

NORTH CENTRAL HISTORIC NEIGHBORHOODS PLAN



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THE HILL
A ROSEBUD DEVELOPER, ARINGTON RESIDENT EDWARD F. WILKERSON SUBDIVIDED LAND KNOWN AS THE WILKERSON ADDITION THAT BECAME THE CORE OF THE HILL. GROWTH OCCURRED IN THE FOLLOWING YEARS AS A VIBRANT COMMUNITY EMERGED INCLUDING GROCERY STORES, CLUBS AND RESTAURANTS OPENING BY THE 1920s. OTHER IMPORTANT INSTITUTIONS INCLUDED A SCHOOL, WHICH THE COUNTY FIRST ESTABLISHED FOR ARLINGTON'S AFRICAN AMERICAN CHILDREN IN THE 1890s. THE LAST SEGREGATED SCHOOL IN THE HILL, NAMED FOR BOOKER T. WASHINGTON, WAS BUILT IN 1953 AND CLOSED AS INTEGRATION TOOK PLACE IN THE 1960s. ANOTHER VITAL PART OF THE NEIGHBORHOOD WAS THIS PARK, WHICH THE CITY OPENED IN THE MID-1950s AND NAMED FOR GEORGE STEVENS, PRINCIPAL OF BOOKER T. WASHINGTON SCHOOL.

ALTHOUGH THE HILL WAS ORIGINALLY A RURAL COMMUNITY, IT BECAME MORE DENSELY POPULATED AND URBAN AS THE CITY GREW OUT TO MEET IT BY THE 1930s. FROM THE MID-1940s THROUGH THE 1960s, THE HILL BEGAN TO DECLINE AS JOB OPPORTUNITIES AND SOCIAL CHANGES LED RESIDENTS TO OTHER AREAS. TODAY, THE HILL HAS BECOME AN ETHNICALLY DIVERSE COMMUNITY.

[2006]

ACKNOWLEDGEMENTS

The North Central Historic Neighborhoods Plan is a collaborative effort and the result of many hours of planning, meetings, research, insights, and discussions with neighborhood residents and key stakeholders, working closely with city staff. The plan represents the collective aspirations of its diverse residents as they seek to preserve their distinct neighborhood treasures, unite in response to urban neighborhood dynamics, and protect their quality of life for future generations.

MAYOR AND CITY COUNCIL

- Jim Ross**, Mayor
- Helen Moise**, District 1
- Raul H. Gonzalez**, District 2
- Nikkie Hunter**, District 3
- Andrew Piel**, District 4
- Rebecca Boxall**, District 5
- Long Pham**, District 6
- Bowie Hogg**, District 7
- Dr. Barbara Odom-Wesley**, District 8

PLANNING AND ZONING COMMISSION

- Michael Talambas**, Place 1
- Linda Gibson**, Place 2, Chair
- Linda Finley**, Place 3
- Thomas Ware**, Place 4
- Ignacio T. Nuñez, M.D.**, Place 5, Vice Chair
- Paige Payne**, Place 6
- David Greer**, Place 7
- Ronald Maddox**, Place 8
- Derek Carter**, Place 9

STEERING COMMITTEE

- Andre Allen**, Executive Director
Arlington New Beginnings
- Horace Davis**, Deacon
Mount Olive Baptist Church
- Elizabeth Huebner**, Principal
John A. Kookan Elementary
- Molly Hayes**, Reverend
First United Methodist Church of Arlington
- Stephanie Melchert**, Executive Director
Arlington Life Shelter
- Lisa Perkins**, Resident
- Scott Perkins**, Resident
- Kristina Rumans**, Resident
- Megan Scott**, Resident
- Mark Scott**, Resident

CITY DEPARTMENTS

City Manager's Office

- Trey Yelverton**, City Manager
- Jennifer Wichmann**, Deputy City Manager
- Lemuel Randolph**, Deputy City Manager
- Troy Williams**, Chief Equity Officer

Office of Strategic Initiatives

- Lyndsay Mitchell, AICP, CPM**, Senior Strategic Initiatives Officer
- Sarah Stubblefield, AICP**, Strategic Initiatives Manager
- Jacob Browning, AICP**, Strategic Initiatives Manager
- Cynthia T. Cruz**, Strategic Initiatives Principal
- Anthony Cisneros, AICP**, Strategic Initiatives Planner
- Laura Davila**, Strategic Initiatives Analyst

Ordinance No. 23- 064

**An ordinance adopting the North Central Historic
Neighborhoods Plan as a component of *99 Square Miles* -
the Comprehensive Plan for the City of Arlington**

- WHEREAS, Texas Local Government Code, Section 211.004, requires municipalities to adopt zoning regulations in accordance with a comprehensive plan; and
- WHEREAS, *99 Square Miles* – the Comprehensive Plan for the City of Arlington was adopted on March 17, 2015, by Ordinance No. 15-014, as the Master or General Plan for the City of Arlington and its extraterritorial jurisdiction to guide the overall physical growth of the community and the provision of public facilities and services; and
- WHEREAS, in an effort to highlight and promote social capacity, identity and branding, public safety, property maintenance, and future development potential within the plan area, the Office of Strategic Initiatives, in coordination with area stakeholders, developed the North Central Historic Neighborhoods Plan with direct resident involvement and citizen participation; and
- WHEREAS, on June 20, 2023, City staff began working with the stakeholders in the North Central Historic Neighborhoods plan area on developing a vision for the North Central Historic Neighborhoods; and
- WHEREAS, on September 20, 2023, a public hearing was held before the Planning and Zoning Commission at which the public was given the opportunity to give testimony and present written evidence; and
- WHEREAS, the Planning and Zoning Commission forwarded to the City Council a recommendation to approve the North Central Historic Neighborhoods Plan as a component of *99 Square Miles* - the Comprehensive Plan; and
- WHEREAS, on October 10, 2023, a public hearing was held before the City Council at which the public was given the opportunity to give testimony and present written evidence; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON,
TEXAS:

1.

That the City Council approves the North Central Historic Neighborhoods Plan as a component of *99 Square Miles* - the Comprehensive Plan of the City of Arlington, Texas.


2.

Further, the North Central Historic Neighborhoods Plan is intended to be used as the official City policy for evaluating development proposals within the boundaries of the plan area and used as a guide for reviewing development proposals in areas adjacent to the plan area.

3.

A copy of the North Central Historic Neighborhoods Plan is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND GIVEN FIRST READING on the 10th day of October, 2023, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the ~~24th~~ day of October, 2023, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



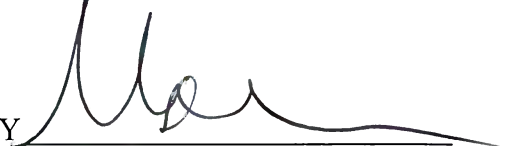
JIM R. ROSS, Mayor

ATTEST:



ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:
MOLLY SHORTALL, City Attorney

BY 

PROJECT OVERVIEW

INTRODUCTION

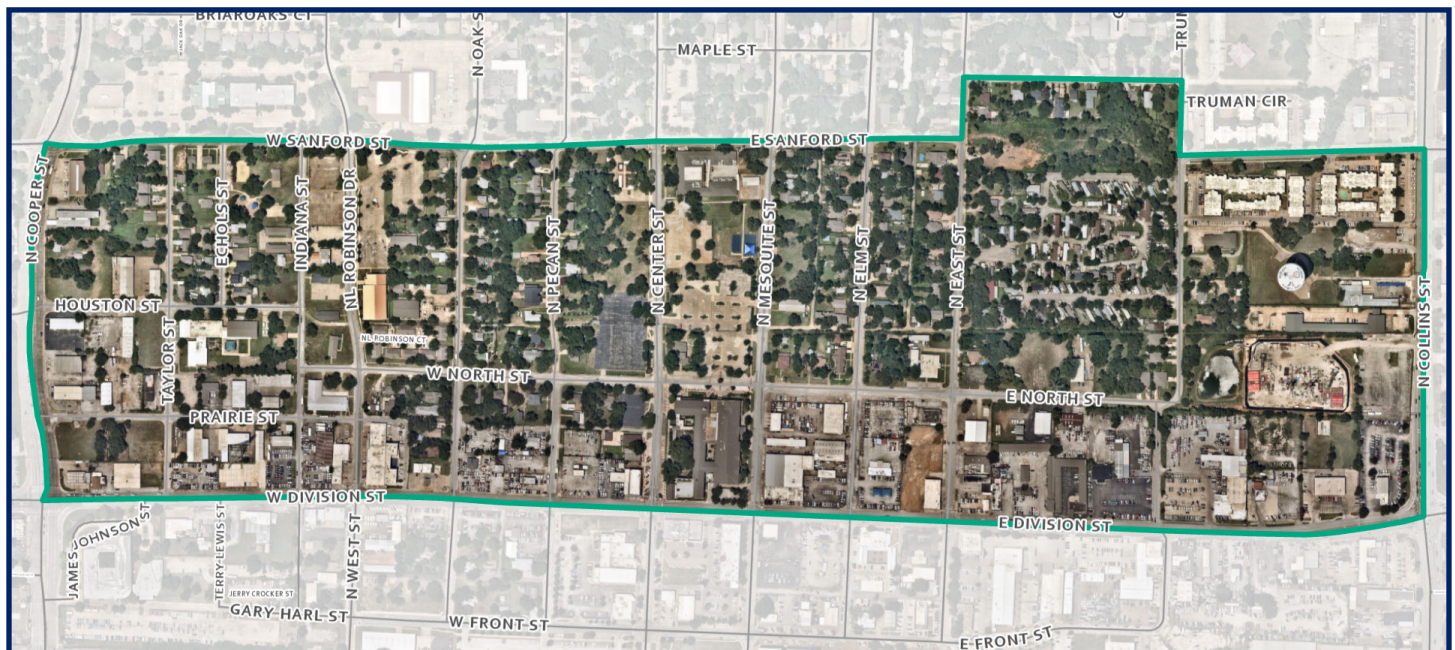
The North Central Historic Neighborhoods plan area is in North Central Arlington, Texas, north of Downtown Arlington and west of the Entertainment District. The plan area is bounded by Sanford Street to the north, Division Street to the south, Collins Street to the east, and Cooper Street to the west. Center Street and Mesquite Street run north and south through the center of the plan area, which covers approximately 22.8 acres, and is comprised primarily of single-family residences.

In 2001, the North Central Historic Neighborhoods, led primarily by residents of the Old Town Register Historic District, created a neighborhood plan that identified the following priorities: 1) Preserve existing housing stock. 2) Preserve quality of life. 3) Preserve neighborhood trees. 4) Increase neighborhood safety. 5) Mitigate traffic impact on neighborhood life. 6) Promote community pride. While the planning process was completed, the plan was not formally adopted by the City Council.

Moving forward to 2023, neighborhood residents approached the city about updating their neighborhood plan to be formally adopted by City Council as a component of the Comprehensive Plan. Other motives for seeking plan adoption include optimizing neighborhood grant funding, reassessing existing conditions and needed improvements, and exploring the prospects of future conservation district overlays.

For the purposes of this plan, the neighborhoods have been re-named North Central Historic Neighborhoods to highlight the Old Town National Register Historic District and The Hill Historic District.

STUDY AREA



EXISTING CONDITIONS

DEMOGRAPHIC PROFILE

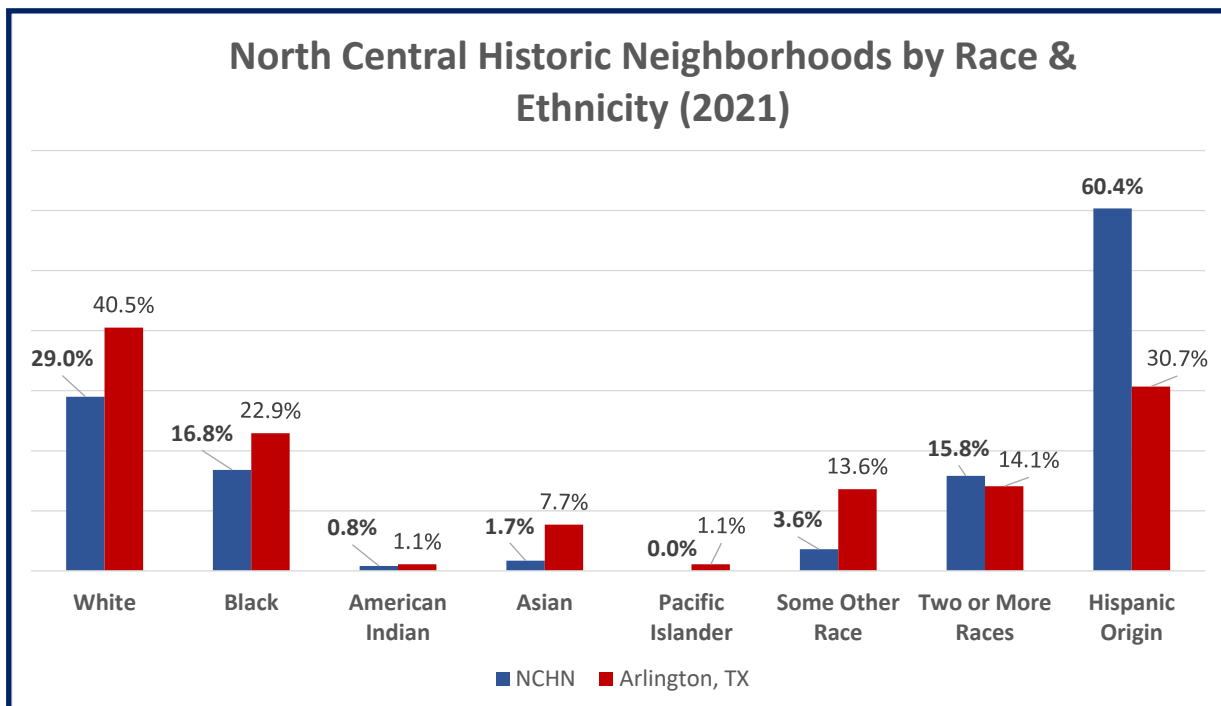
POPULATION

According to the 2021 5-year American Community Survey (ACS), the population in the North Central Historic Neighborhoods was 1,297 residents, or 0.3 percent of the total population (394,602) of the City of Arlington. The population figures represent a nine percent decrease from the 2000 U.S. Census, when the neighborhood counted 1,381 residents in the original North Central Neighborhoods Plan.

RACE & ETHNICITY

While the City of Arlington is a diverse city, the North Central Historic Neighborhoods encapsulates a microcosm of racial diversity.

The North Central Historic Neighborhoods is considered a “minority majority” neighborhood. Residents identifying their race as “White” made up 29 percent of the population in the 2021 5-year ACS, with 60.4 percent identifying as “Hispanic Origin,” 16.8 percent as “Black or African American,” and 3.6 percent identifying as “Some Other Race.”

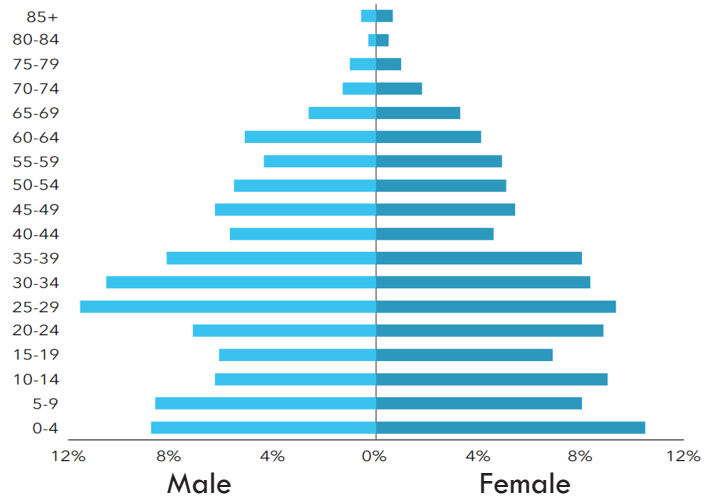


Source: 2017-2021 American Community Survey (ACS) 5-Year Estimate

DEMOGRAPHIC PROFILE

AGE-SEX DISTRIBUTION

There are currently more males than females residing in the North Central Historic Neighborhoods. The largest age group in either gender is 25-29 years of age, or 19.7 percent of the population. The next largest age group is 0-9 years of age, with 16.3 percent male and 18.5 percent female populations.



Source: 2023 Community Analyst

HOUSEHOLD CHARACTERISTICS

In the North Central Historic Neighborhoods, 83 percent of households earn less than \$75,000, compared to 55.2 percent of households citywide. This area is considered a low-income area compared to the rest of the city, with 19 percent of households living below the poverty level and a median household income of \$31,762.

Household Income Ranges	North Central Historic Neighborhoods (2023)	Arlington TX (2023)
Household Income Base	450	144,424
<\$15,000	18.90%	7.30%
\$15,000 - \$24,999	20.70%	6.80%
\$25,000 - \$34,999	14%	8.10%
\$35,000 - \$49,999	13.30%	12.90%
\$50,000 - \$74,999	16.20%	20.10%
\$75,000 - \$99,999	7.10%	13.80%
\$100,000 - \$149,999	7.10%	16.70%
\$150,000 - \$199,999	2.44%	7.60%
\$200,000+	0%	6.70%

Source: 2017-2021 American Community Survey (ACS) 5-Year Estimate

Household Income and Value	
Median Household Income	\$31,762
Median Home Value	\$66,667
Per Capita Income	\$17,278
% Below Poverty Level	19%

Source: 2023 Community Analyst

Housing Ownership	
Owner Occupied	23.30%
Renter Occupied	76.70%

Source: 2023 Community Analyst

EDUCATIONAL ATTAINMENT

For the population older than 25 years in the North Central Historic Neighborhoods, 38 percent have less than a High School Diploma or Equivalent, compared to 12 percent citywide.

