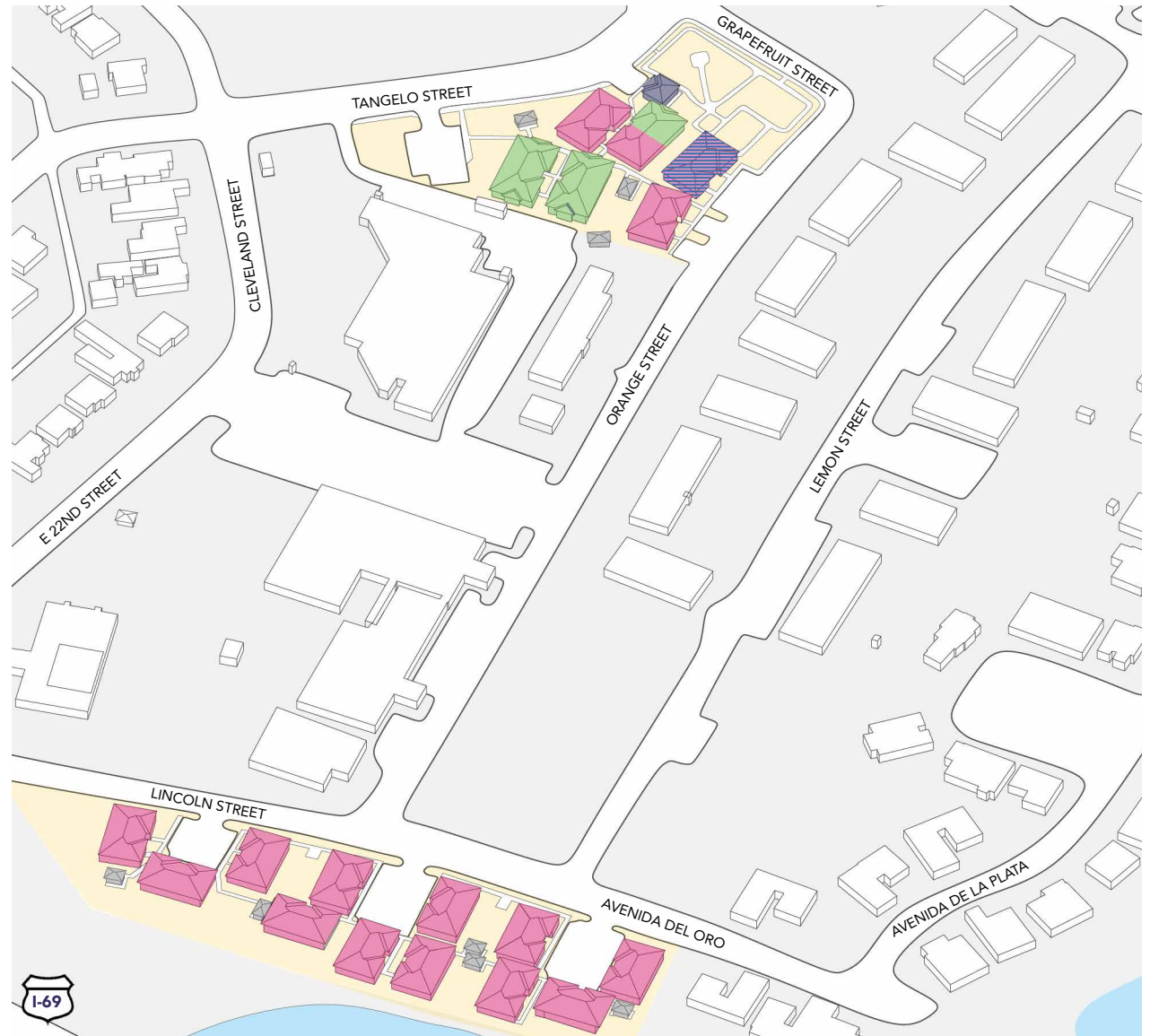
BUILDING TYPES TIPOS DE EDIFICIOS

The development is comprised of 36 units, ranging from 3 to 4 bedrooms.

- Site A has 12 units, while Site B has 24.
- Two of the units are accessible, located on Site A.
- All of the units on Site B are 3 bedroom units.
- There are storage units spread around both sites, connected to the units through walking paths.
- In addition to the residential buildings and storage units, Site A also has a Learning Center, located next to the playground area.

LEGEND

- 3 Bedrooms (29 units)
- 4 Bedrooms (5 units)
- Accessible Unit (2 units)
- Learning Center
- Storage





HOUSING UNITS ON PART LINCOLN STREET



HOUSING UNITS ON TANGELO STREET



CITRUS GARDENS ANNEX LEARNING CENTER



HOUSING AND STORAGE UNITS ON ORANGE STREET

OPEN SPACE ESPACIO ABIERTO

On Site A, ample open space is concentrated on the northeastern portion of the development and includes a playground and a canopy area with seating options.

Site B includes green and open areas that connect the back of the four central units on Lincoln Street. The site is adjacent to a resaca on its south boundary and to an ample vacant lot on the west.





SPACE BETWEEN UNITS



PLAYGROUND



WEST EDGE OF PART I NEXT TO HIGHWAY I-69



BACK OF UNITS

PEDESTRIAN PATHWAYS

SENDAS PEATONALES

The pedestrian system is comprised of two types of pathways:

- Linking pathways that run parallel to the street curbs connect individual paths to the larger network.
- Individual pathways connect each unit to the linking paths.





