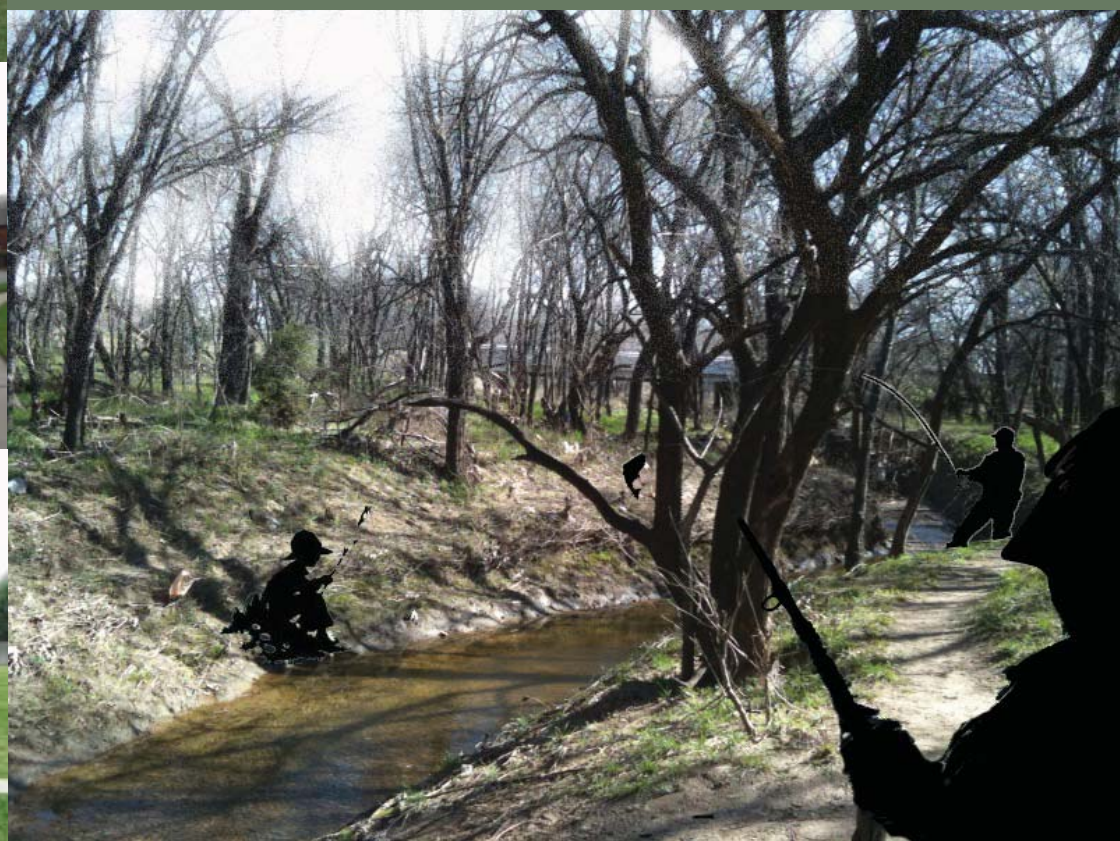
FISH CREEK

Neighborhood Plan

5ŜŏŜŶōŜŃ 2010



ACKNOWLEDGMENTS

The Fish Creek Neighborhood Plan is the result of many hours of work, research and discussions by citizens, local organizations and City staff. This plan could not have been completed without the dedication and effort of the residents of the Fish Creek neighborhood and the volunteer steering committee who championed the planning process and promoted progressive ideas for the benefit of future generations of Fish Creek residents.

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INTRODUCTION

The Fish Creek neighborhood, located in southeast Arlington, is generally bounded by State Highway 360 on the east, New York Avenue on the west, Southeast Green Oaks Boulevard on the north, and an Oncor transmission corridor just south of East Sublett Road.