Population 25+	North Central Historic Neighborhoods (2023)	Arlington TX (2023)
Total Population 25+	780	256,955
Less than 9th Grade	23%	5.50%
9-12th Grad, No Diploma	15%	6.50%
High School Graduate	20%	20.30%
GED/Alternative Credential	4%	3.50%
Some College, No Degree	21%	21.00%
Associate Degree	4%	8.60%
Bachelor's Degree	9%	23.60%
Graduate/Professional Degree	4%	10.90%

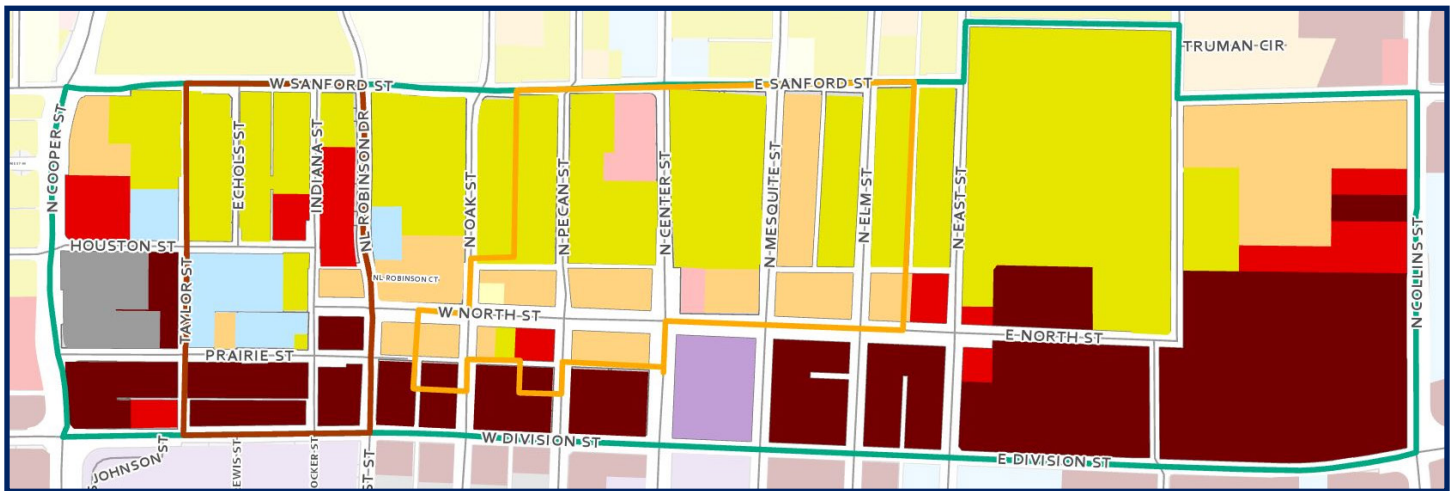
Source: 2017-2021 American Community Survey (ACS) 5-Year Estimate

LAND USE AND ZONING

ZONING

There are ten different zoning districts in the North Central Historic Neighborhoods area. Forty percent of the properties are zoned Residential Medium Density (RM-12), 31 percent General Commercial, and 15 percent Residential Multi-Family.

- | | | | |
|---|---|---|---|
|  Light Industrial |  General Commercial |  Office Commercial |  Residential Single Family 7.2 |
|  Planned Development |  Community Commercial |  Residential Multi-Family 22 | |
|  Downtown Business |  Neighborhood Commercial |  Residential Medium Density | |



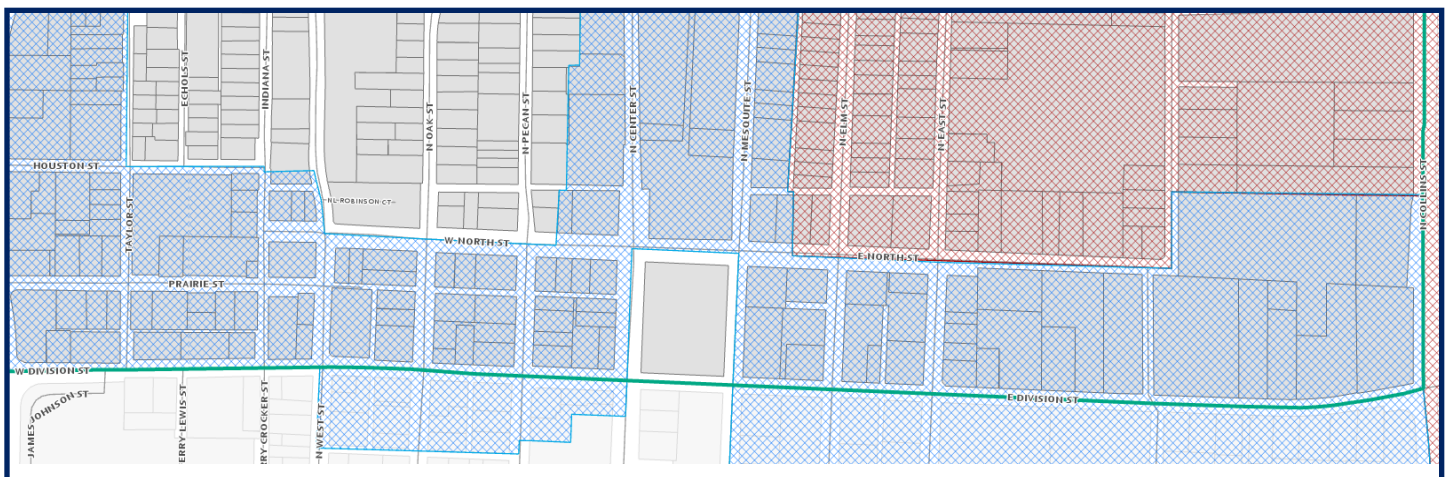
OVERLAY DISTRICTS

The North Central Historic Neighborhoods are included in two overlay districts.

The Entertainment District Overlay creates an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington and is guided by new development and redevelopment standards.

The Downtown Neighborhood Overlay protects and enhances the character and function of downtown businesses and lodging areas, and attracts new residential development to provide energy and support to the downtown area.

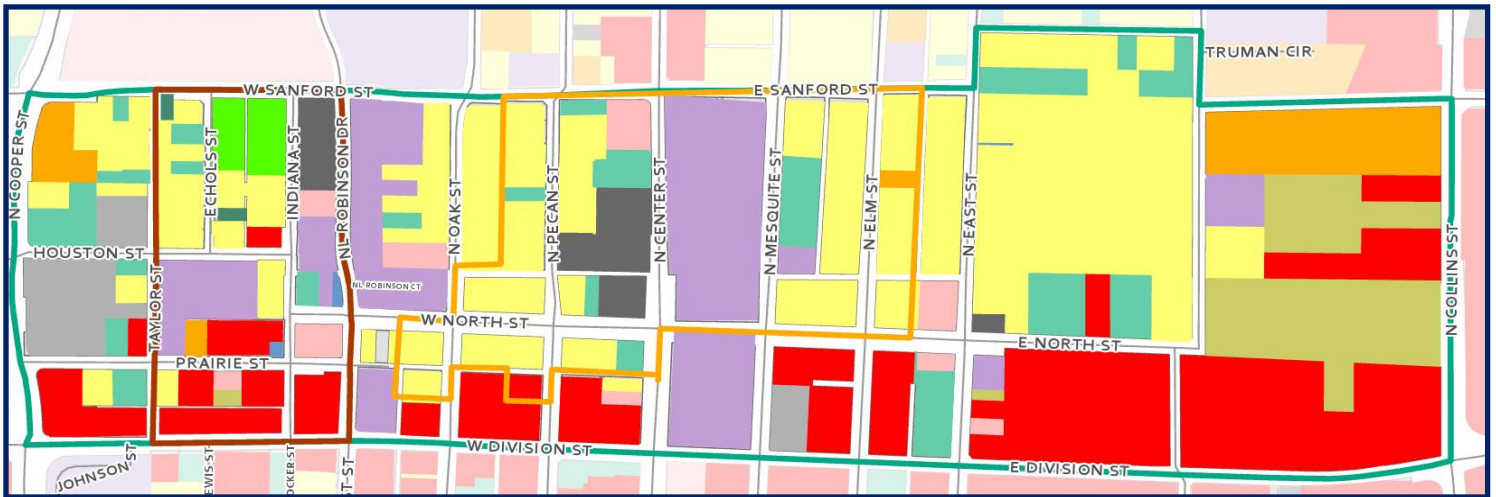
- | | |
|---|--|
|  Downtown Neighborhood Overlay |  Entertainment District Overlay |
|---|--|



LAND USE AND ZONING

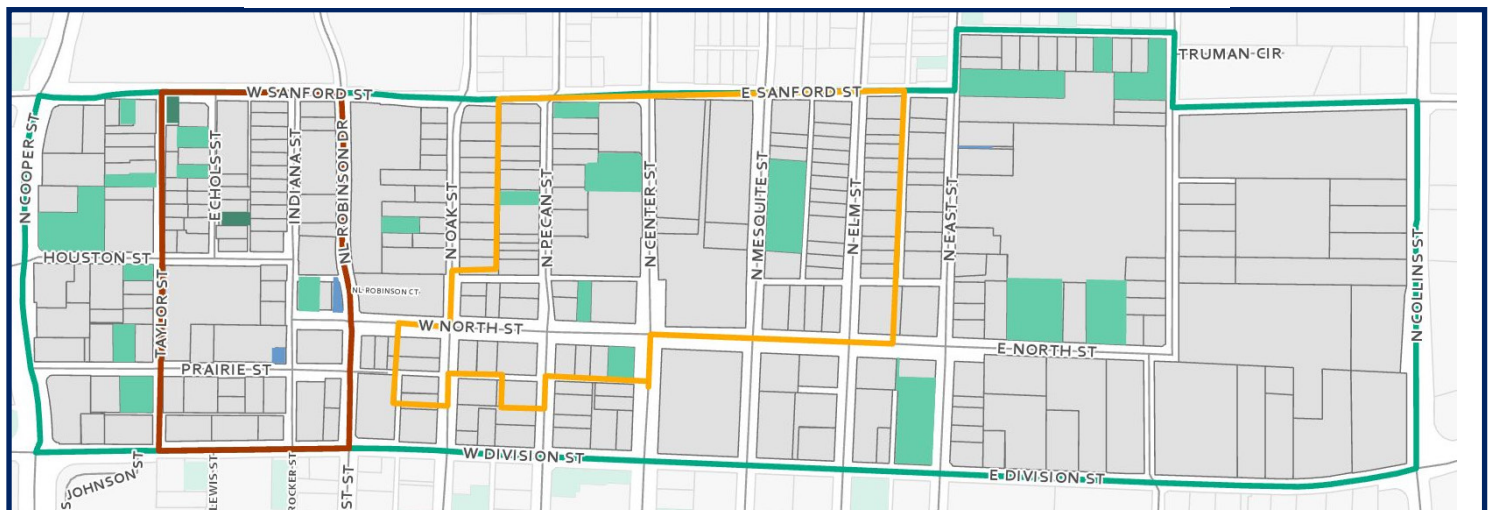
LAND USE

There are 12 different land uses in the in the North Central Historic Neighborhoods area. The neighborhood is comprised of 32.8 percent Single-Family Residential, 22.5 percent Commercial/Retail, and 14.1 percent Institutional land uses.



VACANT LAND

The North Central Historic Neighborhoods plan area includes over 10.97 acres of vacant land. Currently, 0.23 acres are under development, 0.19 acres are undevelopable, and 10.55 acres are developable.



BUSINESS PROFILE

The North Central Historic Neighborhoods plan area has 101 total businesses with over 1,200 employees. The unemployment rate for the neighborhood area is 7.2 percent, compared to the citywide unemployment rate of 4.7 percent. The top three most common job industries in the neighborhood plan area are Retail Trade, Motor Vehicle/Parts Dealers, and Other Services (except Public Administration). Over 50 percent of the neighborhood area jobs are blue collar, double the citywide rate of 24.4 percent.

Industry	North Central Historic Neighborhoods		Arlington TX	
	Number	Percentage	Number	Percentage
Retail Trade	28	27.70%	1,924	14.70%
Motor Vehicle/Parts Dealers	23	22.70%	394	3.00%
Other Services (Except Public Administration)	19	18.80%	1,644	12.60%
Auto Services	8	7.90%	359	2.70%
Accommodation & Food Services	6	5.90%	1,074	8.20%
Public Administration	5	4.90%	140	1.10%
Real Estate, Rental & Leasing	4	3.90%	708	5.40%
Legal Services	4	3.90%	277	2.10%
Health Care & Social Assistance	4	3.90%	1,192	9.10%
Transportation/Warehouse	4	3.90%	291	2.20%
Finance & Insurance	3	2.90%	7621	5.80%
Wholesale Trade	3	2.90%	343	2.60%
Manufacturing	3	2.90%	389	3.00%
Unclassified Establishments	3	2.90%	1,374	10.50%
Construction	2	1.90%	709	5.40%
Arts/Entertainment/Recreation	1	0.90%	239	1.80%
Central Bank/Credit	1	0.90%	269	2.00%
Educational Services	1	0.90%	314	2.40%

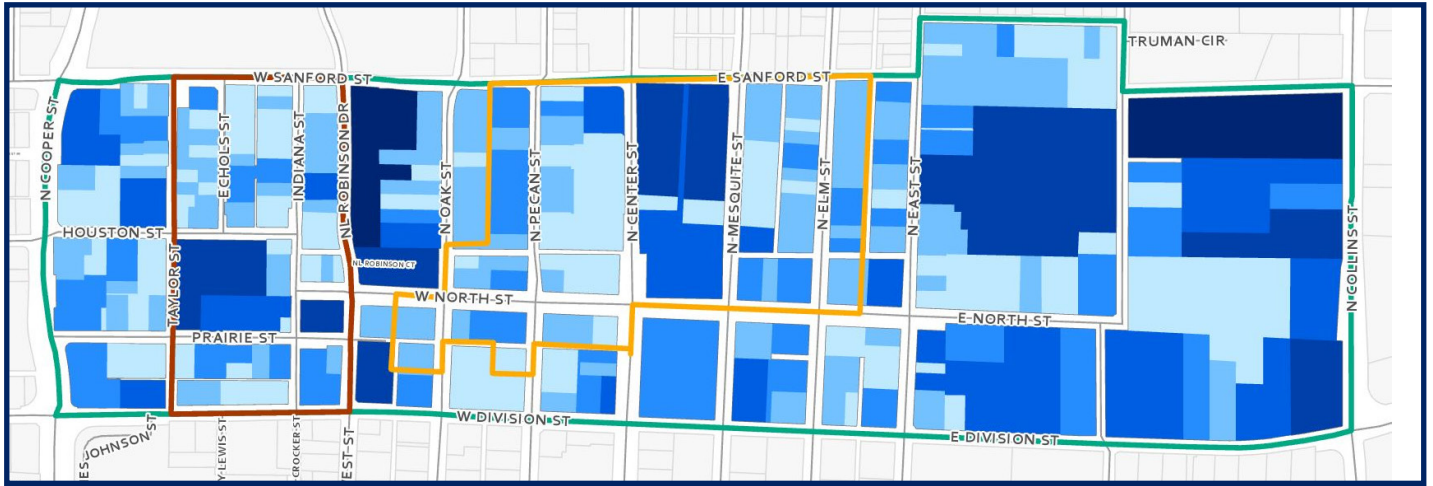
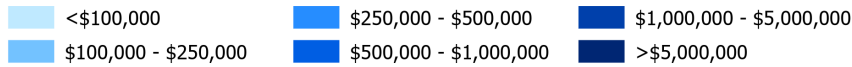
Source: 2023 Community Analyst



REAL ESTATE PROFILE

PROPERTY VALUES

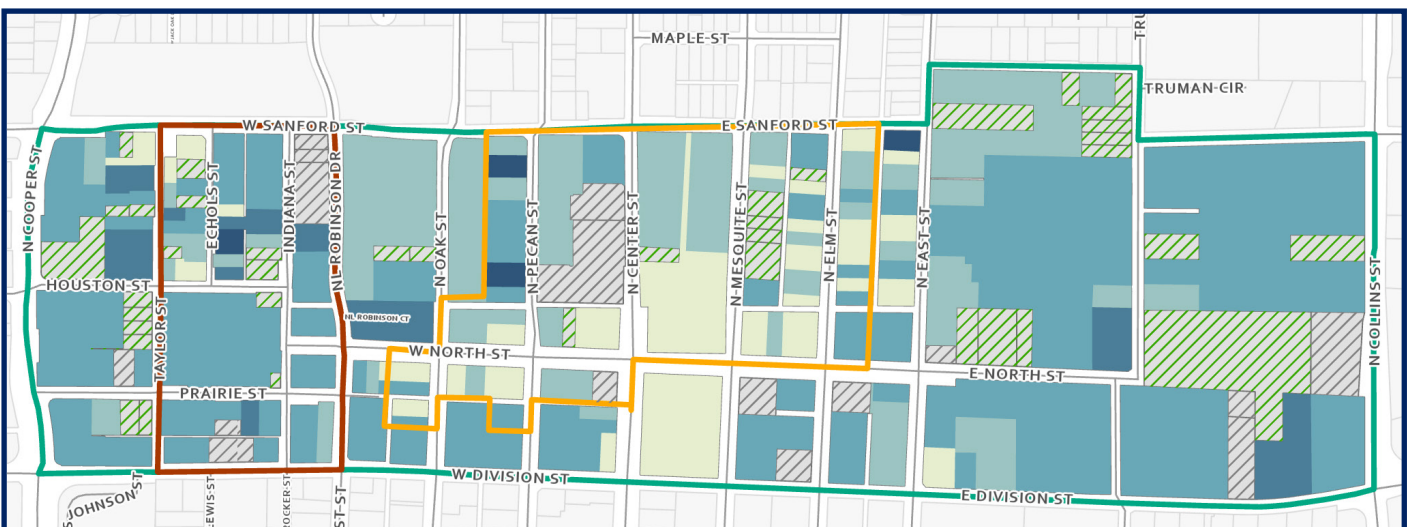
The average appraised value per parcel in the North Central Historic Neighborhoods is \$331,000, with an appraised value per square foot of \$10.62. Currently, there are two properties appraised over \$5 million: the N.L. Robinson Life Center (\$5.8 million) and the Las Palmas Apartments (\$18.5 million).



Source: Tarrant Appraisal District 2022 Certified Property Data

YEAR BUILT

The median year built for all structures in the North Central Historic Neighborhoods is 1966. There are 34 structures that were built before 1930, 86 structures built between 1931 and 1950, and 67 structures built between 1951 and 1970.