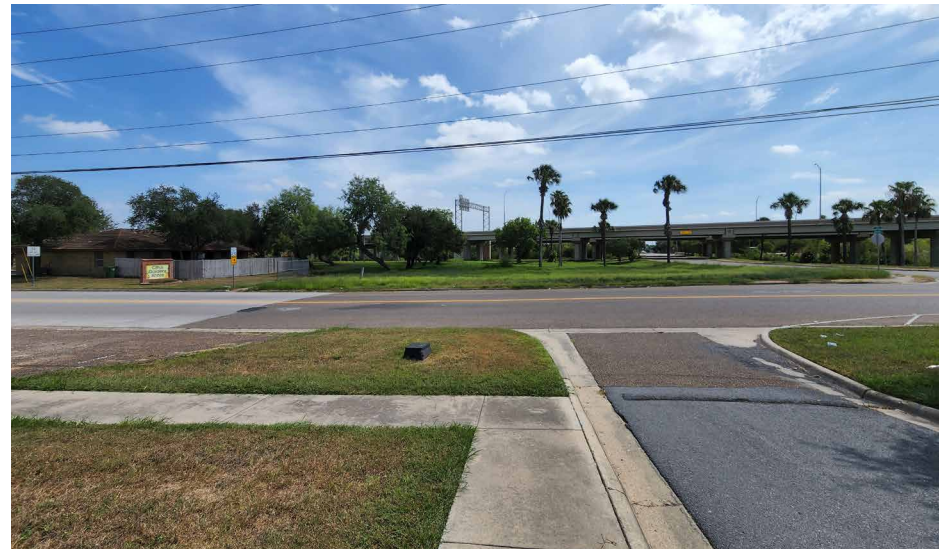
INTERNAL PATHWAY IN PART II



ORANGE STREET



INTERNAL PATHWAY IN PART I



LINCOLN STREET

PEOPLE

CENSUS TRACTS
DEMOGRAPHICS
EDUCATION
HEALTH
ECONOMY

INCOME & EMPLOYMENT

HOME VALUES & OWNERSHIP

HOUSING & HOUSEHOLD INCOME

COMMUTE TO WORK

PERSONAS

DISTRITOS CENSALES
DEMOGRAFÍA
EDUCACIÓN
SALUD
ECONOMÍA

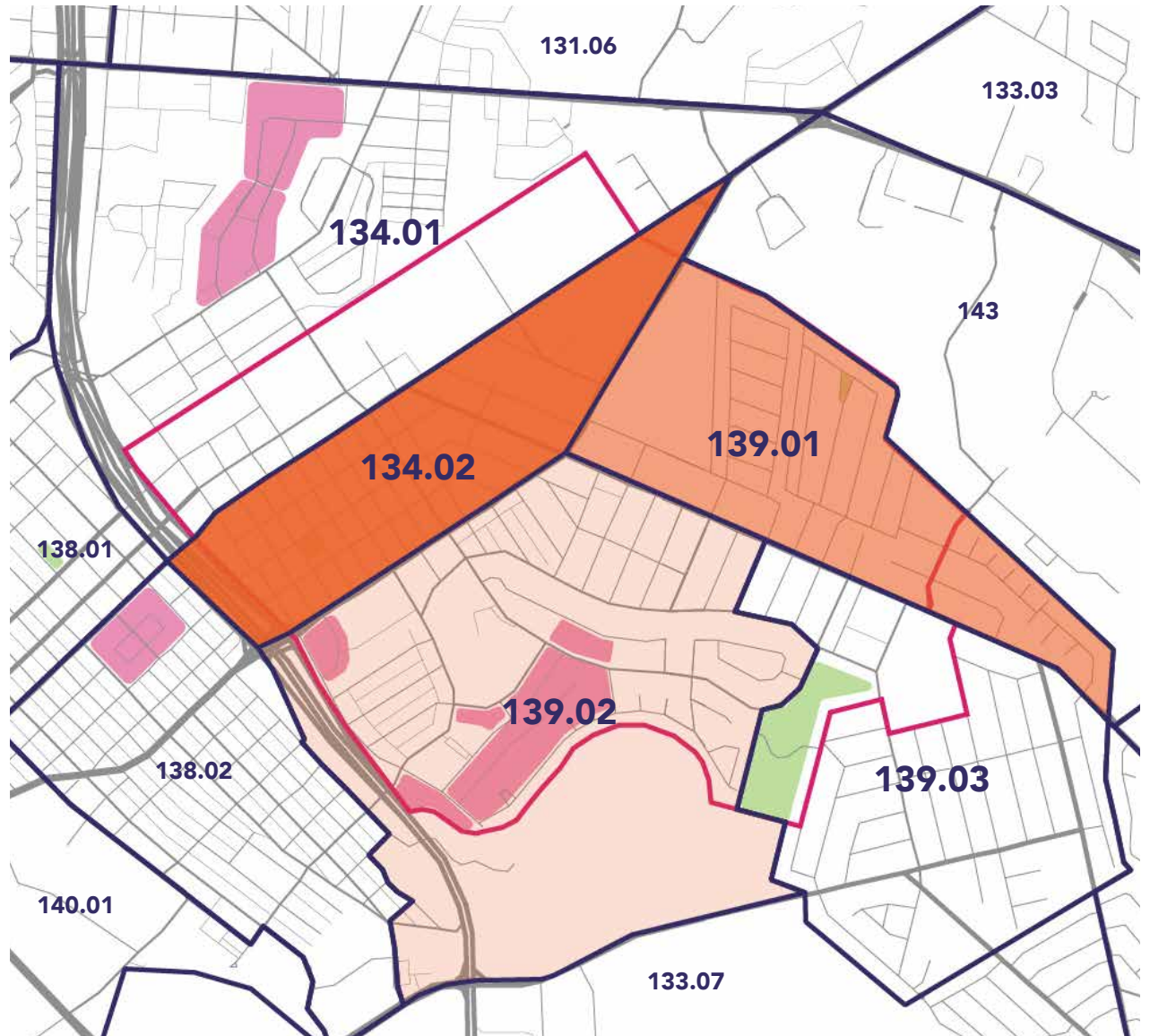
INGRESO Y EMPLEO

VALOR Y PROPIEDAD DE LA VIVIENDA

OCUPACION DE LA VIVIENDA

TIEMPO DE VIAJE A LUGARES DE EMPLEO

CENSUS TRACTS DISTRITOS CENSALES



LEGEND

- Census Tracts
- IS Choice Neighborhood Planning Area
- HACB Housing Sites
- Parks