The neighborhood covers approximately 442 acres and is developed primarily with single-family residences. It includes four residential subdivisions (Briarhill Estates, Harwood Meadows, Britton Place, and Webb-Britton Estates) comprised of 944 single family housing units, which were built mostly in the 1990s.

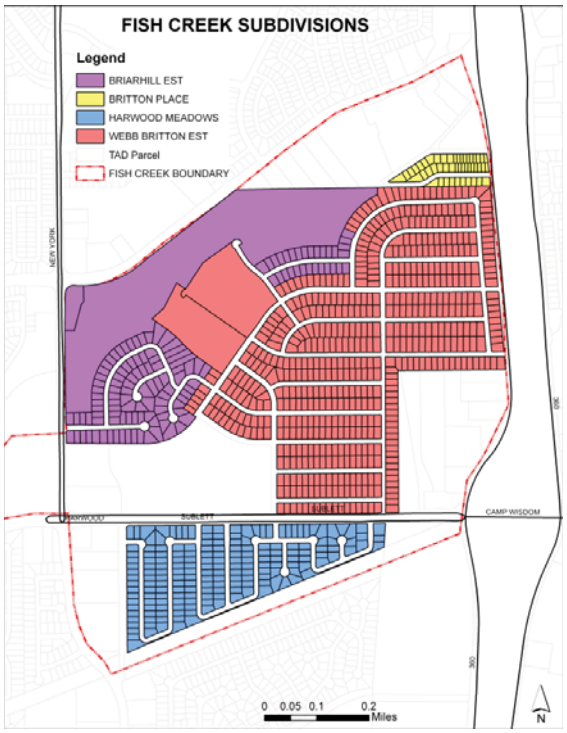
Beautiful Savior Lutheran Church is located along New York Avenue and there are a few small restaurants as well as commercial and retail businesses in this area.

The Fish Creek Neighborhood Park was dedicated in June 2008 and connects to the Fish Creek trail, which was built in 1999. The Neighborhood derives its name from its biggest asset/amenity, Fish Creek.

Most of the residential property in the area is zoned Residential (R) with an exception of Britton Place, which is zoned Duplex (D). The non-residential properties included in the boundary are primarily zoned Community Service (CS). There is, however, some Neighborhood Service (NS) and Local Service (LS) zoned properties on the southeast corner of East Sublett Road and New York Avenue. This neighborhood is not included in any tax increment financing districts or other special zoning overlay districts.

The Fish Creek neighborhood is entirely within the Arlington Independent School District. Two public schools, Bryant Elementary (2201 Havenwood Drive) and Barnett Junior High (2101 East Sublett Road) are located within the neighborhood boundary. The neighborhood is also served by Bowie High School, which is located a few blocks north of Southeast Green Oaks Boulevard.

This area is a part of the Southeast Planning Sector and City Council District 3.