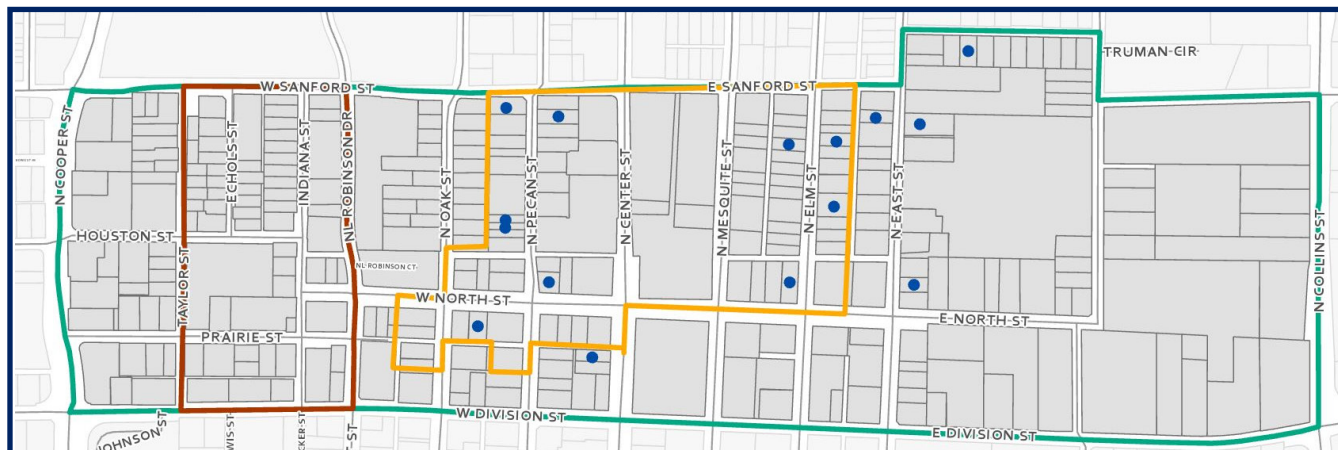


Source: Tarrant Appraisal District 2022 Certified Property Data

REAL ESTATE PROFILE

SHORT-TERM RENTALS

Currently, there are 20 short-term rentals with 58 bedrooms for rent in the neighborhood. All short-term rentals are located in the following zoning districts: RM-12 (15 properties), RMF-22 (three), and GC (two).

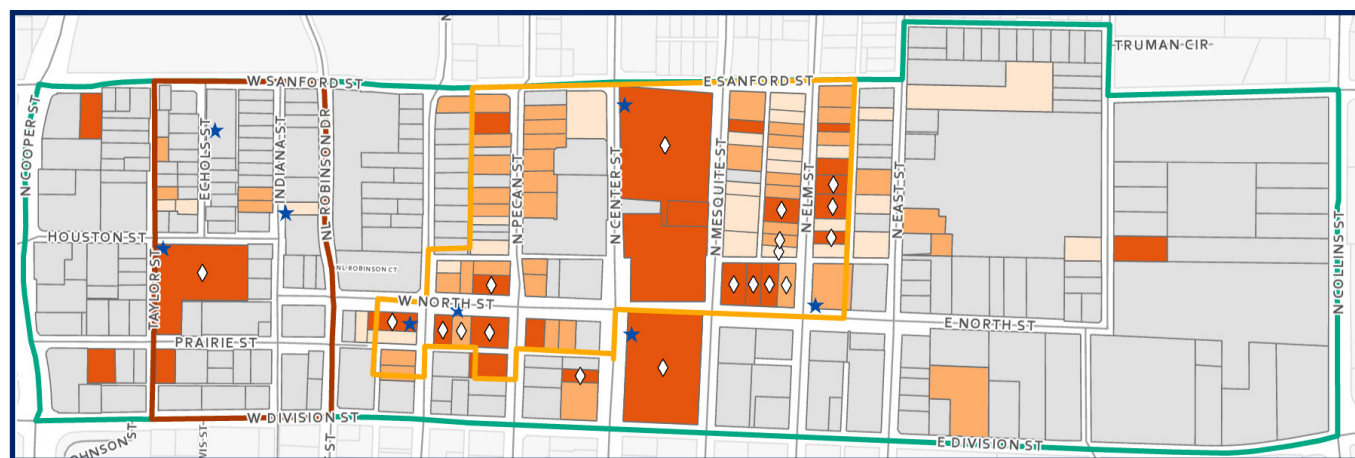
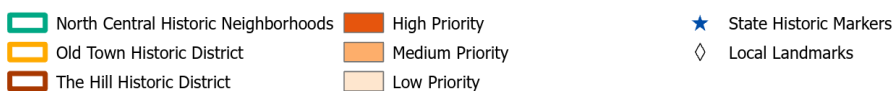


HISTORIC RESOURCES

The North Central Historic Neighborhoods is rich in historic landmarks, including the Old Town National Register Historic District established in 2000, and The Hill, Arlington’s historic African American community, recognized as a Texas Historic Landmark in 2006.

The neighborhood plan area contains several local and state historic landmarks: Old Town National Register Historic District includes five State Historic Markers and 16 Arlington Local Landmarks. The Hill includes three State Historic Markers and one Arlington Local Landmark.

The 2007 Historic Resource Survey shows that the neighborhood plan area has 31 High Priority Resources, 76 Medium Priority Resources, and 65 Low Priority Resources. These designations are used in the identification and preservation of a community’s historic assets. Properties fifty years or older are eligible for state and local marker designations. There are 196 properties in the neighborhood that are eligible to be designated as state or local markers.



HISTORIC RESOURCES

LOCAL LANDMARKS

Currently, there are 17 individual properties that have structures designated as Arlington Local Landmarks. The Old Town National Register Historic District is also designated as a Local Landmark.

City of Arlington Local Landmark	Address
First United Methodist Church	313 N. Center Street
Hutcheson-Smith Home	312 Oak Street
Kooken Elementary	423 N. Center Street
Cox-Carnahan House	415 N. Elm Street
Ralph Pulley House	203 E. North Street
Pulley-Jones House	201 E. North Street
Carl Pulley House	207 E. North Street
Berry-Thompson Home	314 N. Pecan Street
Dickerson Family Home	400 N. Pecan Street
Bridges House	211 E. North Street
Sibley House	419 N. Elm Street
King-Davault House	412 N. Elm Street
Douglas-Potts House	206 W. North Street
Tyer Duplex	2012 & 212 W North Street
James House	406 N. Elm Street
O'Dell-Cotter Cottage	408 N. Elm Street
Residence	409 N. Elm Street
Old Town Historic District	Sanford Street - North Street - Oak Street - Pecan Street

TEXAS HISTORICAL COMMISSION MARKERS

There are eight properties that have structures designated as Texas Historical Commission Landmarks.

Texas Historical Commission Landmarks	Address
First United Methodist Church	313 N. Center Street
Hutcheson-Smith Home	312 Oak Street
Emmanuel Church of God in Christ	513 Indiana Street
The Hill	400 W. Sanford Street
Douglass-Potts Home	206 W. North Street
North Side School	433 N. Center Street
Carver Dixon King Home	301 E. North Street
Booker T. Washington School	500 Houston Street

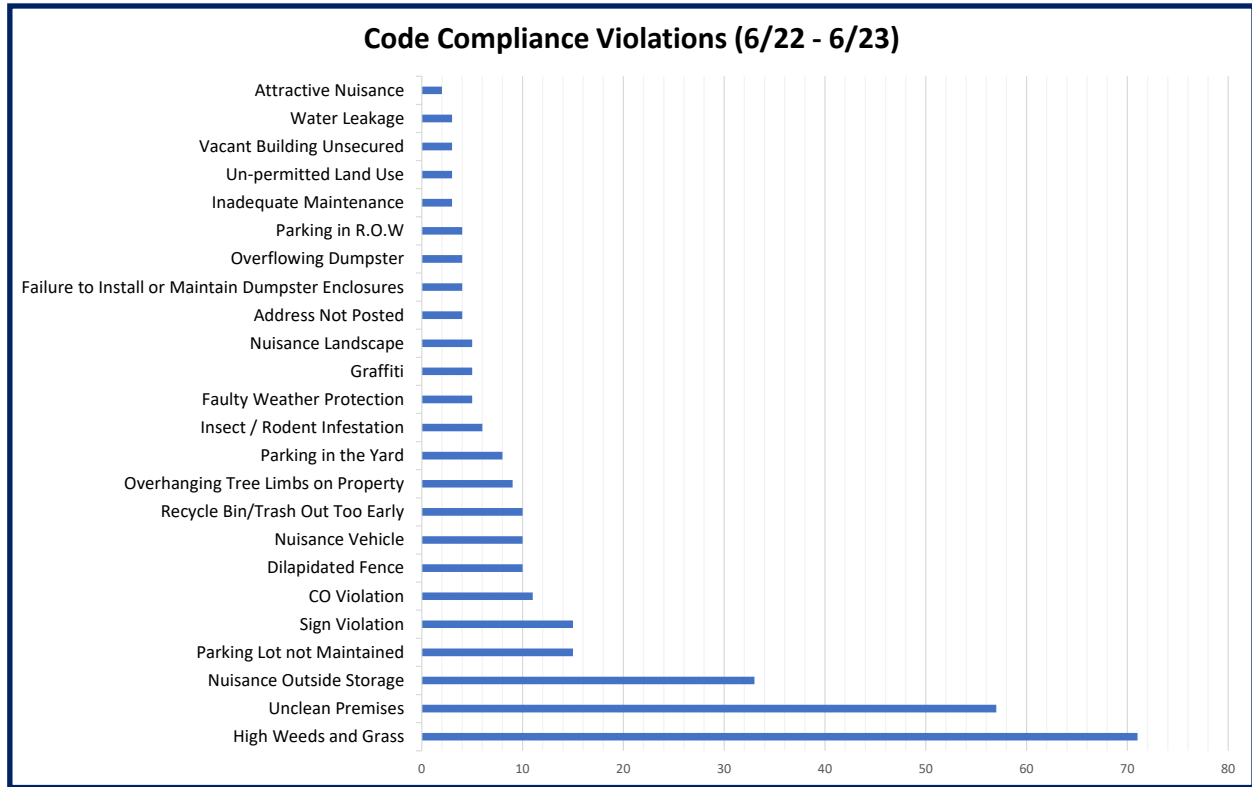
NATIONAL REGISTER

Currently, there is one National Register property, the Hutcheson-Smith Home. The Old town National Register Historic District includes 74 contributing structures and 69 non-contributing structures.

CODE COMPLIANCE & PUBLIC SAFETY

PROPERTY MAINTENANCE

A snapshot of code compliance violations from June 2022 to June 2023 in the North Central Historic Neighborhoods plan area shows that the most frequent violations were high weeds and grass, unclean premises, and nuisance outside storage.



PROPERTY MAINTENANCE

From June 2022 to June 2023, the most frequent crimes in the North Central Historic Neighborhoods plan area were Assault, Drugs and Narcotics, and Vandalism.

Crime	Total
Assault	30
Drugs & Narcotics	19
Vandalism	16
Theft: Motor Vehicle Parts and Articles	9
Burglary	7
Theft: Motor Vehicle Theft	6
Theft: From Building	2
Robbery	1
Arson	1
Fraud	1
Property Crimes	0
Weapons Laws	2

CITY OF ARLINGTON 10-YEAR NEIGHBORHOOD INVESTMENT

Over the past ten years, the City of Arlington has invested over \$8.1 million in the North Central Historic Neighborhoods boundaries, including:

Over \$3.71 million invested in the Neighborhood Revitalization Strategy Area (NRSA) with Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG) and ESG-Cares federal funding for homeless services, community outreach, street improvements, employment training, and housing construction and rehabilitation.

Over \$4.4 million in capital improvement projects including drainage, sidewalk, and sidewalk ramp improvements. Maintenance operations projects include mill and overlay, ornamental sign installation and replacement, streetlight painting, streetlight LED conversions, and pothole repair.

At George Stevens Park, new playground equipment and a new parking lot were installed, representing an investment of over \$80,000.



COMMUNITY ENGAGEMENT

This section highlights the community and stakeholder engagement process, including the neighborhood steering committee, activities, and role of each group involved.

Garnering the collective drive of the community and organization of neighborhood leadership is critical to the implementation of the North Central Historic Neighborhoods Plan. Throughout the planning process, the project team collected input from neighborhood residents, business owners, and key stakeholders to generate ideas, neighborhood priorities, and inform recommendations.

STEERING COMMITTEE

City Staff convened a Steering Committee, comprised of residents, faith and community-based organization leadership, and key stakeholders, to guide the planning process and to serve as an advisory group for recommendations and emerging themes.

NEIGHBORHOOD ENGAGEMENT TIMELINE

JUNE

June 15 - Steering Committee Meeting #1

- COA Staff provides plan development overview and next steps
- Steering Committee roles and responsibilities

June 19-July 3 - Neighborhood Survey #1

- Gain resident insight on neighborhood existing conditions. A breakdown of the all survey results are available in Appendix A.

June 20 - Neighborhood Meeting #1

- Learn about your neighborhood
- Review planning process, goals and objectives

JULY

July 11 Steering Committee Meeting #2

- Review planning framework and process to achieve the work for neighborhood meeting #2

July 18-28 - Neighborhood Survey #2

- Building on Survey #1 insights, gain resident input on neighborhood priorities

July 18 Neighborhood Meeting #2

- Identify neighborhood issues, improvements, and develop plan Recommendations

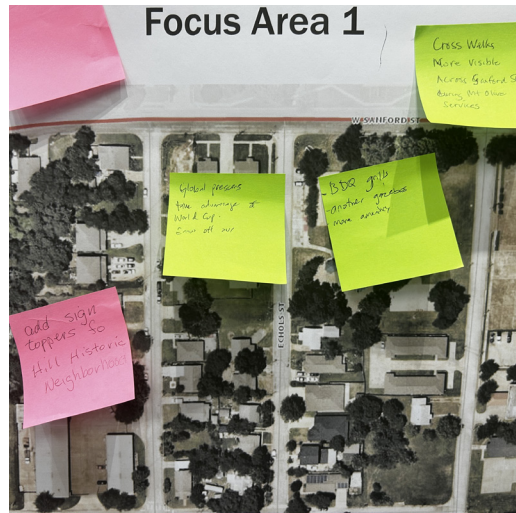
AUGUST

August 1 Steering Committee Meeting #3

- Review survey findings and draft plan recommendations
- Review final neighborhood meeting process

August 8 - Neighborhood Meeting #3

- Provide overview of survey findings, finalize plan recommendations, and review plan adoption process.



**The Sanford House
John A Kooken Elementary School
Kooken Educational Center
Labyrinth Meditation Center
First United Methodist Church**

Explain how Center doesn't exist
Make sure to first take photos, then take photos for Special People
Get a sign for the center
Get a sign for the center
Get a sign for the center
Get a sign for the center

Plan Considerations

- Explore suitability of potential Conservation District Overlay (CDO)
- Infill Development**
Ensure infill development is consistent with character of the neighborhood; cottage commercial/neighborhood commercial on Mesquite Street vacant land.
- Build relationships with Kooken School administration.
- Maintain relationship with churches to leverage the faith-based

Building power through community development

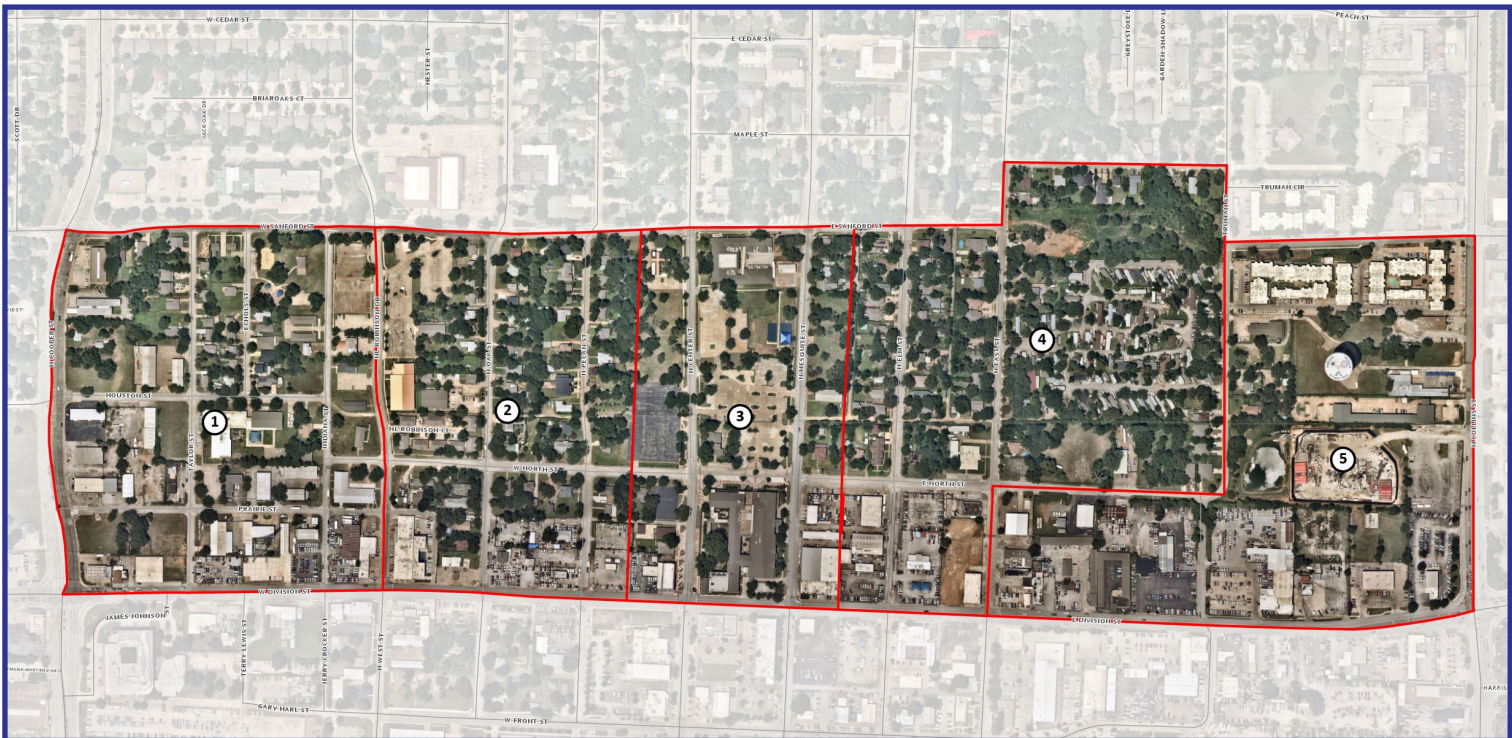


NEIGHBORHOOD STRATEGIES

Five neighborhood-wide strategies were identified to form the foundation of the plan’s goals and recommendations. During the planning process, strategies were formulated for five Focus Areas, allowing staff and stakeholders to take a more detailed approach to the development of specific recommendations.