DEMOGRAPHICS

DEMOGRAFÍA

TOTAL POPULATION

People

1,999

Tract 48061013402

2,656

Tract 48061013901

4,216

Tract 48061013902

Total Population
Planning Area

9,614

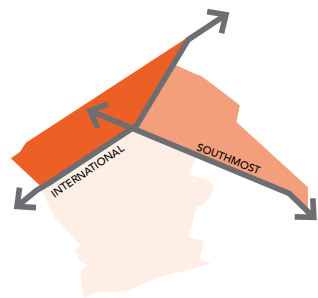
2,957

Average

182,271

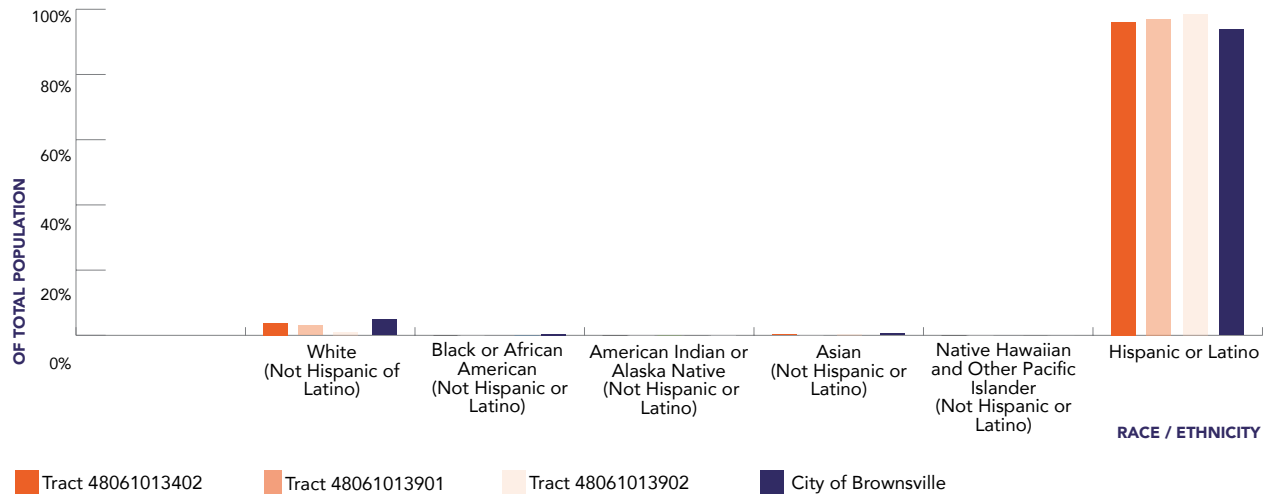
City of Brownsville

Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP05.



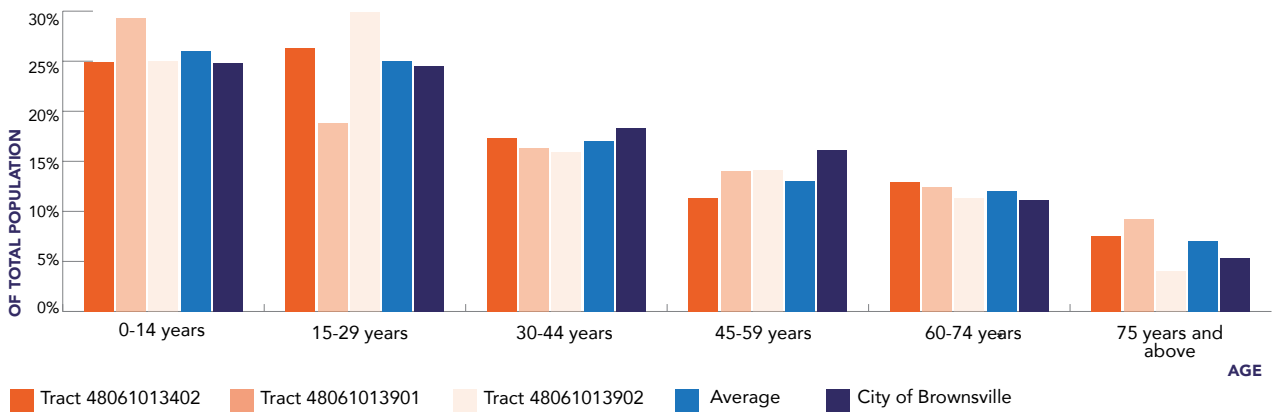
KEY MAP / CENSUS TRACTS

POPULATION BY RACE / ETHNICITY



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP05.