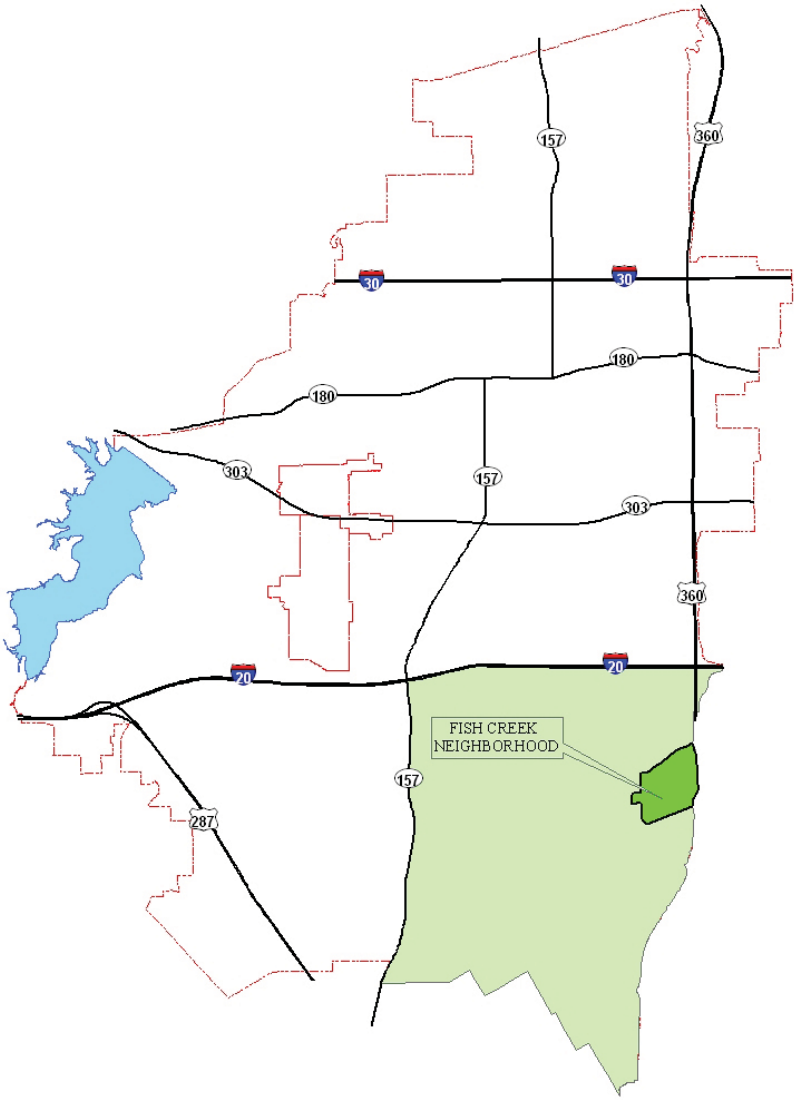
RELATIONSHIP TO ADOPTED PLANS

The Fish Creek neighborhood is included in the City's Southeast Sector. Planning for this area was done through the Southeast Sector Plan, which was the second sector plan approved by City Council as part of Arlington's sector planning process. Developed between February 1997 and February 1998, it was adopted by City Council on February 17, 1998, by Ordinance 98-27. The Southeast Sector Plan is a community-driven plan and a direct result of citizen and neighborhood involvement. The plan covers a framework of six different topical areas: human environment, built environment, land use environment, economic environment, natural environment, and service environment.

The 10-year vision statement for the Southeast Sector Plan is the foundation from which the Fish Creek Neighborhood Plan was prepared. The statement reads as follows:

"To realize a community of vibrant neighborhoods rooted in a strong sense of community identity, involvement and pride, in which the interaction and investment between all stakeholders creates the very highest quality of residential, commercial, and recreational development available, emphasizing economic opportunities and infrastructure improvements."

The Fish Creek Neighborhood Plan supplements the Southeast Sector Plan and the City's overall Comprehensive Plan by providing a greater level of detail to help guide decisions.



Location of Fish Creek neighborhood in Southeast Planning Sector

HOW THE FISH CREEK NEIGHBORHOOD PLAN IS TO BE USED

This Plan is intended for use by elected and appointed officials, City government administration and staff, residents, businesses and developers, and others with an interest in the future of the Fish Creek neighborhood and southeast Arlington.

This plan will be used to:

- Establish the vision and policies that relate to Fish Creek's physical, social, and economic growth and development.
- Guide decision-making and evaluation of zoning changes and discretionary development approvals.
- Identify short- to long-term strategies for the neighborhood and potential partnerships to put these strategies into action.

As a policy and planning document addressing the physical development of the Fish Creek neighborhood, the plan is of particular interest to elected officials, who must adopt it and take part in its implementation, and appointed officials, who will use it as a guide to discretionary decisions. In addition, it is important to City departments who will use it to review development proposals, to apply for grant funding, or provide other services to the area.

The Fish Creek Neighborhood Plan is also an important source of information and guidance to private sector entities involved in property development and redevelopment. Many of the statements contained in this document describe desired development outcomes, and consistency with these policies will be a factor in the review of rezoning applications and site plans. The plan will help the private sector anticipate future public investment priorities, and will also bring more predictability to the zoning and development review and approval process for developers, property owners, and concerned citizens alike.