- 1. Social Capacity:** Build and Formalize Neighborhood Leadership
- 2. Identity & Branding:** Create Neighborhood Identity and Branding
- 3. Public Safety:** Protect Residents in the Neighborhood
- 4. Property Maintenance:** Residential & Business Improvements
- 5. Development:** NCHN Future Vision

The North Central Historic Neighborhoods are comprised of five focus areas with their own character, land uses, and physical attributes. This section is intended to identify specific improvements in each focus area and to propose solutions for distinct needs within the neighborhood.

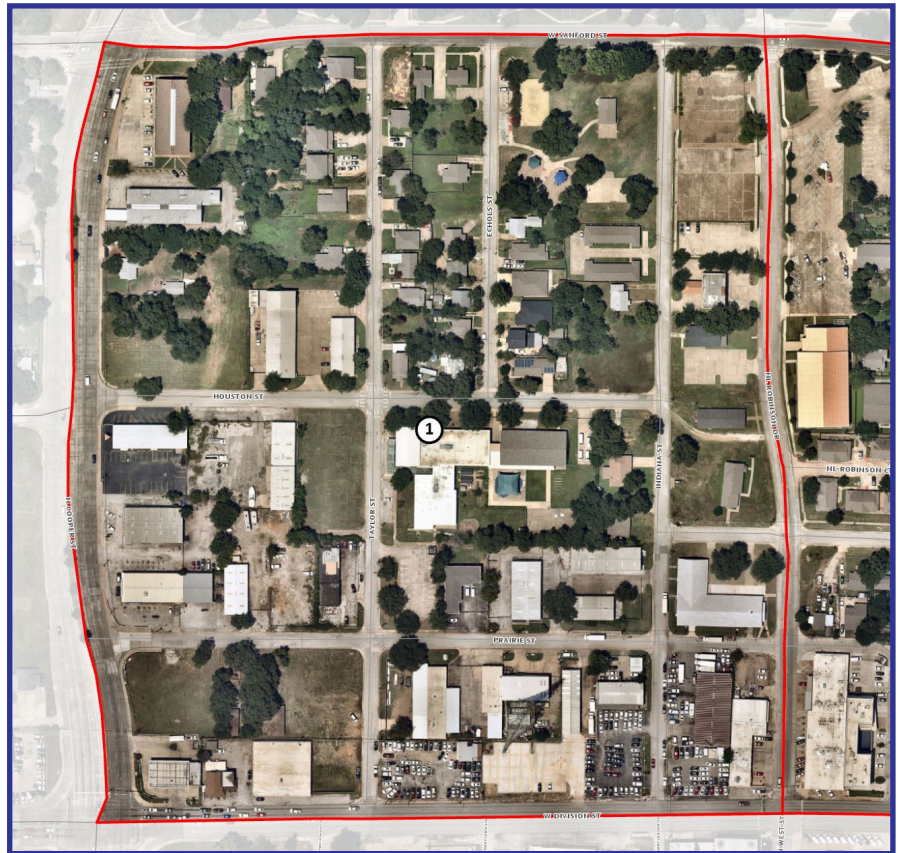


FOCUS AREA 1 - COOPER STREET TO N.L. ROBINSON DRIVE

Focus Area 1 Profile

Focus Area 1 is comprised of The Hill Historic District, which includes three State Historical Markers. It is home to George Stevens Park and several historic churches, including Mount Olive Baptist Church, Church of God in Christ, and Armstrong AME Church. Other commercial and community properties include:

- Mount Olive Federal Credit Union
- Green Oaks Education & Support Inc.
- Health and Human Services Building
- Water from the Rock Church
- Bridge Builders International Church
- Oculus 2 Apartments
- Sherwin Williams Paint Store
- AEZ Out Bail Bonds
- Roofing & Siding Specialists
- Raw Wheel & Tire Shop
- Division St. Auto



STAKEHOLDER FEEDBACK

George Stevens Park: Activate Park space with neighborhood social events.

- Work with Parks Department to improve amenities (Expand walking trail, repaint basketball court).

Initiate relationships with faith community to address neighborhood issues and elderly resident concerns.

Historic Preservation: Consider options to work with property owners to renovate historic homes.

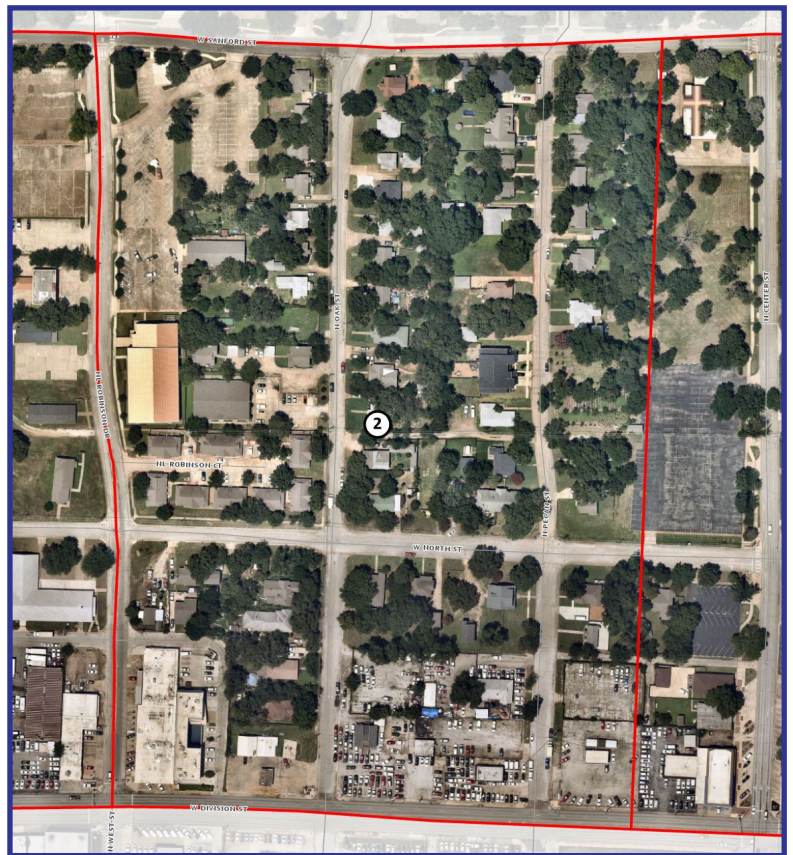
- Explore opportunities for new local landmarks in The Hill Historic District.
- Create western gateways for the neighborhood at Sanford and North Streets.
- Establish relationships with JPS and other Health Service Providers to develop solutions for loitering within the neighborhood.
- Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour.

FOCUS AREA 2 - N.L. ROBINSON DRIVE TO PECAN STREET

Focus Area 2 Profile

Focus Area 2 includes the western section of the Old Town National Register Historic District, which includes two of the four State Historical Markers and five of the 16 Local Landmarks. The Hutcheson-Smith House, a National Register Property, is located among single-family residential housing, which is the primary land use. Other commercial and community properties include:

- Arlington New Beginnings Senior Housing
- Green Oaks School Property
- Alleys
- Mount Olive Church-Owned Properties
- Arlington Life Shelter
- Short Term Rentals
- Advanced Tire and Auto Service
- BMG Auto Group
- Division St. Auto



STAKEHOLDER FEEDBACK

Historic Preservation

- Explore suitability of potential Conservation District Overlay (CDO) or Landmark Preservation Overlay and identify neighborhood locations.
- Coordinate with Landmark Preservation Commission to develop a historic neighborhood walking tour.

Infill Development

- Ensure infill development is consistent with character of the neighborhood.

Establish a relationship with Arlington Life Shelter staff and Board of Directors

Establish a relationship with Green Oaks School staff

Connect residents with ESL and GED programs offered by Water from the Rock Church

Sidewalks

- Extend sidewalks from new development on Pecan Street.

FOCUS AREA 3 - N. CENTER STREET TO MESQUITE STREET

Focus Area 3 Profile

Focus Area 3 includes the center portion of the Old Town National Register Historic District, which includes two of four State Historical Markers and three of 16 Local Landmarks. It primarily houses single-family residential, institutional, and faith-based land uses. Other commercial and community properties include:

- John A. Kookan Elementary School
- Kookan Educational Center
- First United Methodist Church

STAKEHOLDER FEEDBACK

Historic Preservation

- Explore suitability of potential Conservation District Overlay (CDO) or Landmark Preservation Overlay (LPO).
- Identify locations for CDO or LPO.
- Encourage historic home rehabilitation.
- Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour.

Infill Development

- Ensure infill development is consistent with neighborhood character.
- Support cottage and neighborhood commercial on Mesquite Street vacant lots.

Stakeholder Relationships

- Build relationships with Kookan School administration.
- Build relationships with faith community to address neighborhood issues.
- Explore options for farmers markets or neighborhood events in central neighborhood location.



FOCUS AREA 4 - N. ELM STREET, N. EAST STREET TO TRUMAN STREET

Focus Area 4 Profile

Focus Area 4 includes the eastern section of the Old Town National Register Historic District which includes one of four State Historical Markers and ten of 14 Local Landmarks. It contains mainly single-family residential uses with commercial uses located along Division Street. There are also vacant properties that are developable in the future with the plan's recommendations. Other commercial and community properties include:

- Oak Haven Estates Mobile Home Park
- The King's Place International Ministries
- DFW Dance Fitness Studio
- House of Glory/Casa de Gloria Church
- Short Term Rentals
- Milo's Bar
- Elite Asphalt Co.
- Division St. Auto Parts



STAKEHOLDER FEEDBACK

Historic Preservation

- Explore suitability of potential Conservation District Overlay (CDO) or Landmark Preservation Overlay (LPO).
- Encourage historic home rehabilitation.
- Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour.

Infill Development

- Ensure infill development is consistent with neighborhood character.

Commercial redevelopment on Division Street

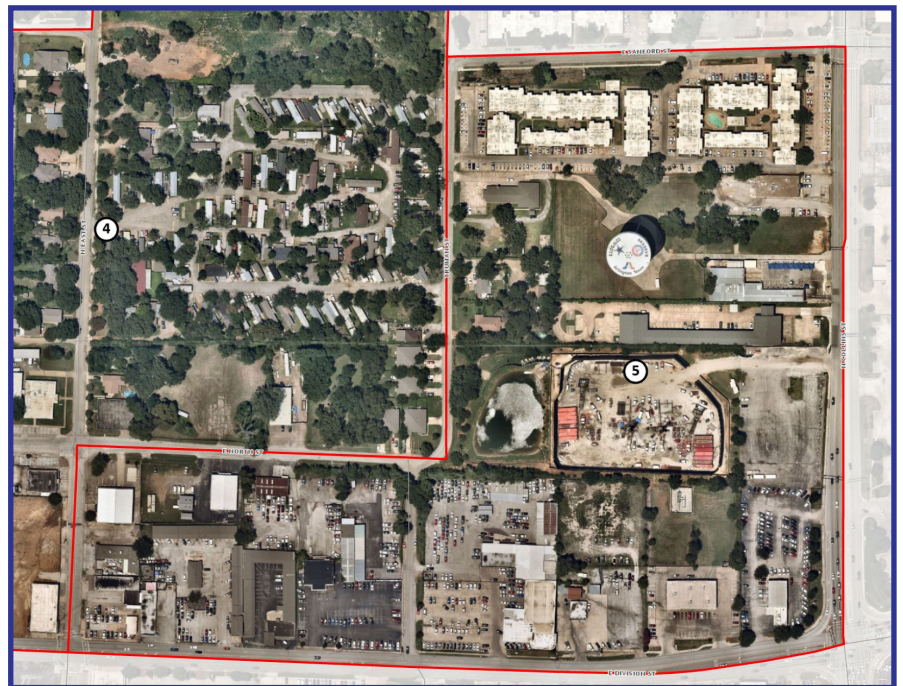
- Monitor Planning and Zoning Commission and City Council meeting agendas to identify proposals that may impact the neighborhood.
- Establish a procedure for making a neighborhood statement to Council in support or opposition to development proposals.

FOCUS AREA 5 - TRUMAN STREET TO COLLINS STREET

Focus Area 5 Profile

Focus Area 5 has a larger commercial presence than the other plan area sectors. This focus area contains several auto-related uses at the corner of Division and Collins Streets; there is also an active gas well and fracking pond that could be redeveloped in the future as the gas well is decommissioned. Other commercial and community properties include:

- Las Palmas Apartments
- Arlington Spanish Seventh Day Adventist Church
- TotalEnergies Gas Well, and Fracking Pond
- City of Arlington Water Tower
- Shine Car Wash
- Executive Inn of Arlington
- La Sirena Mexican Restaurant
- Mi Gente Auto Finance
- Preferred Wholesale
- VIP Total Loans
- Drive Time Used Cars
- Flags Motel
- OK Motel



STAKEHOLDER FEEDBACK

Redevelop Corner of Collins Street & Division Street

- Work with City on any future comprehensive redevelopment plans if they arise.
- Monitor Planning and Zoning Commission and City Council meeting agendas to identify proposals that may impact the neighborhood.
- Establish a procedure for making a neighborhood statement to Council in support of or opposition to development proposals.
- Establish eastern and southern gateways to the neighborhood.

Stakeholder Relationships

- Establish relationship with Las Palmas owner and management.

PLAN RECOMMENDATIONS

1. SOCIAL CAPACITY OF NEIGHBORHOOD: BUILD COMMUNITY CAPACITY & RELATIONSHIPS

GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACT	OTHER PARTNERS
Build community capacity to lead neighborhood improvement efforts that is representative of all area stakeholders.				
1 Create a new neighborhood 501c3 organization and leadership structure to champion neighborhood residents, advocate on their behalf, and guide plan implementation.	Neighborhood-Wide	SHORT	N/A	Non-profit Partners
2 Establish organizational bylaws and define roles for all stakeholder groups, including residents, faith-based community, schools, homeless and social service providers, businesses, etc.	Neighborhood-Wide	SHORT	N/A	N/A
3 Formalize neighborhood process to respond (support, collaborate, oppose) to neighborhood or adjacent redevelopment proposals.	Neighborhood-Wide	SHORT	N/A	N/A
4 Conduct quarterly meetings to engage residents and stakeholders.	Neighborhood-Wide	SHORT	N/A	N/A
5 Create a resource list of neighborhood services and programs to support resident quality of life (i.e., ESL and GED programs offered by Water from the Rock Church, City of Arlington Neighborhood Leadership Network, Neighborhood Matching Grants, and Arlington Home Improvement Incentive Program.)	Neighborhood-Wide	MEDIUM	Office of Strategic Initiatives	Non-profit Partners
Create relationships and engage key stakeholders who share common vision of preserving neighborhood assets and quality of life.				
1 Establish relationship with City of Arlington departments to be an integral part of downtown's growth, design, and evolution and to stay abreast of new area development projects with neighborhood impact.	Neighborhood-Wide	SHORT	Planning and Development Services, Code Compliance, Public Works, Arlington Housing Authority, George W. Hawkes Library	N/A
2 Establish relationship with churches in neighborhood to leverage the faith-based community in addressing neighborhood and elderly resident concerns.	Neighborhood-Wide	SHORT	N/A	Mount Olive Baptist Church, Church of God in Christ, Armstrong AME Church, Water from the Rock Church, Bridge Builders International Church, First United Methodist Church, The King's Place International Ministries, House of Glory, Arlington Spanish Seventh Day Adventist Church
3 Establish relationship with Green Oaks School and John A. Kookan Elementary School leadership to engage youth and parents in neighborhood activities.	1,2,3	SHORT	N/A	Green Oaks, John A. Kookan Elementary School
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)				

2. IDENTITY & BRANDING: DEVELOP UNIFIED IDENTITY

GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACTS	OTHER PARTNERS
Create a unified identity for the neighborhood that captures its historic assets and celebrates the neighborhood diversity.				
1 Assess resident interest in an alternate name for neighborhood to replace North Central Historic Neighborhoods, using survey tools to reach neighborhood consensus. If neighborhood reaches consensus on new name, work with City staff to update the adopted neighborhood plan name by resolution.	Neighborhood-Wide	SHORT	Office of Strategic Initiatives	N/A
2 Add street sign on the east side of Prairie Street and NL Robinson Drive behind the Arlington Life Shelter to assist with navigation for residential properties there.	1	SHORT	Public Works	N/A
3 Create a website highlighting neighborhood historic assets and resources and establish social media presence to engage residents and the community.	Neighborhood-Wide	SHORT	Office of Strategic Initiatives for potential grant funding	Non-Profit Partner or 3rd Party Vendor
4 Create South, East, and West gateways to the neighborhood to identify historic area.	Neighborhood-Wide	MEDIUM	Arlington Urban Design Center. Apply for Neighborhood Grants,	N/A
5 Add sign toppers to identify historic areas and work with the City to evaluate the expansion of street light banners to the neighborhood, in accordance with city policy.	1,2,3,4	MEDIUM	Office of Strategic Initiatives for potential grant funding	N/A
6 Identify locations for signature events (screening of the documentary Echoes from The Hill, The Hill Historic District, art festival, farmers market (N Center St/W Sanford, George Stevens Park), community garden (Pecan St), Old Town National Register Historic District, and work with respective city departments to plan and obtain necessary permits.	Neighborhood-Wide	MEDIUM	Parks Department, Planning and Development Services for permitting as required.	First United Methodist Church, Mount Olive
7 Create relationship with Convention and Visitor's Bureau to highlight assets in neighborhood that may appeal to visitors.	Neighborhood-Wide	LONG	N/A	Convention and Visitors Bureau (CVB)
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)				

2. IDENTITY & BRANDING: PRESERVE HISTORIC FEATURES & TREE CANOPY

GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACTS	OTHER PARTNERS	
As part of the City's overall Historic Preservation Plan update, document the neighborhood's historic assets to assist in preservation efforts.					
1	Work with property owners to renovate historic homes and obtain historical markers. Educate home owners about the City of Arlington's Home Incentive Improvement Program (AHIP) as a prospective resource.	Neighborhood-Wide	MEDIUM	Office of Strategic Initiatives (AHIP), Planning and Development Services (zoning and relocation process)	Historic Preservation organizations
2	Establish relationship with the Landmark Preservation Commission and Planning and Development Services to identify vacant lots in the neighborhood for relocation as an option for interested property owners instead of demolition.	Neighborhood-Wide	MEDIUM	Office of Strategic Initiatives (Historic Preservation), Landmark Preservation Commission, Planning and Development Services	Historic Preservation organizations
3	Inventory all neighborhood historic assets, including Historic Flags Motel and houses on The Hill and North, Elm, Pecan, and Oak Streets.	Neighborhood-Wide	MEDIUM	N/A	N/A
4	Write a history of the area, including The Hill Historic District and Old Town National Register Historic District, to strengthen the area's identity.	1,2,3	MEDIUM	N/A	Historic Preservation organizations
5	Explore suitability of a Conservation District Overlay or Landmark Preservation Overlays and identify prospective properties.	Neighborhood-Wide	MEDIUM	Planning and Development Services - Zoning Amendment Process	N/A
6	Explore opportunities for the designation of additional local and state landmarks in The Hill Historic District.	1	MEDIUM	Landmark Preservation Commission	Texas Historical Commission
7	Partner with the Landmark Preservation Commission to develop a Historic Walking Tour.	Neighborhood-Wide	MEDIUM	Landmark Preservation Commission	N/A
Enhance the neighborhood's natural features through the preservation of the area's tree canopy.					
1	Encourage maintenance and preservation of trees with all homeowners and new development in the neighborhoods.	Neighborhood-Wide	SHORT	N/A	Local Arborist or similar
2	As part of the neighborhood association, establish a tree committee to inventory neighborhood historic trees and to collaborate with Planning and Development Services Department to learn about tree conservation programs, trimming schedules, and state-wide preservation efforts.	Neighborhood-Wide	MEDIUM	Parks Department	Historic Tree Organizations
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)					