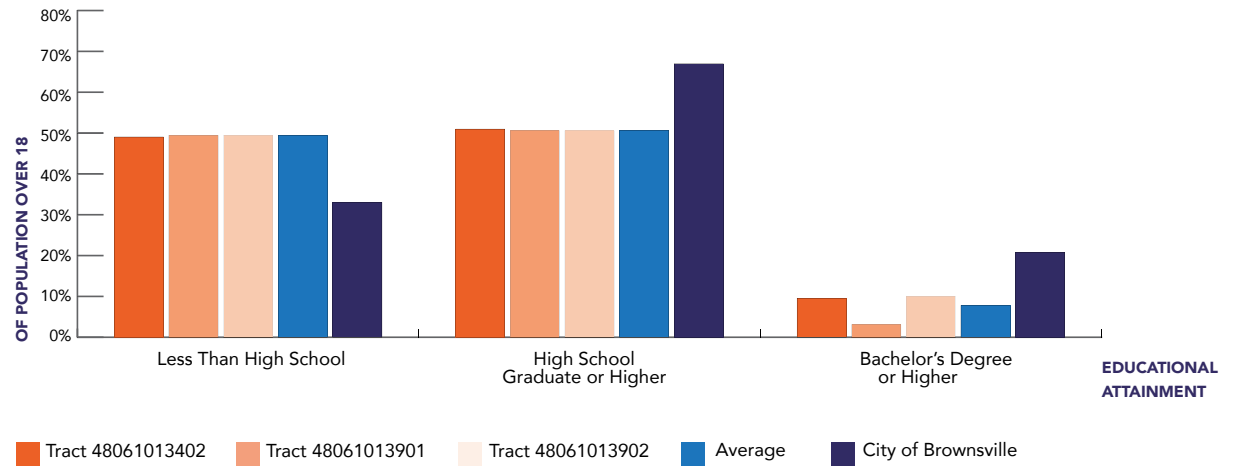
POPULATION BY AGE



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP05.

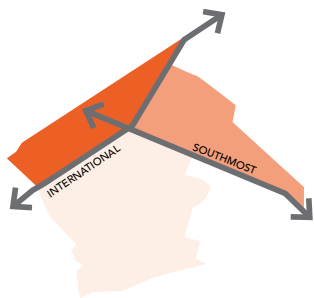
EDUCATION EDUCACIÓN

EDUCATIONAL ATTAINMENT



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: S1501. Population 18 years and above.

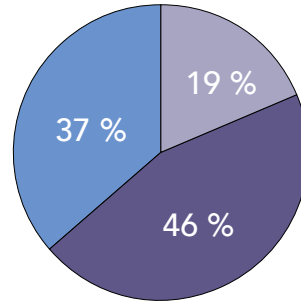
	Tract 48061013402	Tract 48061013901	Tract 48061013902	Average	City of Brownville
Total Population over 18	2,464	3,383	5,176	3,674	231,472
Less than High School	49.03%	49.45%	49.44%	49.35%	33.04%
High School Graduate or Higher	50.97%	50.55%	50.56%	50.65%	66.96%
Bachelor's Degree or Higher	9.54%	3.10%	10.01%	7.78%	20.84%



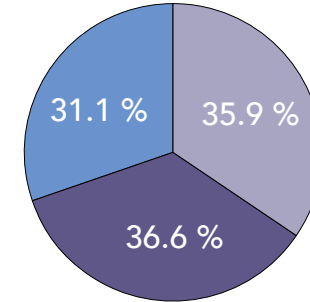
KEY MAP / CENSUS TRACTS

HEALTH SALUD

HEALTH INSURANCE COVERAGE



Average
(Tracts 48061013402, 48061013901 and 48061013902)

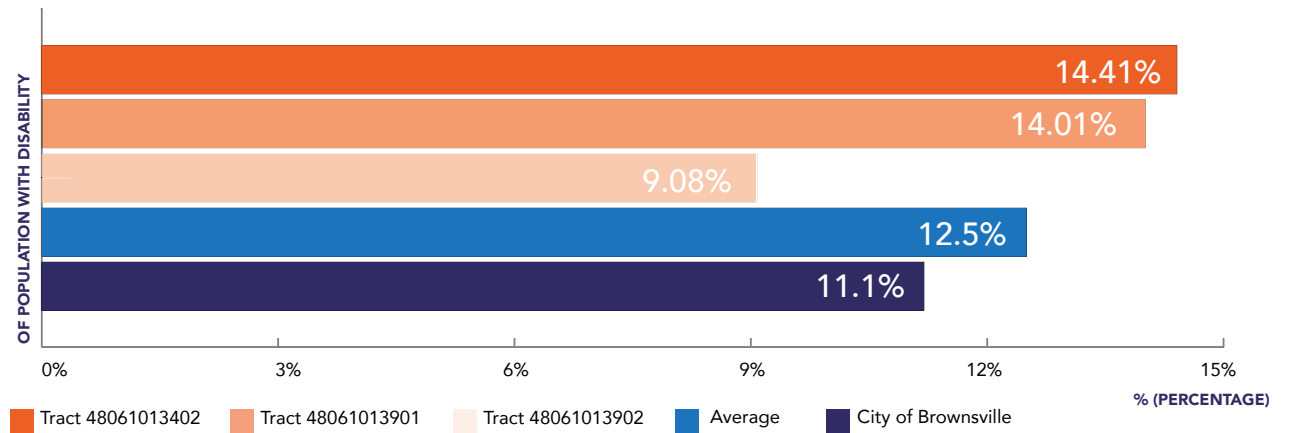


City of Brownsville

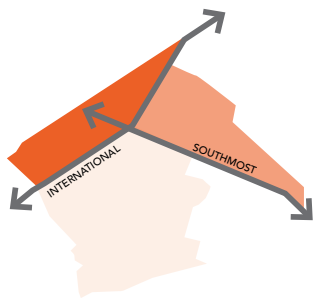
■ Uninsured ■ Public Health Insurance ■ Private Health Insurance

Sources: US Census ACS, 2015-2019 5-Year Estimates; Table: DP03.