Finally, the plan is a resource for those who seek general information on how Fish Creek may change over the years, as well as those who want or need to understand ways to respond to particular issues and problems.

VISION, GOALS, OBJECTIVES & STRATEGIES

Vision Statement

A vision statement is a declaration of where a community wants to be in the future. It should be comprehensive, realistic, and easy to understand. To recognize its importance in the planning process, the writing of the Fish Creek neighborhood vision statement was the first task undertaken by residents. The goals and policy statements that follow serve to make the neighborhood's vision a reality.

Fish Creek Neighborhood Is A Welcoming Place

Fish Creek Neighborhood residents are caring; while children play in their front yards, neighbors connect with one another on their front porches.

Fish Creek Neighborhood residents are active in celebrating its diverse and rich culture through festivals, live music, and other events in the Fish Creek Neighborhood Park. The thoughtful, continuous and committed action of the residents, people of all ages, races and other persuasions makes this neighborhood special!

Fish Creek Neighborhood Is Safe

The Fish Creek Neighborhood has been recognized as Arlington's safest neighborhood because of its Neighborhood Programs and Community Watch.

Pedestrian lighting, distinctive crosswalks, reduced speed limit, and no cut-through traffic within the neighborhood create a secure environment.

Fish Creek Neighborhood Has Great Schools

Excellent schools with beautifully landscaped campuses are a distinguishing part of the community.

Owing to strong and committed ties between the neighborhood and the schools, children participate in community activities and residents volunteer for school activities.

Fish Creek Neighborhood Is Accessible

It is easy to travel to and from Fish Creek Neighborhood because of nearby traffic carriers. With numerous trails and pathways present, residents have alternatives to automobile use within the neighborhood.

High quality, pedestrian friendly developments, that serve the daily and special needs of residents, are conveniently located adjacent to the neighborhood.

Fish Creek Neighborhood Is Clean and Beautiful

With homes, front yards, and businesses that are well-kept, residents demonstrate that they are good stewards of their property and are ready to protect it as best they can for future generations.

Attractively landscaped public open spaces and entryways provide a sense of place and identity for the neighborhood.

Goals, Objectives, and Strategy Statements

In an effort to further their vision, cities and neighborhoods create goals, objectives and strategies. In a broad sense, a goal is a general statement concerning an aspect of the neighborhood's desired ultimate physical, social and economic environment. A goal sets the tone for public decisions in terms of the residents' desired quality of life. The associated objectives and strategies express the specific actions necessary to achieve the stated goal, without assigning responsibility to any specific action. Detailed methods of implementing the objective and strategy statements are outlined in the Implementation chapter of this document.

The goals, objectives and strategies represent the collective efforts of the Fish Creek Neighborhood Plan's Steering Committee and residents who were involved in neighborhood meetings or workshops coordinated to facilitate the development of the plan. The goals included in this document are arranged according to specific issue topics identified during the neighborhood planning process.

The following goals were determined to be of primary importance to the future of the neighborhood by its residents. The Implementation chapter includes specific strategy statements that correspond to each of the objectives, providing a detailed approach to help the residents of Fish Creek achieve the goals they have established for their neighborhood.

Fish Creek Neighborhood Goals

WELCOMING PLACE. Promote Fish Creek Neighborhood as a Welcoming Place

SAFE ENVIRONMENT. Create a Safe Environment for the Fish Creek Neighborhood

GREAT SCHOOLS. Encourage Community Partnerships and Academic Excellence for Fish Creek Neighborhood Schools

PEDESTRIAN ACCESSIBILITY. Promote Pedestrian Accessibility in the Fish Creek Neighborhood

CLEAN AND BEAUTIFUL. Promote Fish Creek Neighborhood as a Clean and Beautiful Place

PLANNING PROCESS
AND
PUBLIC PARTICIPATION

THE ORIGIN AND ROLE OF THE PLAN

Arlington's Strong Neighborhood Initiative is an effort to create positive change and promote enhanced stability in the city's neighborhoods. A neighborhood plan contains recommendations created by the residents of the neighborhood and is the official City policy document regarding that neighborhood's future. The plan becomes an amendment to Arlington's Comprehensive Plan once adopted by City Council.