3. PUBLIC SAFETY: IMPROVE SIDEWALKS, ALLEYS, STREET PARKING, LIGHTING, AND FOCUS ON TRAFFIC MANAGEMENT

	GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACTS	OTHER PARTNERS
Work together to make public and pedestrian areas safer for residents.					
1	Explore opportunities for locations to install Rectangular Rapid-Flashing Beacon (RRFB) warnings and crosswalks in areas with heavier pedestrian activity (i.e., Sanford Street at Mount Olive, especially on Monday nights when volumes are highest).	Neighborhood-Wide	SHORT	Public Works	Mount Olive, Kookan Elementary, Other businesses on Sanford Street
2	Work with Division Street automobile businesses to raise awareness and correct parking practices that block daily resident access to the neighborhood.	Neighborhood-Wide	SHORT	Arlington Police Department	Neighborhood Businesses and Property Owners
3	Create an inventory of neighborhood alleys and determine ownership. For public alleyways, evaluate for maintenance needs, lighting, off-street parking, and safety considerations.	Neighborhood-Wide	MEDIUM	Public Works, Code Compliance	N/A
4	Consider sidewalks Neighborhood-Wide to encourage walking and interacting with others. If sidewalks are added, preserve trees and add square-cut curbing (North Street from Mesquite to Truman).	Neighborhood-Wide	MEDIUM	Public Works	N/A
5	Explore options for additional lighting on private property adjacent to the east side of the Mt. Olive parking lot and on Oak and Pecan Streets.	Neighborhood-Wide	LONG	N/A	N/A
6	Promote and enforce neighborhood street parking regulations to assist with safety, special events, and aesthetic concerns.	Neighborhood-Wide	LONG	Arlington Police Department	N/A
TRAFFIC MANAGEMENT					
Reduce speeding and encourage safer driving and parking practices throughout the neighborhood.					
1	Work with Police Department to enforce general traffic ordinances to deter speeding, running stop signs, etc. (Sanford/Oak Streets as target area).	Neighborhood-Wide	SHORT	Arlington Police Department	N/A
2	Conduct a speed study throughout select streets in the neighborhood in collaboration with the Public Works Department.	Neighborhood-Wide	SHORT	Public Works	N/A
3	Determine the need for speed bumps/humps, to control speeding in the neighborhood and slow traffic velocity.	Neighborhood-Wide	MEDIUM	Public Works	N/A
4	Evaluate locations for traffic calming implementation throughout the neighborhood.	Neighborhood-Wide	MEDIUM	Public Works	N/A
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)					

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3	Determine the need for speed bumps/humps, to control speeding in the neighborhood and slow traffic velocity.	Neighborhood-Wide	MEDIUM	Public Works	N/A
4	Evaluate locations for traffic calming implementation throughout the neighborhood.	Neighborhood-Wide	MEDIUM	Public Works	N/A
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)					

4. MAINTENANCE: RESIDENTIAL PROPERTY AND COMMERCIAL PROPERTY IMPROVEMENTS

	GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACTS	OTHER PARTNERS
RESIDENTIAL					
Encourage residential property owners and renters to improve property maintenance to improve neighborhood beauty and increase sense of pride.					
1	Work with Code Compliance Department to develop a plan to address outstanding residential maintenance issues that negatively impact neighborhood sense of safety, vitality, and resident pride.	Neighborhood-Wide	SHORT	Code Compliance	N/A
2	Invite area Code Officer to attend neighborhood meetings and share city program resources to educate residents on property cleanliness and maintenance.	Neighborhood-Wide	SHORT	Code Compliance	N/A
3	Promote city <i>Residential Rapid Reference Guide</i> reference book and new guidelines on trash receptacles on neighborhood website and social media.	Neighborhood-Wide	SHORT	Code Compliance, Asset Management	N/A
COMMERCIAL					
Work with business owners and tenants to improve property maintenance and positively contribute to neighborhood aesthetic.					
1	Work with Code Compliance department to address business property maintenance issues and aesthetics that reflect poorly on residential properties behind their businesses.	1,2,3,	SHORT	Code Compliance	Neighborhood Businesses and Property Owners
2	Establish relationships with Division, Collins and Cooper Street businesses in the plan area to discuss business practices that adversely impact resident safety in the neighborhood.	1,2,3,	SHORT	N/A	Neighborhood Businesses and Property Owners
3	Develop strategy to clean up streetscape litter along Collins and Division Streets.	Neighborhood-Wide	SHORT	Code Compliance Department	N/A
4	Establish connections with management of apartment complexes (Oculus 2, Las Palmas and Oak Haven Estates Trailer Park) to encourage maintenance improvements, renovation of aging properties, and to engage residents.	1,5	MEDIUM	N/A	Oculus 2, Las Palmas Apartments, Oak Haven Estates Trailer Park Owners and Management
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)					

5. DEVELOPMENT: NEIGHBORHOOD FUTURE VISION

	GOAL	FOCUS AREA/LOCATION	TIMEFRAME*	CITY OF ARLINGTON CONTACTS	OTHER PARTNERS
	Provide City and Developers input on future development projects within and surrounding the NCHN to maintain neighborhood quality of life.				
1	Promote neighborhood vision that future development will be comprised of single-family homes with design and character consistent with the historical character of the area. The the neighborhood opposes architectural styles that detract from the neighborhood charm and quality of life they seek to protect and preserve for future generations.	Neighborhood-Wide	SHORT	Planning and Development Services	Developers
2	Maintain residential housing and encourage preservation of housing stock. Engage property owners north of Oak Haven Estates Trailer Park and inquire about development plans and neighborhood vision to increase housing stock in line with historic character of neighborhood.	Neighborhood-Wide, 5	SHORT	Planning and Development Services, Landmark Preservation Commission	Historic Preservation organizations; Oak Haven Estate Trailer Park Owners and Management
3	Monitor the implementation schedule on the Division Street Sidewalk project.	Neighborhood-Wide	SHORT	Public Works	N/A
4	Engage City Planning and Development Services and assign a neighborhood representative to stay informed of new area development projects that impact neighborhood area.	Neighborhood-Wide	SHORT	Planning and Development Services	N/A
5	Working with Planning and Development Services, explore zoning code and building code options to allow adaptive re-use of residential structures for small businesses that enhance neighborhood character and provide local services. (Center, Sanford Streets)	Neighborhood-Wide	SHORT	Planning and Development Services	N/A
6	Division Street development should be compatible with the residential character of the neighborhood.	Neighborhood-Wide	MEDIUM	Planning and Development Services	Developers
7	Encourage more neighborhood establishments, restaurants, and retail options north of Division, and at Division and Truman Streets that preserve and enhance the neighborhood character.	4,5	MEDIUM	Planning and Development Services	Developers and Property Owners
8	Engage neighborhood association in discussions with City of Arlington about prospective property development plans after gas well site is decommissioned in the future.	5	LONG	Planning and Development Services	N/A
9	Infill development should be consistent with overall character of the neighborhood. Where possible, work with the Landmark Preservation Commission to transplant historic homes and relocate within neighborhood to expand historic footprint.	Neighborhood-Wide	LONG	Planning and Development Services, Landmark Preservation Commission	Historic Preservation organizations
10	Encourage new childcare options in the neighborhood, since the demographic profile of the neighborhood indicates an increasing number of young families, and there are currently no nearby options for them.	Neighborhood-Wide	LONG	Grants Management	Non-Profit Partners
*TIMEFRAME: SHORT (1-2 YEARS). MEDIUM (3-4 YEARS). LONG (5+ YEARS)					

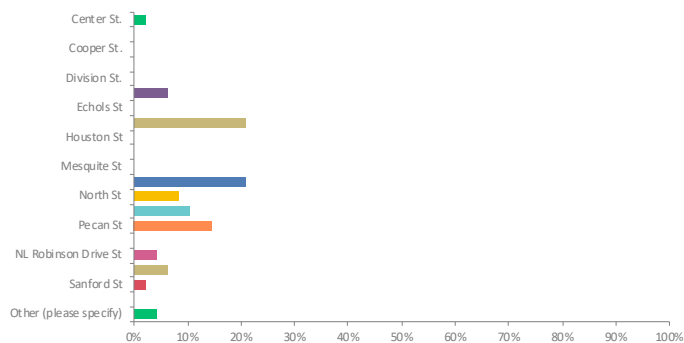
APPENDIX A: SURVEY RESULTS

This appendix highlights the two online survey results that were critical to the implementation of the North Central Historic Neighborhoods Plan Recommendations. These surveys asked respondents to provide input on the existing conditions of the neighborhood and visions for the future. The surveys were designed to allow residents and stakeholders to provide their detailed input quickly through multiple choice questions, while also providing space for more in-depth comments and feedback. This survey was available through the City of Arlington’s website.

ONLINE SURVEY #1

Q1: What street do you live on? (Check one)

Answered: 48 Skipped: 0

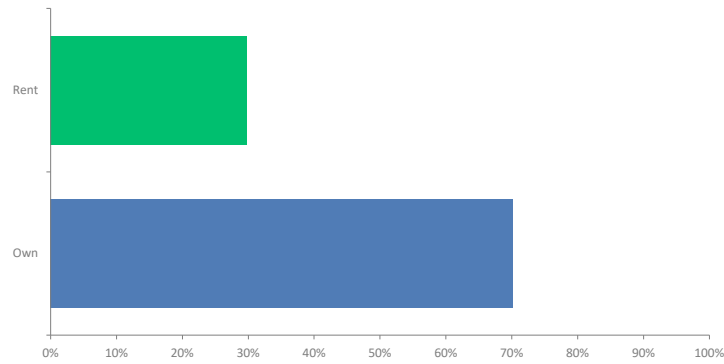


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ANSWER CHOICES	RESPONSES	
Center St.	2.08%	1
Collins St.	0%	0
Cooper St.	0%	0
Division St.	0%	0
Division St.	0%	0
East St.	6.25%	3
Echols St.	0%	0
Elm St.	20.83%	10
Houston St.	0%	0
Indiana St.	0%	0
Mesquite St.	0%	0
North St.	20.83%	10
North St.	8.33%	4
Oak St.	10.42%	5
Pecan St.	14.58%	7
Prairie St.	0%	0
NL Robinson Drive St.	4.17%	2
Sanford St.	6.25%	3
Sanford St.	2.08%	1
Taylor St.	0%	0
Other (please specify)	4.17%	2
TOTAL		48

Q2: Do you own or rent your dwelling? (Check one)

Answered: 47 Skipped: 1

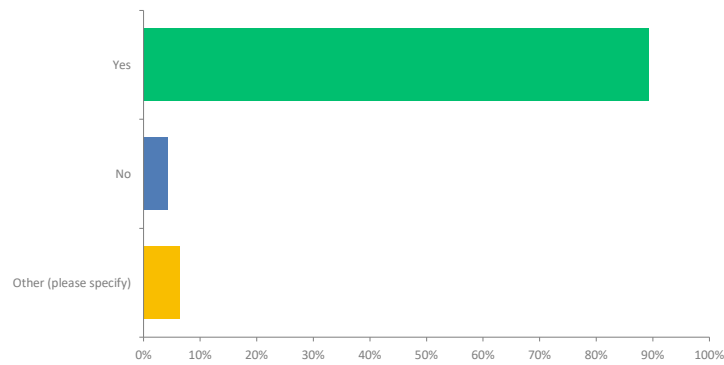


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ANSWER CHOICES	RESPONSES	
Rent	29.79%	14
Own	70.21%	33
TOTAL		47

Q3: Do you enjoy living in your neighborhood?

Answered: 47 Skipped: 1

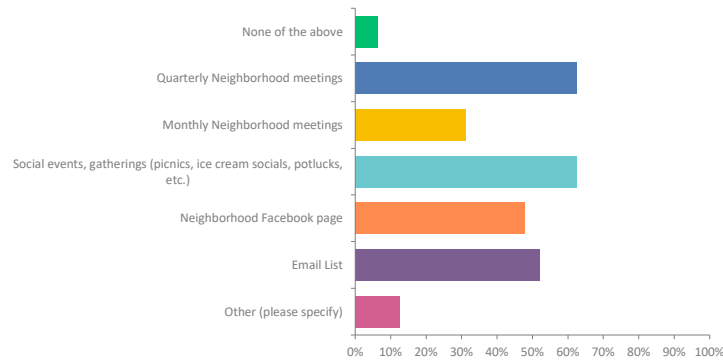


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ANSWER CHOICES	RESPONSES	
Yes	89.36%	42
No	4.26%	2
Other (please specify)	6.38%	3
TOTAL		47

Q4: What types of neighborhood activities would you participate in? (Check all that apply)

Answered: 48 Skipped: 0

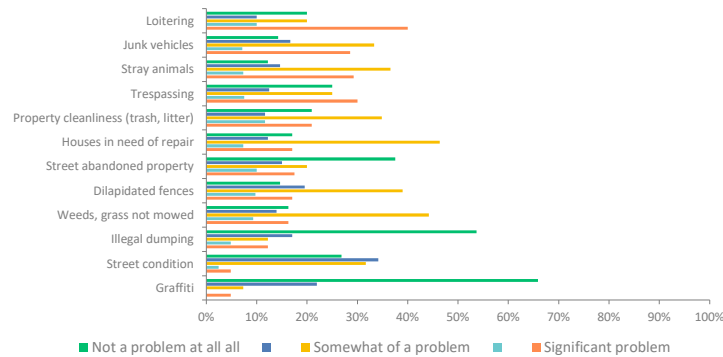


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ANSWER CHOICES	RESPONSES	COUNT
None of the above	6.25%	3
Quarterly Neighborhood meetings	62.50%	30
Monthly Neighborhood meetings	31.25%	15
Social events, gatherings (picnics, ice cream socials, potlucks, etc.)	62.50%	30
Neighborhood Facebook page	47.92%	23
Email List	52.08%	25
Other (please specify)	12.50%	6
TOTAL		132

Q6: Do you feel the items below are a problem in your neighborhood? (Rate on a scale of 1 - Not a problem at all; 5 - A significant problem)

Answered: 44 Skipped: 4



	NOT A PROBLEM AT ALL	SOMEWHAT OF A PROBLEM	SIGNIFICANT PROBLEM	TOTAL	WEIGHTED AVERAGE		
Loitering	20.0% 8	10.0% 4	20.0% 8	10.0% 4	40.0% 16	40	1
Junk vehicles	14.29% 6	16.67% 7	33.33% 14	7.14% 3	28.57% 12	42	1
Stray animals	12.20% 5	14.63% 6	36.59% 15	7.32% 3	29.27% 12	41	1
Trespassing	25.00% 10	12.50% 5	25.00% 10	7.50% 3	30.0% 12	40	1
Property cleanliness (trash, litter)	20.93% 9	11.63% 5	34.88% 15	11.63% 5	20.93% 9	43	1
Houses in need of repair	17.07% 7	12.20% 5	46.34% 19	7.32% 3	17.07% 7	41	1
Street abandoned property	37.50% 15	15.00% 6	20.0% 8	10.0% 4	17.50% 7	40	1
Dilapidated fences	14.63% 6	19.51% 8	39.02% 16	9.76% 4	17.07% 7	41	1
Weeds, grass not mowed	16.28% 7	13.95% 6	44.19% 19	9.30% 4	16.28% 7	43	1
Illegal dumping	53.66% 22	17.07% 7	12.20% 5	4.88% 2	12.20% 5	41	1
Street condition	26.83% 11	34.15% 14	31.73% 13	2.44% 1	4.88% 2	41	1
Graffiti	65.85% 27	21.95% 9	7.32% 3	0% 0	4.88% 2	41	1

Q7: How safe do you feel in your neighborhood?

Answered: 43 Skipped: 5



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	16.28%	2.33%	41.86%	32.56%	6.98%	43	3.12
	7	1	18	14	3		

Q8: How adequate is street lighting in your neighborhood?

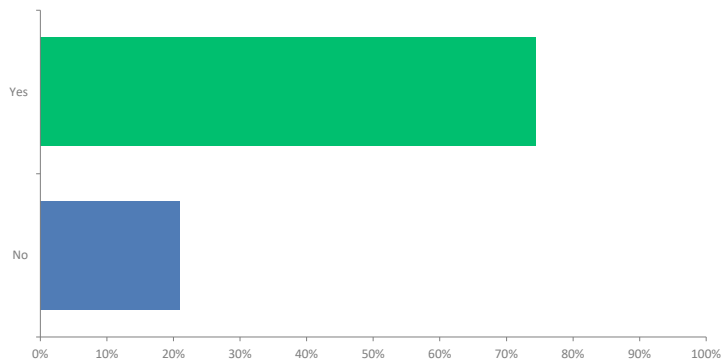
Answered: 43 Skipped: 5



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	9.30%	9.30%	25.58%	25.58%	30.23%	43	3.58
	4	4	11	11	13		

Q9: Do you think increased police patrol is needed in your neighborhood?

Answered: 41 Skipped: 7

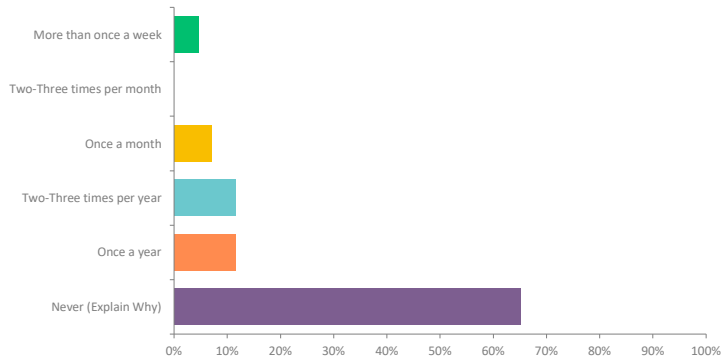


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ANSWER CHOICES	RESPONSES
Yes	74.42% 32
No	20.93% 9
TOTAL	41

Q10: How often do you visit George Stevens Park?