DISABILITY STATUS



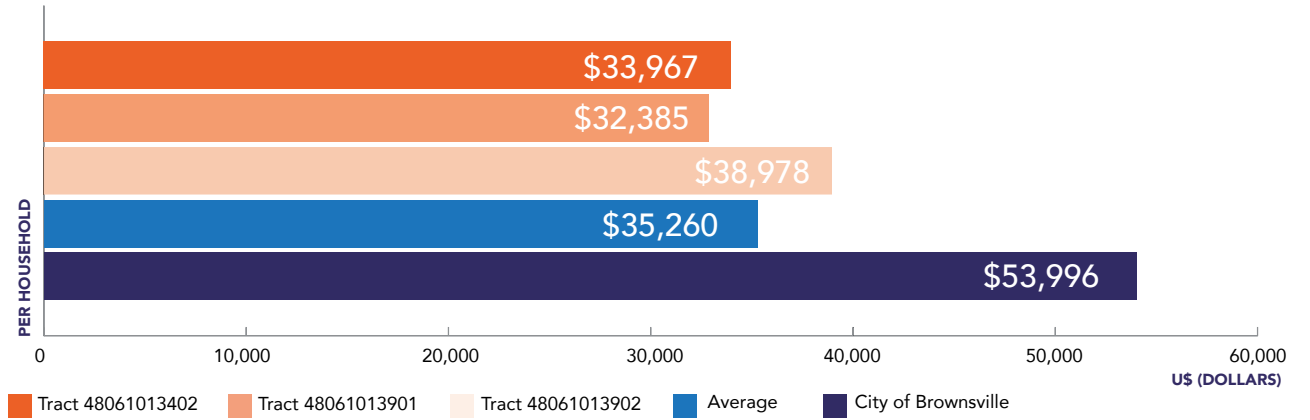
Sources: US Census ACS, 2015-2019 5-Year Estimates; Table: S2701.



KEY MAP / CENSUS TRACTS

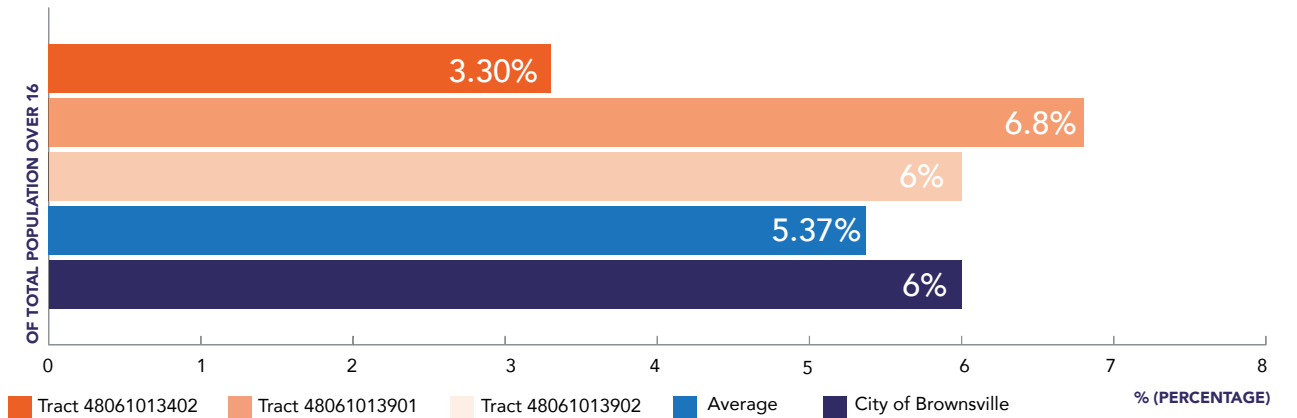
ECONOMY ECONOMÍA

MEAN HOUSEHOLD INCOME VALUE

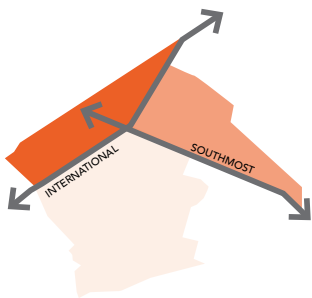


Source: US Census ACS, 2015-2019 5-Year Estimates; Table: S1901.

UNEMPLOYMENT RATE



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP03. Population 16 years and older.