In 2008, the residents of the Briarhill Estates subdivision in southeast Arlington notified the City about the traffic back-up issue on their neighborhood streets during peak school hours. Briarhill was very satisfied with the City's solution of installing speed humps. This exercise generated more interest from the residents to create a neighborhood plan and they contacted the Community Development and Planning Department (CD&P). Prior to the kick-off meeting, staff worked with the Arlington Urban Design Center (AUDC) to create door hangers that were distributed to about 1,000 houses in the preliminary planning area. City and AUDC staff also conducted a site visit in order to identify existing assets and note areas of concern.

On July 30, 2009, planners met with residents at the Southeast Branch Library at 900 Southeast Green Oaks Boulevard to discuss the neighborhood planning process. The meeting had over 25 residents in attendance as well as Councilmember Robert Rivera.

At this first meeting, staff outlined the benefits of neighborhood planning and shared the data collected on the area's demographics and built environment with the neighborhood residents.

Survey Questions:

- How long have you lived in the neighborhood?
- Is this your first home?
- What attracted you to the neighborhood?
- Three things you like about teh neighborhood?
- Three things you dislike about the neighborhood?

During the meeting, residents filled out a brief survey about their neighborhood and voted to establish a preliminary neighborhood boundary encompassing four subdivisions (Briarhill Estates, Webb-Britton Estates, Britton Place, and Harwood Meadows) and two AISD campuses (Bryant Elementary and Barnett Junior High School) as well as numerous retail stores and other businesses.

Steering Committee

As a principle goal of the neighborhood planning process is to engage residents in creating a plan for their own neighborhood, the Fish Creek Steering Committee was formed with a number of attending residents agreeing to serve on the Committee. Throughout the process, City staff provided professional and technical support as the Committee developed their neighborhood plan and served as a liaison between neighborhood residents and the City.

In order to have the entire neighborhood represented, residents from each subdivision participated on the Committee. Committee members were not only responsible for serving as a liaison for a specific area of the Neighborhood (typically the street where the member lives) but they also sought resident input on the many issues discussed in the plan. Committee members became better educated on community issues, helped in identifying neighborhood concerns, and provided recommendations to solve the issues and concerns.

The Steering Committee met monthly from August 2009 through September 2010. Meetings were held in the neighborhood at the Beautiful Savior Lutheran Church. The Steering Committee also devoted many hours to canvassing the neighborhood to discuss ideas and issues with residents; distributing and collecting flyers, surveys and other information; and meeting with school officials and numerous other stakeholders.

The steering committee undertook the following tasks during the planning process:

Steering Committee Tasks:

- Organization, Resident Outreach and Issue Identification
- Identifying Vision, Goals, and Priorities
- Naturally Fun Neighborhood Event
- Assessing Alternative Solutions
- Grant Opportunities

These activities are detailed further in the Appendix chapter of this document.

As it is important that neighborhood residents have ownership of their neighborhood plan, the Steering Committee spent a significant amount of time editing, commenting, and reviewing the document as it was being drafted. As such, the plan is a true reflection of the long term goals of the Fish Creek neighborhood.

Developing the Plan

The first phase of the planning process focused on collecting and analyzing background information about the area. Using the data compiled by staff and AUDC of the area's demographics, existing conditions, and possible future development and infrastructure plans that might affect the neighborhood, the Steering Committee identified and prioritized issues and drafted recommendations that addressed these concerns.

After the recommendations were drafted, the Committee worked with City staff to identify the best ways to implement their recommendations. Staff presented a number of tools that are typically used including zoning, subdivision of property, commercial development standards, construction of capital improvements, and enforcement of nuisance codes. A neighborhood plan may also recommend changes in land use patterns, explore future development options, propose desirable site treatments, and identify desired accessibility improvements.