Answered: 43 Skipped: 5

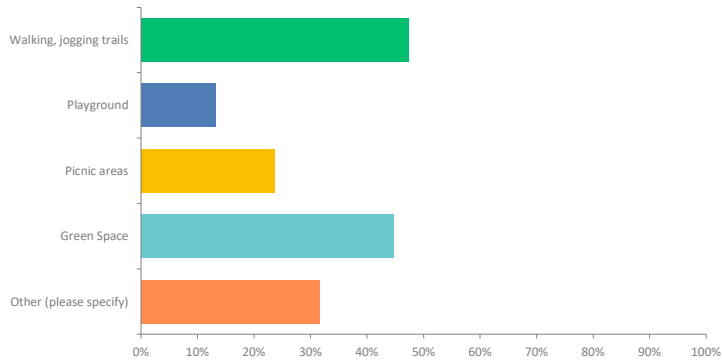


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ANSWER CHOICES	RESPONSES	
More than once a week	4.65%	2
Two-Three times per month	0%	0
Once a month	6.98%	3
Two-Three times per year	11.63%	5
Once a year	11.63%	5
Never (Explain Why)	65.12%	28
TOTAL		43

Q11: What amenities are needed at the park? Choose all that apply.

Answered: 38 Skipped: 10

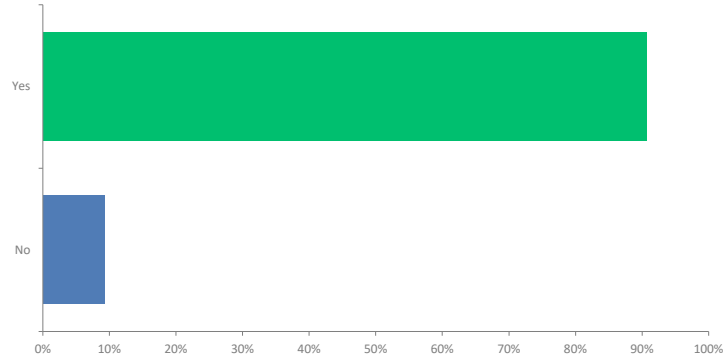


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ANSWER CHOICES	RESPONSES	
Walking, jogging trails	47.37%	18
Playground	13.16%	5
Picnic areas	23.68%	9
Green Space	44.74%	17
Other (please specify)	31.58%	12
TOTAL		61

Q12: Did you know your neighborhood has historical significance?

Answered: 43 Skipped: 5

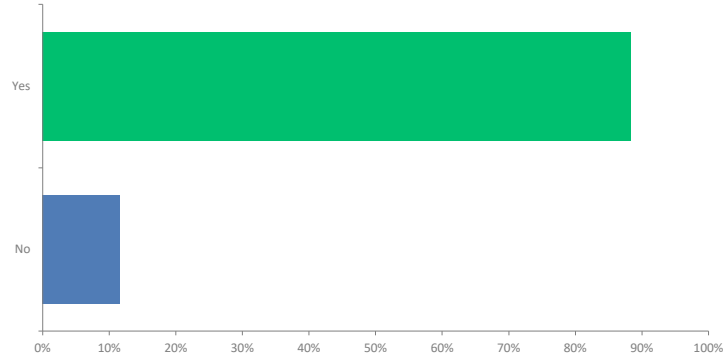


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ANSWER CHOICES	RESPONSES	
Yes	90.70%	39
No	9.30%	4
TOTAL		43

Q13: Have you heard about Old Town Historic District?

Answered: 43 Skipped: 5

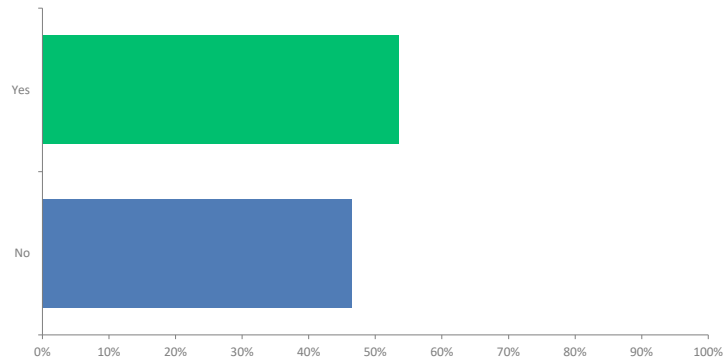


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ANSWER CHOICES	RESPONSES	
Yes	88.37%	38
No	11.63%	5
TOTAL		43

Q14: Have you heard about The Hill?

Answered: 43 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	53.49%	23
No	46.51%	20
TOTAL		43

Q15: How important is preserving the historic character of your neighborhood?

Answered: 42 Skipped: 6



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0%	2.38%	11.90%	11.90%	73.81%	42	4.57
	0	1	5	5	31		

Q16: How important is preserving the trees in your neighborhood?

Answered: 42 Skipped: 6



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0%	0%	7.14%	9.52%	83.33%	42	4.76
	0	0	3	4	35		

OTHER RESPONSES - SURVEY #1

Q3: Do you enjoy living in your neighborhood?
Other (please specify)
<i>Yes - However we have seen an increase of foot traffic from homeless individuals which makes us feel uneasy. There is one house in particular on the corner of pecan and north which seems to have a lot of activity at all times of the night which we did not have before. Our home has an alley beside it which is city property but it has no lights which makes the situation worse especially since said individuals use it as a walk through at all times of the day.</i>
<i>I rent property</i>
<i>I did 20 yrs ago, but not so much now, due to all the crime in our area</i>
Q4: What types of neighborhood activities would you participate in?
Other (please specify)
<i>Events at George steven park</i>
<i>Block parties</i>
<i>At the present I am constrained in my ability to participate as much as I'd like. When that is no longer the case, I would attend meetings, probably some social events, no Facebook, and would prefer to specifically opt in or out of email lists</i>
<i>Neighborhood Twitter account</i>
<i>We talked outside to one another on a regular basis.</i>
<i>Especially, if the meetings are on Zoom.</i>
Q5: Please share any other thoughts or suggestions about improving your neighborhood.
Other (please specify)
<i>Installation of lighting and surveillance in city owned areas - designated walk paths for foot traffic</i>
<i>There is a large homeless population that needs to be dealt it, specifically around George Stevens park on w standford st.</i>
<i>Lighting needs to be improved on streets and maybe speed bumps to slow traffic.</i>
<i>Why is there junk yard at 401 nl robinson dr? It is a eye sore.</i>
<i>Gated community at ANB.</i>
<i>Nor safe at night. No street lights and we live around the shelter and the homeless has taken over the park on Sanford. Shooting and drugs o North and Oak Streets.</i>
<i>Maintaining neighborhood security. Considering sidewalks in neighborhoods to encourage walking and interaction with others.</i>
<i>Get all of the multiple cars off the side of the street in. I makes it hard to pull out of my driveway. All extra trash outside and in the yards of home need to be removed</i>
<i>Activities like exercise facility like The Summit in Grand Prairie</i>
<i>Upkeep of general area</i>
<i>Speed humps/bumps along Pecan St. Keeping the homeless/vagrants out of the park and ideally out of the neighborhood.</i>
<i>Barriers behind businesses backing up to neighborhood</i>
<i>keep alleys clean, make it a rule. try to discourage homeless and transients. I have to keep my eyes on the street when outside! Blacktop alley bordering my home, 406 n. elm on south side . is used by many people!</i>
<i>Need to build barriers between businesses and residents and we need speed bumps.</i>
<i>Improve separation between businesses and the neighborhood. There should be a barrier for sound, cleanliness, safety. Businesses have dilapidated fencing, weeds, trash, barbed wire and concertina wire, guard dogs, loud music, car alarms, and revving engines.</i>
<i>It would be great to separate the two entities. We would feel more like a cozy place to live.</i>
<i>Would like to understand what is being done with the house on pecan - suspicious people in and out all the time</i>
<i>Control the speeders down our street. Address the parking rules. Two many cars/trucks/work trailers on the street. Inforce rules about yards. Some, mostly renters, trash out their front yards.</i>
<i>Speed bumps. Better drug and theft enforcement. Better code enforcement. (Trash out early, Tall grass and weeds, etc.)</i>
<i>Cleanliness, yard upkeep, and maintenance. We've dealt with some attempted burglary and concerning police activity in the area.</i>
<i>improved cohesion, better communication, less crime, less homeless problems, less trash, less traffic</i>
<i>Clean up the trash on the curbs on non trash pickup days.</i>

<i>Reduce gunshots north of Sanford</i>
<i>More patrol</i>
<i>Less car dealerships and industrial type business. Preserving interesting architectural residences. Reduce crime.</i>
<i>Car dealerships tarnish the entire area.</i>
<i>Speed bumps on Pecan St.</i>
<i>Get rid of car repair and dealers in neighborhood. Get rid of 20 people in on house on Pecan corner. Upgrade park and move homeless.</i>
<i>No cars speeding on our street. Way fast. More uniform building style for the Old Town. Preserve the quaintness. Have a community garden.</i>
<i>Less trash from Division and commercial lots. No bars on the N side of Division.</i>
<i>More safety! Maybe have a crime watch team or so...</i>
<i>Business not parking inform of residential homes. Maybe if we put signs from the city they would respect more and not park in front of homes. More outside lights.</i>
<i>Increased police presence and/or a neighborhood patrol initiative is greatly needed to serve as an enhanced mechanism against potential crimes such as burglaries and violent crimes which occur frequently in surrounding areas.</i>
<i>Police response times could be improved -- especially given that the police department headquarters are less than a mile away.</i>
<i>Preserve all the old buildings in the neighborhood. Work on the homeless problem. And do something with people parking everywhere that doesn't belong in the neighborhood? Try doing permit parking again so my family has an opportunity to come visit me and not have to park 3 blocks down the street because my neighbors are parking in front of my yard.</i>
<i>Carry out codes already in place for street parking, yard cleanup & maintain front yards. Speeding vehicles ticketed.</i>
<i>Other (please specify)</i>
<i>Homeless population and shopping carts being dumped on n oak st.</i>
<i>Just the junk trucks at 401 nl robinson drive</i>
<i>Stray cats/dogs. Homeless people walking all during the night throwing their trash/clothing everywhere</i>
<i>Vagrants living in a house on the corner of Pecan and North Street.</i>
<i>Property taken from car parked on street</i>
<i>Unsafe driving on our streets testing car engines, cars go so fast back and forth igniting stop signs. We need speed bumps.</i>
<i>Car dealerships park their transport vehicles on neighborhood streets to load and unload cars. They are hard to see around and make a lot of noise.</i>
<i>Like to see more sidewalks in our neighborhood</i>
<i>traffic on our streets, speeding in neighborhood, we have had two fatalities due to traffic problems, drug dealers!!</i>
<i>Alot of night time activity with the homeless people walking the streets.</i>
<i>The homeless contribute to the trespassing, loitering and the trash in the streets.</i>
<i>I should not have to post NO TRESPASSING signs to keep out homeless</i>
<i>The police and code compliance need to work together. I have talked to both and they both told me It's the other organization's problem this is very frustrating.</i>
Q7. How safe do you feel in the neighborhood?
<i>Other (please specify)</i>
<i>We are very close to the police station which gives a quick response but the shelter being nearby and increased foot traffic from homeless with shopping carts and bikes has become a large concern.</i>
<i>Trespassing and loitering</i>
<i>Homeless /gangs and drugs</i>
<i>We hear gunshots, so many homeless on bicycles and walking/loitering</i>
<i>way to much crime and constant sounds of gunfire</i>
<i>Neighbors are squatters that sale drugs</i>
<i>I have my neighbors threatening me because I keep calling Code compliance to fix problem in my neighborhood</i>
Q8. How adequate is street lighting in your neighborhood?
<i>Other (please specify)</i>
<i>Alley besides our home on oak st has no city lighting, we have added solar panels and so has our neighbor but they have been stolen multiple times</i>

Actually too much light comes into our bedroom from the pretty new light
The lighting is great except when the street lights go out on W. North st.
I'm satisfied
Q9. Do you think increased police patrol is needed in your neighborhood?
Other (please specify)
I work nights a couple of weeks of the month and notice that both during the day and night there are people coming in and out of that home - we have also recently started to see drones hovering in our backyards - we have since added cameras and solar lighting in all of our property and our neighbor has too
Police patrol here regularly on a daily basis.
They patrol regularly
Stolen n broken into cars
Mainly as stated before to keep the vagrants and homeless away.
We seldom see patrols anymore.
There's always police around which can be both comforting and concerning.
the Wheel-in conv. store at corner of Rodgers and Elm St. where all the illegal Hispanic hang out every day for hours all around the outside of store and all down the street. what are they doing??
No , and yes. It's not entirely needed , but police are normally not around often
Absolutely!
Please!!
Currently we have regular patrols due to issues. It would be nice if that continued. At least until the drug and homeless issue decreases.
When the police don't do anything when I call them my
neighbors think it's appropriate to do keep doing what they're doing before even though it was a Illegal.
At times
But, they need to come when they're called!
Especially for speeders. The car lots use our street for checking out cars.
Q10. How often do you visit George Stevens Park?
Other (please specify)
There are always homeless people at the park
Too many homeless people!
Homeless folks there
Too many homeless people living in the park!
Don't feel safe anymore within a crowd
Do not go
Don't know where it is
I usually walk by, but don't ever use it. It seems like it's a hang out place for the homeless and vagrants and others living in their cars. It just doesn't feel safe.
no need
When we moved in someone was shot and killed in the park. There are always homeless on bicycles or with grocery carts there. I am too scared to go there.
Because
Don't go
We don't need it for our family.
I prefer River Legacy Parks
I have no kids at the moment. Not a frequent park visitor.
Not interested
no time
homeless, park in disrepair
Don't know where it is.
I'm not sure which one or where that is. Is it the one by the church?
Too far. Heard it's not too safe

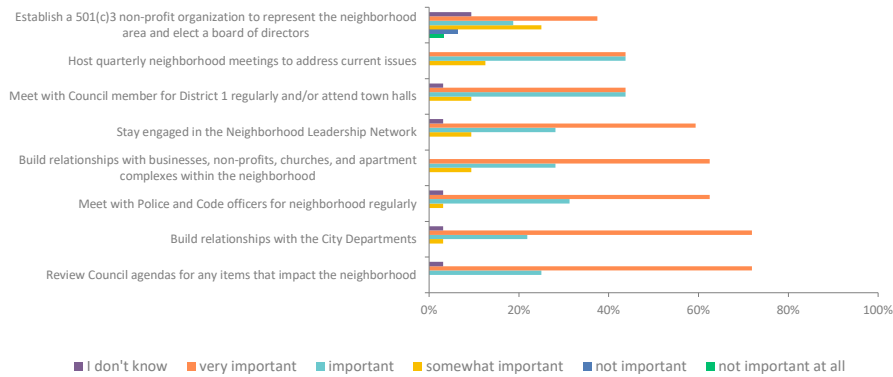
<i>Don't feel safe</i>
<i>Im not sure</i>
<i>Does not look safe enough</i>
<i>I've only lived in this neighborhood for a year and a half and haven't had the chance to do so.</i>
<i>Too many homeless, vagrants, and drugs.</i>
<i>We don't need it for our family.</i>
Q11. What amenities are needed at the park?
Other (please specify)
<i>I am the steward of the little free library at George Stevens park.</i>
<i>Safe space</i>
<i>Safe space</i>
<i>Lighting</i>
<i>better patrol for homeless and drug activities</i>
<i>Don't know.</i>
<i>If it's the one I'm thinking of it's just not very big so a Walking trailer jogging Trail would be really short.</i>
<i>Nicer everything</i>
<i>Police</i>
<i>I have never to the parkk it did not look safe enough</i>
<i>I would still need to visit it to make an observation.</i>
<i>Dog park</i>
Q12. Do you know your neighborhood has historical significance?
Other (please specify)
<i>I've been in my for neighborhood for 58 years</i>
<i>I have you gone through elementary school</i>
<i>junior high and high school?</i>
Q13. Have you heard about The Hill?
Other (please specify)
<i>Sign toppers to signify the historic area would help to define the historic area</i>
Q17: Is there anything else we need to know about your neighborhood?
Other (please specify)
<i>I am the steward and did the install of the little free library charter #138342 installed with permission at George Stevens Park. I am at the park min 2 times a week. I am very very invested in this neighborhood and happy to help any way I can.</i>
<i>The seniors need to be gated in.</i>
<i>Gated property. Several times I've called the police on people just walking up and knocking on the door and trying to get into my neighbor's apartment. Some people have had people knock on their door and not respond.</i>
<i>Problems with weeds, dilapidated fencing, trash, barbed wire doesn't come from homes but from the businesses that border the homes. This needs to be cleaned up. Maybe a walk to separate them. Also a problem with homelessness.</i>
<i>Many residents have lived here for a long time but there hasn't been a way to pull people together into a real neighborhood. Talking with people, there is real interest in making this a safe, friendly place where people feel comfortable sitting on the front porches, where the neighbors know each other.</i>
<i>New development needs to be consistent with the historical nature of the area</i>
<i>Just want it cleaned up and looking good</i>
<i>We need to qualify each historical home to preserve them from being torn down by outside companies. NO MORE duplexes, apartments!!!</i>
<i>Trees are being butchered around power lines to reduce the frequency of required trimmings. They should trim more often so as to not need to cut so much off.</i>

<i>Overall it's a nice neighborhood. I've owned our home since 2019, improvements have been made but I don't feel safe. We're expecting a baby and I don't necessarily feel like I could raise my child here sadly. I don't see moms strolling their kids or joggers. I see police activity, hear yelling, and people with grocery carts. I hope that this area becomes more family friendly. Downtown is just a short walk away, which does feel safer, but there's pockets that feel scary. Beautiful old homes that aren't being looked after.</i>
<i>We are a diamond in the rough, a great deal of progress has been made but we need more, I do not want to be the lost neighborhood</i>
<i>Being close to the Entertainment District and downtown I think it is important that the residents in the neighborhood be allowed to vacation rental their homes as a way to get extra income.</i>
<i>Too many run down houses. Too many cars.</i>
<i>We have had people to come to our doors and property with heavy suspicious behaviors. On the porch, at the door, looking from the alley way into the backyards. An occasional druggie. Wayyy to many stray animals</i>
<i>Maybe have an HOA would help!</i>
<i>It is a quiet neighborhood except when the car lot cars race down the streets and the homeless or bike drug dealers go through the neighborhood.</i>
<i>The streets are lined with cars on Oak and Pecan and Echols streets. They have driveways to park in. Cars parked on both sides of the street all day is very dangerous.</i>
<i>I plan on living in my neighborhood in the house I own for the rest of my life is important that we that we make our neighborhood something we can be proud of</i>
<i>It would be nice if Arlington New Beginnings had fenced in yards on the North St side. People walk all times of the night. Some will sit or lay on your porch. One guy was dropped off next door and tried to push his way inside my neighbor's house. The police were called but never showed because I'm sure she's viewed as a nuisance. She's called lots of times and there's nothing for the police to see.</i>
<i>No more apartment and tearing down housing. We have all the apartments we need, and more!!!!</i>
###
For distribution to residents of the North Central Historic Neighborhoods. City of Arlington, Office of Strategic Initiatives, For questions, please contact Cynthia Cruz, 817.459.6254 or at cynthia.t.cruz@arlingtontx.gov.