KEY MAP / CENSUS TRACTS

ECONOMY ECONOMÍA

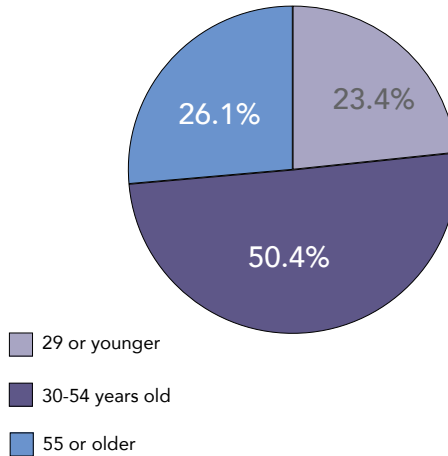
TOTAL JOBS
1,566

WORK BY GENDER

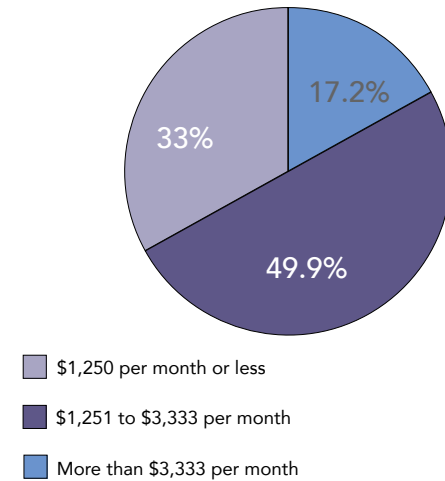
MALE
876 - 55.9%

FEMALE
690 - 44.1%

JOBS BY WORKER AGE



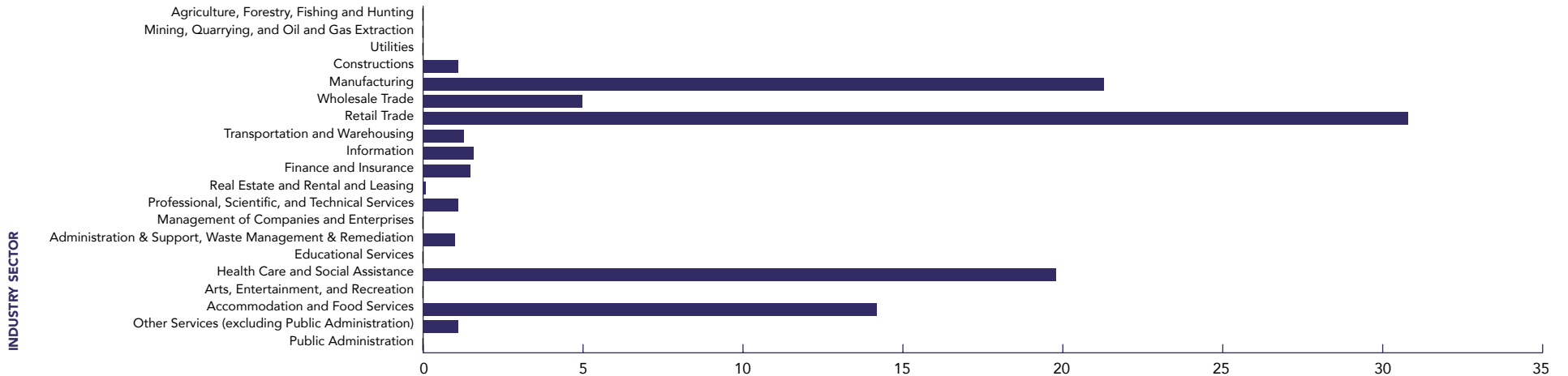
JOBS BY EARNING



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019). Selection Area Shape from C:\fakepath\ChoiceNeighborhood.shp

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019). Selection Area Shape from C:\fakepath\ChoiceNeighborhood.shp

JOBS BY NAICS* INDUSTRY SECTOR



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019). Selection Area Shape from C:\fakepath\ChoiceNeighborhood.shp
* North American Industry Classification System

% OF TOTAL JOBS

ECONOMY ECONOMÍA

TOTAL HOUSING UNITS

Units

623

Tract 48061013402

810

Tract 48061013901

1,164

Tract 48061013902

866

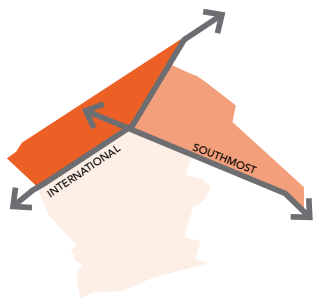
Average

57,619

City of Brownsville

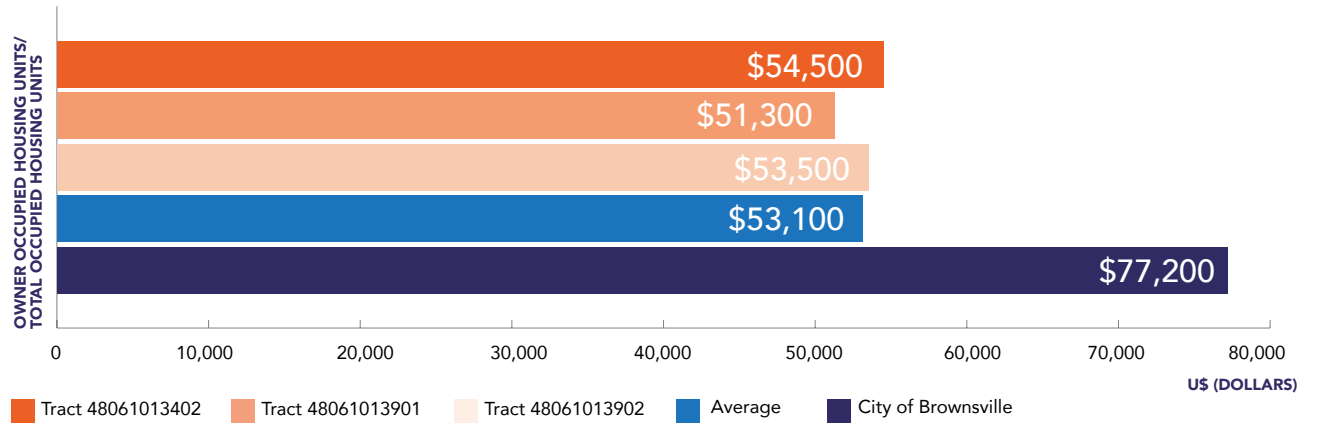
Total Housing Units
Planning Area
2,597

Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP04.