ONLINE SURVEY #2

Q2: Build and Formalize Neighborhood Leadership and Capacity

Answered: 32 Skipped: 0

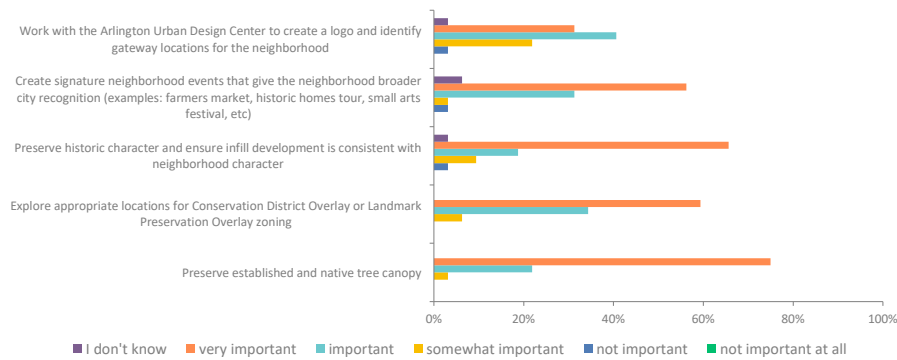


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	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Review Council agendas for any items that impact the neighborhood	0% 0	0% 0	0% 0	25.00% 8	71.88% 23	3.12% 1	32	4.74
Build relationships with the City Departments	0% 0	0% 0	3.12% 1	21.88% 7	71.88% 23	3.12% 1	32	4.71
Meet with Police and Code officers for neighborhood regularly	0% 0	0% 0	3.12% 1	31.25% 10	62.50% 20	3.12% 1	32	4.61
Build relationships with businesses, non-profits, churches, and apartment complexes within the neighborhood	0% 0	0% 0	9.38% 3	28.12% 9	62.50% 20	0% 0	32	4.53
Stay engaged in the Neighborhood Leadership Network	0% 0	0% 0	9.38% 3	28.12% 9	59.38% 19	3.12% 1	32	4.52
Meet with Council member for District 1 regularly and/or attend town halls	0% 0	0% 0	9.38% 3	43.75% 14	43.75% 14	3.12% 1	32	4.35
Host quarterly neighborhood meetings to address current issues	0% 0	0% 0	12.50% 4	43.75% 14	43.75% 14	0% 0	32	4.31
Establish a 501(c)3 non-profit organization to represent the neighborhood area and elect a board of directors	3.12% 1	6.25% 2	25.00% 8	18.75% 6	37.50% 12	9.38% 3	32	3.90

Q3: Create Neighborhood Identity and Branding

Answered: 32 Skipped: 0



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Preserve established and native tree canopy	0% 0	0% 0	3.12% 1	21.88% 7	75.00% 24	0% 0	32	4.72
Explore appropriate locations for Conservation District Overlay or Landmark Preservation Overlay zoning	0% 0	0% 0	6.25% 2	34.38% 11	59.38% 19	0% 0	32	4.53
Preserve historic character and ensure infill development is consistent with neighborhood character	0% 0	3.12% 1	9.38% 3	18.75% 6	65.62% 21	3.12% 1	32	4.52
Create signature neighborhood events that give the neighborhood broader city recognition (examples: farmers market, historic homes tour, small arts festival, etc)	0% 0	3.12% 1	3.12% 1	31.25% 10	56.25% 18	6.25% 2	32	4.5
Work with the Arlington Urban Design Center to create a logo and identify gateway locations for the neighborhood	0% 0	3.12% 1	21.88% 7	40.62% 13	31.25% 10	3.12% 1	32	4.03

Q4: Public Safety: Everyone in the Neighborhood

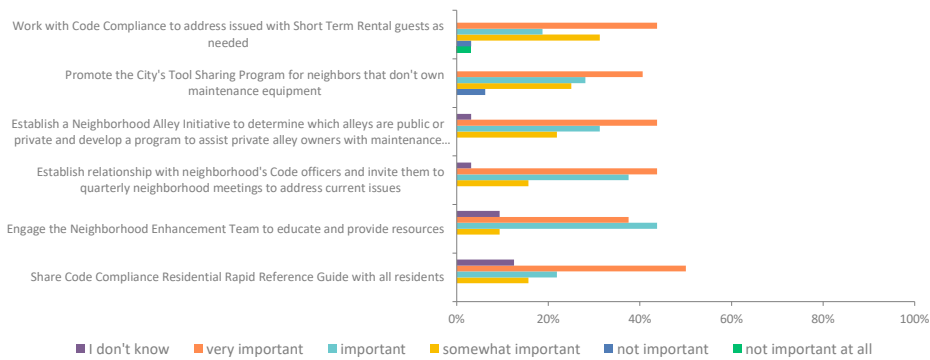
Answered: 32 Skipped: 0



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Establish a relationship with Arlington Police Department Homelessness Liaison Officer	0% 0	0% 0	6.25% 2	18.75% 6	71.88% 23	3.12% 1	32	4.68
Establish relationship between Neighborhood Association board and police beat officer and invite to attend quarterly neighborhood meetings	0% 0	0% 0	3.12% 1	28.12% 9	65.62% 21	3.12% 1	32	4.65
Work with Arlington Police Department to re-start and expand Crime Watch group in neighborhood and apartment complexes	0% 0	0% 0	12.50% 4	28.12% 9	56.25% 18	3.12% 1	32	4.45
Teach all neighbors how to use the Ask Arlington app to report public health and safety concerns	0% 0	3.12% 1	18.75% 6	18.75% 6	53.12% 17	6.25% 2	32	4.3

Q5: Property Maintenance: Residential

Answered: 32 Skipped: 0



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	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Share Code Compliance Residential Rapid Reference Guide with all residents	0% 0	0% 0	15.62% 5	21.88% 7	50.0% 16	12.50% 4	32	4.39
Engage the Neighborhood Enhancement Team to educate and provide resources	0% 0	0% 0	9.38% 3	43.75% 14	37.50% 12	9.38% 3	32	4.31
Establish relationship with neighborhood's Code officers and invite them to quarterly neighborhood meetings to address current issues	0% 0	0% 0	15.62% 5	37.50% 12	43.75% 14	3.12% 1	32	4.29
Establish a Neighborhood Alley Initiative to determine which alleys are public or private and develop a program to assist private alley owners with maintenance of alleys	0% 0	0% 0	21.88% 7	31.25% 10	43.75% 14	3.12% 1	32	4.23
Promote the City's Tool Sharing Program for neighbors that don't own maintenance equipment	0% 0	6.25% 2	25.00% 8	28.12% 9	40.62% 13	0% 0	32	4.03
Work with Code Compliance to address issued with Short Term Rental guests as needed	3.12% 1	3.12% 1	31.25% 10	18.75% 6	43.75% 14	0% 0	32	3.97

Q6: Property Maintenance: Business

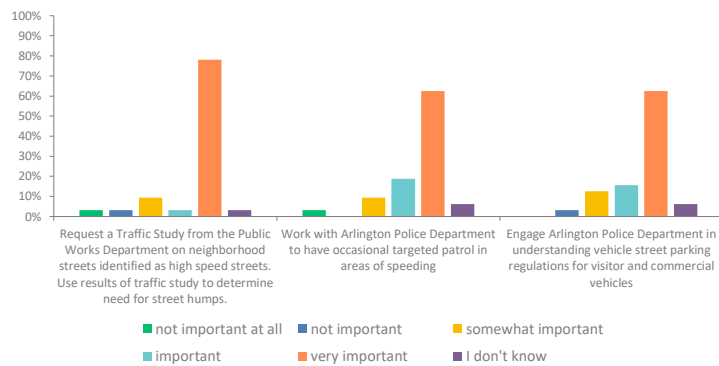
Answered: 32 Skipped: 0



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Work with Code Compliance to understand Code violations for businesses	0%	0%	6.25%	18.75%	68.75%	6.25%	32	4.67
Establish relationships with business owners in the area and visit regularly	0%	3.12%	15.62%	31.25%	46.88%	3.12%	32	4.26
Work with business owners to establish a neighborhood clean-up day	3.12%	0%	15.62%	28.12%	50.0%	3.12%	32	4.26
Report business code violations on the Ask Arlington App	3.12%	0%	21.88%	18.75%	56.25%	0%	32	4.25
Consider creating a business liaison committee on the neighborhood association or a standing board position for business owner representative	3.12%	6.25%	28.12%	31.25%	25.00%	6.25%	32	3.73

Q7: Traffic Management in Neighborhood

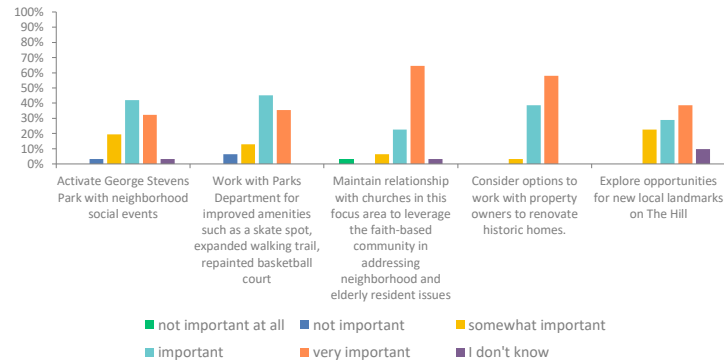
Answered: 32 Skipped: 0



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Request a Traffic Study from the Public Works Department on neighborhood streets identified as high speed streets. Use results of traffic study to determine need for street humps.	3.12%	3.12%	9.38%	3.12%	78.12%	3.12%	32	4.55
Work with Arlington Police Department to have occasional targeted patrol in areas of speeding	3.12%	0%	9.38%	18.75%	62.50%	6.25%	32	4.47
Engage Arlington Police Department in understanding vehicle street parking regulations for visitor and commercial vehicles	0%	3.12%	12.50%	15.62%	62.50%	6.25%	32	4.47

Q9: Recommendations for Focus Area 1

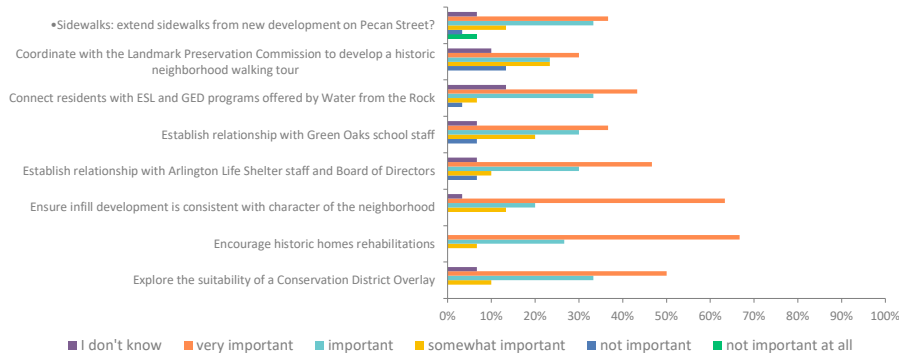
Answered: 31 Skipped: 1



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Activate George Stevens Park with neighborhood social events	0%	3.23%	19.35%	41.94%	32.26%	3.23%	31	4.07
Work with Parks Department for improved amenities such as a skate spot, expanded walking trail, repainted basketball court	0%	6.45%	12.90%	45.16%	35.48%	0%	31	4.10
Maintain relationship with churches in this focus area to leverage the faith-based community in addressing neighborhood and elderly resident issues	3.23%	0%	6.45%	22.58%	64.52%	3.23%	31	4.5
Consider options to work with property owners to renovate historic homes.	0%	0%	3.23%	38.71%	58.06%	0%	31	4.55
Explore opportunities for new local landmarks on The Hill	0%	0%	22.58%	29.03%	38.71%	9.68%	31	4.18

Q11: Recommendations for Focus Area 2

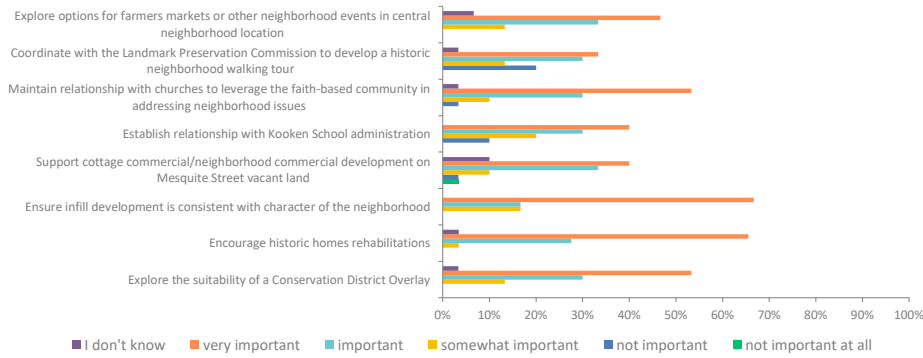
Answered: 30 Skipped: 2



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Explore the suitability of a Conservation District Overlay	0%	0%	10.0%	33.33%	50.0%	6.67%	30	4.43
Encourage historic homes rehabilitations	0%	0%	6.67%	26.67%	66.67%	0%	30	4.6
Ensure infill development is consistent with character of the neighborhood	0%	0%	13.33%	20.0%	63.33%	3.33%	30	4.52
Establish relationship with Arlington Life Shelter staff and Board of Directors	0%	6.67%	10.0%	30.0%	46.67%	6.67%	30	4.25
Establish relationship with Green Oaks school staff	0%	6.67%	20.0%	30.0%	36.67%	6.67%	30	4.04
Connect residents with ESL and GED programs offered by Water from the Rock	0%	3.33%	6.67%	33.33%	43.33%	13.33%	30	4.35
Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour	0%	13.33%	23.33%	23.33%	30.0%	10.0%	30	3.78
*Sidewalks: extend sidewalks from new development on Pecan Street?	6.67%	3.33%	13.33%	33.33%	36.67%	6.67%	30	3.96

Q13: Recommendations for Focus Area 3

Answered: 30 Skipped: 2

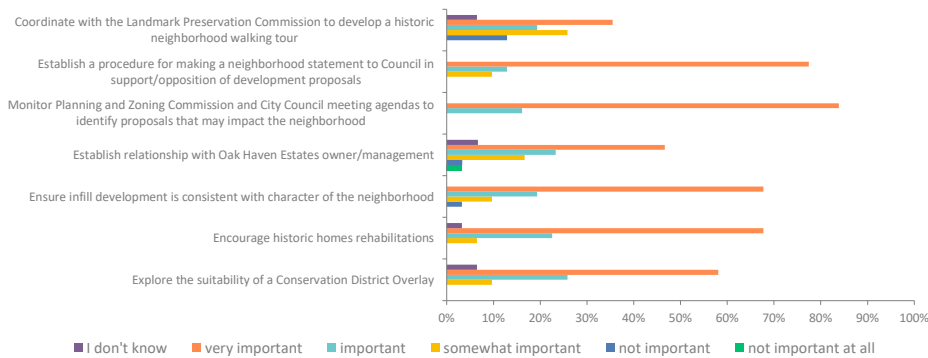


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	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Explore the suitability of a Conservation District Overlay	0%	0%	13.33%	30.0%	53.33%	3.33%	30	4.41
Encourage historic homes rehabilitations	0%	0%	3.45%	27.59%	65.52%	3.45%	29	4.64
Ensure infill development is consistent with character of the neighborhood	0%	0%	16.67%	16.67%	66.67%	0%	30	4.5
Support cottage commercial/neighborhood commercial development on Mesquite Street vacant land	3.33%	3.33%	10.0%	33.33%	40.0%	10.0%	30	4.15
Establish relationship with Kookan School administration	0%	10.0%	20.0%	30.0%	40.0%	0%	30	4
Maintain relationship with churches to leverage the faith-based community in addressing neighborhood issues	0%	3.33%	10.0%	30.0%	53.33%	3.33%	30	4.38
Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour	0%	20.0%	13.33%	30.0%	33.33%	3.33%	30	3.79
Explore options for farmers markets or other neighborhood events in central neighborhood location	0%	0%	13.33%	33.33%	46.67%	6.67%	30	4.36

Q15: Recommendations for Focus Area 4

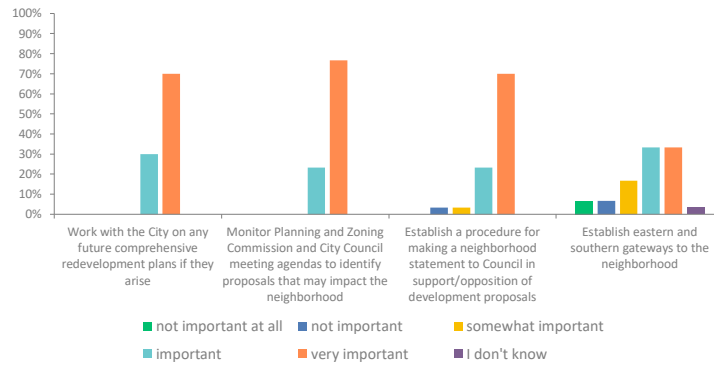
Answered: 31 Skipped: 1



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Explore the suitability of a Conservation District Overlay	0%	0%	9.68%	25.81%	58.06%	6.45%	31	4.52
Encourage historic homes rehabilitations	0%	0%	6.45%	22.58%	67.74%	3.23%	31	4.63
Ensure infill development is consistent with character of the neighborhood	0%	3.23%	9.68%	19.35%	67.74%	0%	31	4.52
Establish relationship with Oak Haven Estates owner/management	3.33%	3.33%	16.67%	23.33%	46.67%	6.67%	30	4.14
Monitor Planning and Zoning Commission and City Council meeting agendas to identify proposals that may impact the neighborhood	0%	0%	0%	16.13%	83.87%	0%	31	4.84
Establish a procedure for making a neighborhood statement to Council in support/opposition of development proposals	0%	0%	9.68%	12.90%	77.42%	0%	31	4.68
Coordinate with the Landmark Preservation Commission to develop a historic neighborhood walking tour	0%	12.90%	25.81%	19.35%	35.48%	6.45%	31	3.83