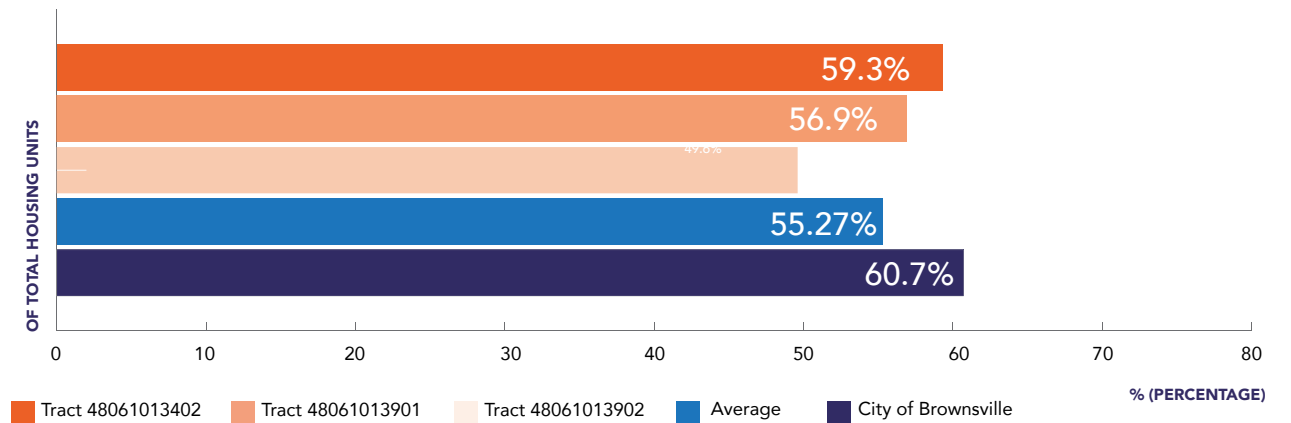
KEY MAP / CENSUS TRACTS

MEDIAN HOME VALUE



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP04.

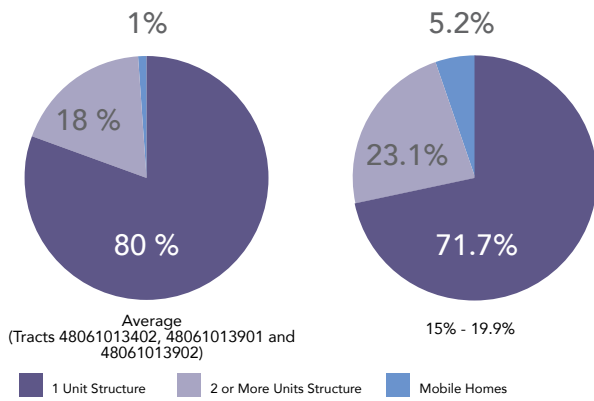
HOMEOWNERSHIP RATES



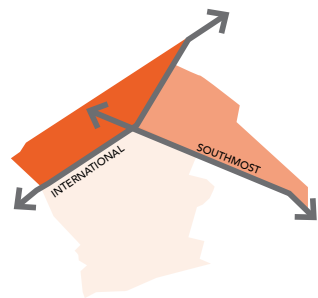
Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP04.

ECONOMY ECONOMÍA

UNITS IN HOUSING STRUCTURE

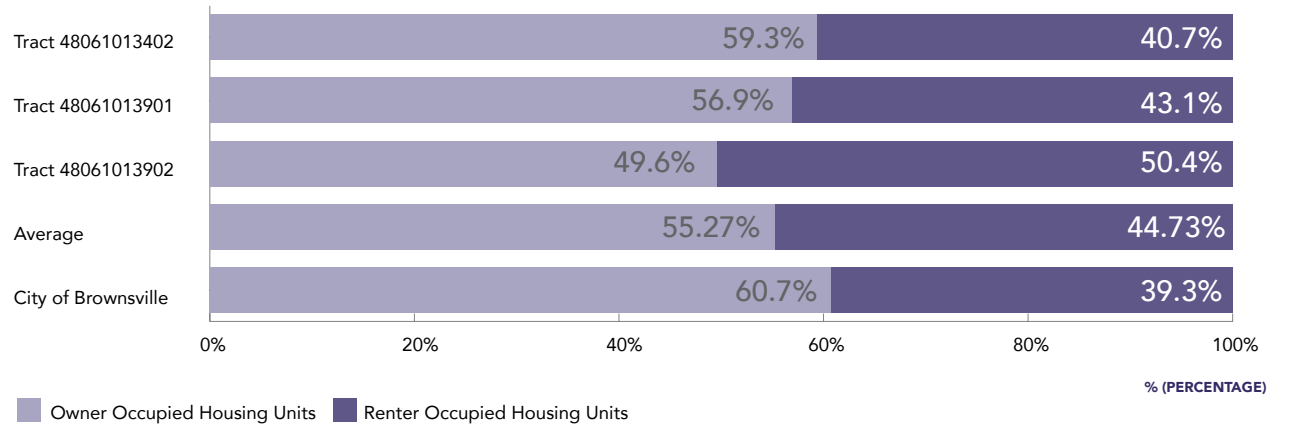


Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP04.



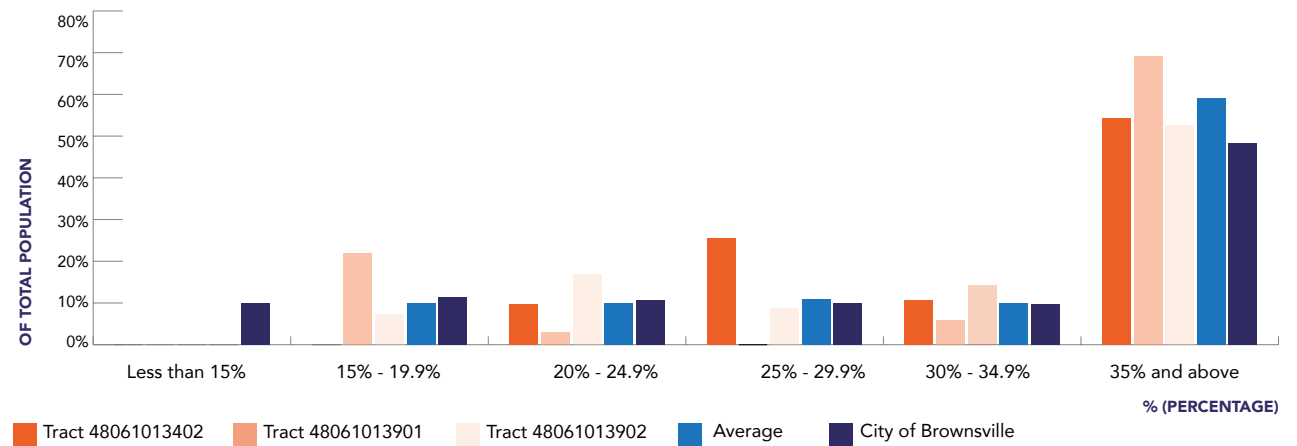
KEY MAP / CENSUS TRACTS

OWNER AND RENTER HOUSING UNITS OCCUPATION



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: S1101.

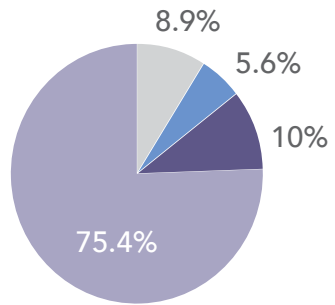
GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP04.

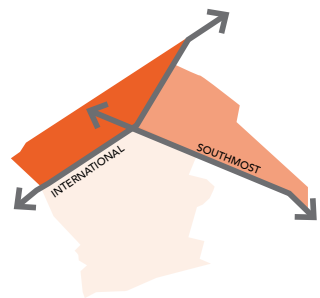
COMMUTE TO WORK TIEMPO DE VIAJE A LUGAR DE EMPLEO

DISTANCE TO WORK (% of total jobs)



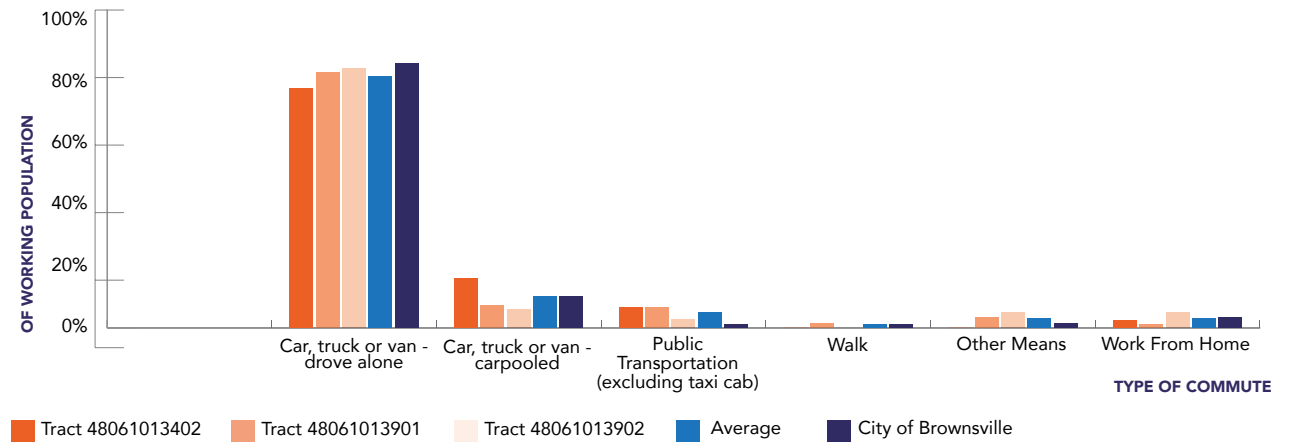
- Less than 10 miles
- 25 to 50 miles
- 10 to 24 miles
- Greater than 50 miles

U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019). Selection Area Shape from C:\fakepath\ChoiceNeighborhood.shp



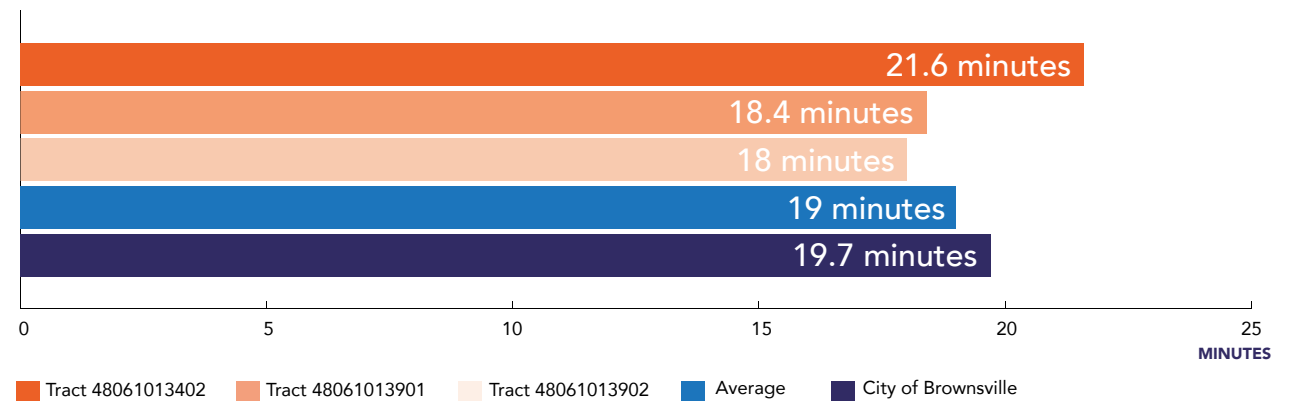
KEY MAP / CENSUS TRACTS

TYPE OF COMMUTE TO WORK



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP03.

MEAN TIME TO WORK



Source: US Census ACS, 2015-2019 5-Year Estimates; Table: DP03.