Q17: Recommendations for Focus Area 5

Answered: 30 Skipped: 2



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	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Work with the City on any future comprehensive redevelopment plans if they arise	0% 0	0% 0	0% 0	30.0% 9	70.0% 21	0% 0	30	4.7
Monitor Planning and Zoning Commission and City Council meeting agendas to identify proposals that may impact the neighborhood	0% 0	0% 0	0% 0	23.33% 7	76.67% 23	0% 0	30	4.77
Establish a procedure for making a neighborhood statement to Council in support/opposition of development proposals	0% 0	3.33% 1	3.33% 1	23.33% 7	70.0% 21	0% 0	30	4.6
Establish eastern and southern gateways to the neighborhood	6.67% 2	6.67% 2	16.67% 5	33.33% 10	33.33% 10	3.33% 1	30	3.83

OTHER RESPONSES - SURVEY #2

<p>Q8: Please share any other suggestions or thoughts about neighborhood-wide strategies to improve the neighborhood.</p> <p>Other (please specify)</p> <p><i>The establishment of a 501(3)c is a very good step in getting action on some major problems being addressed. But I would caution that the board be set up as an advisory/representation for the district homeowners. By this I mean that decisions and policy be put to a vote by the owners and the board would not have the power to regulate like an HOA would.</i></p> <p><i>Thank you for your hard work.</i></p> <p><i>One stop contact list like on messenger or nextdoor app</i></p> <p><i>I'm concerns with layout of the neighborhood district and believe my houses that are landmarks may not be included</i></p> <p><i>The city needs to remove the night shelter from the neighborhood and the city needs to remove the transient population in this neighborhood to improve the quality of life for the residents.</i></p> <p><i>House/city maintenance is really poor, both property and streets. Get rid of all the car dealers on Division, awful eye sore and destroy property value. Ads speed bumps on side streets near Center/Mesquite</i></p> <p><i>I very much like the way things are progressing with tools that people can use in the neighborhood to make it better</i></p> <p><i>Apartment dwellers mned to put out trash on designated days. Piles of trash is unsightly and animals tear the bags apart..spreading trash.</i></p>
<p>Q10: Please share any other suggestions or thoughts about these recommendations in Focus Area 1.</p> <p>Other (please specify)</p> <p><i>With improvements to Stevens park, there will be more use and increased police patrol should be addressed.</i></p> <p><i>We need to address the homeless issue, specifically the individuals living at the park.</i></p> <p><i>Consider local landmarks and western Gateway. Consider cross walks striping and flashing signs on Stanford St. during church activities.</i></p> <p><i>Notify the neighborhood of any new development. New development close to the hisotric homes should be compatible.</i></p> <p><i>Share the history of The Hill even the bad stuff. So the younger generation can understand how bad the people of the hill were treated.</i></p> <p><i>Thanks</i></p> <p><i>Reduce homeless population in the park.</i></p>
<p>Q12: Please share any other suggestions or thoughts about these recommendations in Focus Area 2.</p> <p>Other (please specify)</p> <p><i>This is my Focus Area. We live in the new development that does not align at all with the historic district. That said, I am happy to help with any action items as determined from this survey.</i></p> <p><i>Good job</i></p> <p><i>Move the night shelter from this neighborhood area. Don't harm or remove trees for sidewalks. Find a more attractive way for auto dealers to</i></p> <p><i>Hard to say how important the conservation overlay would be if we don't know what it's for.</i></p> <p><i>Work with the apartments to contain trash.</i></p>
<p>Q14: Please share any other suggetions or thoughts about these recommendations in Focus Area 3.</p> <p>Other (please specify)</p> <p><i>It would benefit the city as well as homeowners to place incentives for the car dealers/repair businesses to be replaced with area compatible restaurants, or senior housing. The noise and off street parking is not a benefit to the neighborhood.</i></p> <p><i>Keep up the great job</i></p> <p><i>If the churches have youth/ young adults outreach they should work with the neighborhood to let them know of services. (and not charge)</i></p> <p><i>Don't harm or remove trees for sidewalks. Find a more attractive way for auto dealers to screen their property.</i></p> <p><i>Hey rid of car maintenance and car dealers. Raise value of business on division and neighborhood will follow.</i></p> <p><i>In this area, you have homes. That date back to 1900 to the mid 1950. Have a plan in place to the blend the different style homes and provide grant money to accomplish this. And established a traffic study to limit ithe amount of traffic where the older homes are located. They're not designed to have 2 way traffic.</i></p>
<p>Q16. Please share any other suggestions or thoughts about these recommendations in Focus Area 4.</p> <p>Other (please specify)</p> <p><i>It would benefit the city as well as homeowners to place incentives for the car dealers/repair businesses to be replaced with area compatible restaurants, or senior housing. The noise and off street parking is not a benefit to the neighborhood.</i></p> <p><i>This is great</i></p> <p><i>Put curbs and redo sidewalks on North st</i></p>

<i>coordinate drill site activities on different development phases for Truman drill site to be emailed to those interested</i>
<i>Help encourage preservation of any historic elements along the Division St. area. Keep the feel of the historic neighborhood by preserving the original trees. Don't harm or remove trees for sidewalks. Find a more attractive way for auto dealers to screen their property.</i>
<i>Get rid of trailer park. Zone it out.</i>
<i>Work with the trailer park on East street to a create a look to the park that matches the homes designs in the area.</i>
Q18: Please share any other suggestions or thoughts about these recommendations in Focus Area 5.
Other (please specify)
<i>The area of the trailer park could be rezoned and grandfathered such as those in disrepair must be removed and new ones not allowed to come in.. Thus over time it would be open for purchase and redeveloped.</i>
<i>Awesome</i>
<i>Email those interested on drill site activities</i>
<i>It sounds like the city already has plans for this area. The neighborhood should be advised of all Drilling Well activities/changes by the city and owner. The area facing the neighborhood Truman & North streets should maintain the feel of the neighborhood by preserving the trees and historic feel of the neighborhood. Don't harm or remove trees for sidewalks. Find a more attractive way for auto dealers to screen their property.</i>
<i>This entire area is a mess. Good luck.</i>
<i>The main issue in this area is the apartment complex. What to do to decrease crime inside the complex and enhance the appearance of the complex to match the historic image of the area.</i>
Q19. Anything else we need to know?
Other (please specify)
<i>This area is a diamond in the rough. It is a direct visual for visitors to Arlington and deserves care and attention.</i>
<i>What is protocol on whom to contact with odors from the Truman drill site? What is protocol on ice days IF emission event is happening or trucks cannot empty overflowing storage tanks? Who can hit the red shut off button if fire department cannot get to Truman drill site?</i>
<i>Widen E. Lamar Blvd. between N. Cooper St. and Lincoln Dr. This should not be a Park area!</i>
<i>I believe everything was covered!!!</i>
<i>Advise the neighborhood of Division Street new development plans, sidewalks, activities, ect.</i>
<i>Upgrading business and getting rid of junk cars as well as repairing urban infrastructure is just as important as maintaining houses and yards.</i>
<i>I'm very pleased the way it's things are going. With any redevelopment, It takes money. I hope you're able to get the grant money to combine all the different styles of architecture in the homes in this areas. Good luck</i>
<i>If we just do what is suggested, things will be much better. Of course, the car/truck/etc is a real problem. When you have a car/truck/etc. for everyone that lives in your home it becomes a problem. Most don't even have a driveway at all.</i>

APPENDIX B:

SAMPLE BY-LAWS

SAMPLE BYLAWS - THESE SAMPLE BYLAWS ARE ONLY AN EXAMPLE OF ARTICLES AND SECTIONS FOR THE NCHN NEIGHBORHOOD CONSIDERATION. THE NCHN NEIGHBORHOOD SHOULD CONVENE A COMMITTEE TO DEVELOP BYLAWS THAT ARE MOST APPROPRIATE FOR THEIR NEIGHBORHOOD ORGANIZATION SUCCESS.

ARTICLE I PURPOSE

Section 1 NAME OF ORGANIZATION: the name of the organization shall be SOME Neighborhood Association (SNA).

Section 2 PURPOSE OF SNA: The purposes for which SNA is organized are:

- a) To enhance the livability of the area by establishing and maintaining an open line of communication and liaison between the neighborhood, government agencies and other neighborhoods.
- b) To provide an open process by which all members of the neighborhood may involve themselves in the affairs of the neighborhood.
- c) To do and perform all the activities related to said purposes, to have and enjoy all the powers granted and engage in any lawful activity for which corporations may be organized under the law.
- d) To be organized exclusively for educational, scientific and charitable purposes. Notwithstanding any statement of purposes or powers aforesaid, this association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of its specific and primary purpose.

ARTICLE II MEMBERSHIP

Section 1 MEMBERSHIP QUALIFICATIONS: Membership in SNA shall be open to any person who lives and/or owns any real property within the recognized boundaries of SNA.

Section 2 MEMBERSHIP VOTING: All residents and property owners located within SNA boundaries shall have one vote each to be cast during attendance at any general or special meeting. One representative from each government agency and non-profit organization located within SNA boundaries shall have the same privilege as the residents listed above.

ARTICLE III DUES

The charging of dues or membership fees shall not be made; however, voluntary contributions will be accepted. Activities to raise funds for SNA use may be held if appropriate.

ARTICLE IV MEMBERSHIP MEETINGS

Section 1 GENERAL MEMBERSHIP MEETINGS: There shall be at least two general membership meetings yearly. The meetings shall be convened in the Fall and Spring and upon any day decided upon by majority vote of the board of directors. Notification for all general meetings shall require seven (7) days advance written or telephone notice to all active members of SNA and public notice. "Active member" is defined as one who has attended at least one of the last two general or special meetings of the membership.

Section 2 SPECIAL MEMBERSHIP MEETINGS: Special meetings of the membership may be called by the chairperson, or the board of directors as deemed necessary. Notification and purpose(s) of the special meeting shall require seven (7) days advance written or telephone notice to all active members of SNA and public notice.

Section 3 AGENDA: Subject to the approval of the board of directors, the chair- person shall prepare the agenda for general and special meetings of the membership. Any person may add an item to the agenda by submitting the item in writing to the board of directors at least (7) days in advance of the membership meeting. Any number of SNA may make a motion to add an item to the board, general or special agendas at those respective meetings. Adoption of that motion requires a second and majority vote.

Section 4 QUORUM: A quorum for any general or special meeting of SNA shall be the number of members in attendance. Unless otherwise specified in these bylaws, decisions of SNA shall be made by a majority vote of those members present at any meeting.

Section 5 PARTICIPATION: Any general, special board or committee meeting is open to any person and all who wish to be heard. However, only those eligible for membership are entitled to vote. All actions or recommendations of the general or special meetings shall be communicated to all affected parties, including minority reports.

Section 6 PROCEDURES: The SNA shall follow Robert’s Rules of Order in all areas not covered by the bylaws.

ARTICLE V

BOARD OF DIRECTORS

Section 1 NUMBER OF BOARD MEMBERS: The board of directors shall determine the exact number of board positions annually. There shall be at least ? and no more than ? board members.

Section 2 TERMS OF OFFICE: Each director shall hold office for a term of one (1) year for which he/ she is elected or appointed and until his/her successor shall have been elected or appointed to take office. (The season in which a position is open for election will be indicated in parentheses following that position’s duty description.)

Section 3 ELIGIBILITY FOR BOARD SERVICE: Only persons eligible for SNA membership shall be qualified to hold an elected or appointed position.

Section 4 DUTIES OF BOARD MEMBERS: The board shall manage the affairs of SNA in the interim between general meetings. The board shall be accountable to the membership; shall seek the views of those affected by any proposed policies or reactions before adopting any recommendations on behalf of SNA; and shall strictly comply with these bylaws.

Section 5 ELECTION OF BOARD MEMBERS: Board members shall be elected annually by a vote of the membership at its annual meeting. The names of all candidates for the board shall be placed in nomination. Secret written ballots shall be used for voting for board members. Election requires a majority vote of the membership present.

Section 6 BOARD VACANCIES: The board may fill any vacancy on the board or a committee by majority vote of the board in cases involving absences by a board or committee member from three (3) consecutive meetings. A member appointed to fill a vacancy shall serve the remainder of the unexpired term and until his/her successor is elected or appointed.

Section 7 DUTIES OF BOARD OFFICERS

a) CHAIRPERSON (ELECTED IN THE SPRING):

The chairperson shall prepare the agenda and preside at all meetings of the board and membership; shall appoint members of committees not elected, with a majority approval of the board, except for members of the Grievance Committee.

b) VICE CHAIRPERSON (ELECTED IN THE FALL)

The first alternate shall assist the chairperson; in the chairperson’s absence shall function as chairperson; shall serve as a member of the area board of directors representing SNA.

c) SECRETARY (ELECTED IN THE SPRING)

The secretary shall keep minutes and written records of majority and minority opinions expressed at all meetings; shall be responsible for all correspondence of SNA; shall make records of SNA available for inspection for any proper purpose at any reasonable time.

d) **TREASURER (ELECTED IN THE FALL)**

The treasurer shall be held accountable for all funds and shall give an accounting at each general meeting; shall receive, safe-keep and disburse SNA funds, but such disbursement shall require the signature of one other board member, preferably the chairperson.

e) **BOARD MEMBERS-AT-LARGE & COMMITTEE CHAIRPERSONS** Chairpersons of committees shall inform the board and SNA of all activities of their respective committees.

Section 8 BOARD MEETINGS: The board shall meet at least fourteen (14) days prior to any general or special membership meeting and at any other time the chairperson may designate. These meetings shall be open session; however, only board members shall be entitled to vote. Directors shall be notified of board meetings in writing or by telephone in advance. A majority of board members, by signed petition, may call a board, general or special meeting.

Section 9 EMERGENCY POWERS OF THE BOARD: In such cases where the board is required to provide neighborhood response before the question is presented to the membership, the board must indicate to the questioner that this is the case. Furthermore, they shall present the action taken at a special or general meeting within 30 days, or within a reasonable time for ratification by the membership where circumstances dictate.

Section 10 TERMINATION FOR NONATTENDANCE: Board members failing to attend three consecutive board meetings shall be automatically deemed to have resigned from the board.

ARTICLE VI COMMITTEES

The board shall establish both standing and ad hoc committees, as it deems necessary. Committees shall make recommendations to the board for board actions. Committees shall not have the power to act on behalf of the organization without specific authorization from the board.

ARTICLE VII CONFLICT OF INTEREST

Section 1 DEFINITION: A conflict of interest exists for a member or board member whenever the member or board member holds a personal financial interest which will be impacted by the action or inaction by SNA on a proposal before the membership or board. A personal financial interest shall include a financial interest held by the member or board member and/or by members of their immediate family. A personal financial interest includes an ownership interest above 5% of a business that will be impacted by the decision of SNA. Examples of personal financial interest would include: Employment by SNA; ownership of property the use or control of which is being considered by SNA; plans to purchase property the use or control of which is under discussion by SNA, etc.

Section 2 DECLARING THE CONFLICT OF INTEREST: Whenever a member or board member determines that they have a conflict of interest relating to an item under discussion, they must inform the body (membership or board) hearing the proposal that the conflict of interest exists.

Section 3 ABSTENTION FROM VOTING: Members or board members shall not vote on matters in which they have a conflict of interest.

ARTICLE VIII GRIEVANCE PROCEDURES

Section 1 ELIGIBILITY TO GRIEVE: A person or group adversely affected by a decision or policy of SNA may submit in writing a complaint to any member of the Grievance Committee.

Section 2 COMPLAINT RECEIPT: Within seven (7) days of receipt of the complaint, the committee shall arrange with the petitioner a mutually acceptable place, day and hour for a review of the complaint, and will, in writing, within thirty (30) days, recommend a resolution of the grievance to the board.

Section 3 FINAL RESOLUTION: The committee shall attempt to re- solve the complaint and shall submit a report of their recommendation and/or action to the complainant, board and membership. If the committee, board and petitioner cannot reach agreement, final resolution of the complaint shall be by vote of most of the membership at a general or special meeting.

ARTICLE IX PROCEDURE FOR CONSIDERATION OF PROPOSALS

Section 1 SUBMISSION OF PROPOSALS: Any person or group, inside or outside the boundaries of SNA and city agency may propose in writing items for consideration and/or recommendation to the board. The board shall decide whether proposed items will appear on the agenda of either the board, standing or special committees or general or special meetings.

Section 2 NOTIFICATION: The proponent and members directly affected by such proposals shall be notified in writing of the place, day and hour the proposal shall be reviewed not less than seven (7) days in advance.

Section 3 ATTENDANCE: The proponent may attend this meeting to make a presentation and answer questions concerning the proposal.

Section 4 DISSEMINATION: The SNA shall submit recommendations and dissenting views as recorded from the meeting to the proponent and other appropriate parties.

ARTICLE X BOUNDARIES

Section 1 BOUNDARIES: Boundaries of SNA shall be defined as follows: Beginning at the ... See the attached map of the association.

ARTICLE XI PUBLIC MEETINGS/PUBLIC RECORDS REQUIREMENT

SNA shall abide by all Texas statutes relative to public meetings and public records. Official action(s) taken by SNA must be on record or part of the minutes of each meeting. The minutes shall include a record of attendance and the results of any vote(s) taken. A summary of dissenting views should be transmitted along with any recommendation made by SNA to the City.

ARTICLE XII NON-DISCRIMINATION

SNA must not discriminate against individuals or groups on the basis of race, religion, color, sex, age, disability, national origin, income, or political affiliation in any of its policies, recommendations or actions.

ARTICLE XIII ADOPTION AND AMENDMENT OF BYLAWS

All amendments to these bylaws must be proposed in writing and submitted to members at least seven (7) days before voting. Notice of proposal to amend the bylaws, specifying the date, time, and place for consideration, must be provided to all members at least (7) days before voting. Adoption of and amendments to these bylaws shall require a two-thirds (2/3) vote by the members present at a general meeting.

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