The Committee then presented the drafted document to the Planning and Zoning Commission and City Council for adoption as an amendment to the City's Comprehensive Plan.

"We want to get involved, and do something. I love Arlington, and I love this neighborhood."

- Angel Carter, Steering Committee Member

General Implementation Strategies

The Implementation Program, which is outlined in more detail in the Implementation chapter, contains the listing of the goals, objectives and strategy statements developed by Fish Creek residents. Each strategy is evaluated in terms of possible outside alliances and resources to assist in implementation and timeframes in which the task should be initiated. Through this effort, the City of Arlington is able to plan for future program and budget needs as well as track the progress of the established initiatives. This Implementation Program should be reviewed annually by the residents and City, and any additional planning projects that have been determined necessary to implement the plan should be included in the program at that time.

Neighborhood design and character recommendations are also included in the Implementation chapter. Their purpose is to identify desired standards and guidelines that assist in preserving the critical design features of the neighborhood and provide policy direction for future development decisions contemplated in the area, especially the vacant commercial parcels.

The implementation program contains several items that ultimately require the expenditure of money. A summary of the types of available funding resources is also included in that chapter.

An integral part of implementation is a procedure for revisions to the plan. The goal-and-policy-oriented nature of the plan will reduce the revisions needed but changing circumstances will necessitate revisions from time to time. To accommodate such changes, an orderly procedure is necessary.

COMMUNITY OUTREACH AND YOUTH INVOLVEMENT

The Steering Committee placed a high priority on involving the entire community in the planning process and engaging neighborhood youth through collaboration with the neighborhood schools.

Youth Logo Contest

After identifying the neighborhood boundary, the Steering Committee agreed that it was necessary to have a recognizable identifier, or logo, for the Fish Creek neighborhood. In an effort to engage the neighborhood youth, Barnett Junior High School students were given the opportunity to submit logo designs that represented the Fish Creek neighborhood.

Barnett's Leadership Academy team worked diligently and with the help of Principal Cynthia Elwood and Mr. Watson Robinson, their teacher, designed the contest, distributed entry flyers throughout the neighborhood, and planned the November 19th Awards Dinner. The team also worked with the Steering Committee to select the top finalists from the 80 entries received.

The Awards Dinner, which was attended by the neighborhood residents and Council members, Robert Rivera and Sheri Capehart, showcased the finalists. Awards were presented to the top three finalists, who received prizes such as gift certificates to local merchants and restaurants and Texas Rangers Tickets. The winning logo shown was selected as the identifying symbol for Fish Creek neighborhood.

Neighborhood Assessment Survey

A neighborhood assessment survey was provided to all residents and business owners to gather general information and opinions about the area. The survey also offered an opportunity for residents who were unable to participate on the Steering Committee or attend meetings to provide input on the future of the neighborhood.

As Fish Creek is a diverse neighborhood, the Steering committee wished to reach as many residents as possible and hence provided the survey in English, Spanish, and Vietnamese.

The survey contained questions related to neighborhood conditions and land use issues; sidewalks, lighting, traffic and general accessibility; parks and beautification; and community services and public safety. In order to ensure the best possible response rate, two rounds of the survey were distributed in September 2009 and in February 2010. Steering Committee members personally canvassed the neighborhood and a survey table was set up at the Barnett Junior High Open House on February 4, 2010. As a result, a nine percent response rate was achieved.

Overall, the results of the survey indicated that residents were generally satisfied with the condition of their neighborhood. Six percent of respondents rated the conditions as 'Excellent', while an overwhelming majority of respondents, or 82 percent, rated conditions of their neighborhood as 'Good'. No one perceived the condition of the Fish Creek neighborhood as 'Poor'.

When asked what they liked most about their neighborhood, responses from residents included the following: quiet neighborhood atmosphere; friendly neighbors; location of the neighborhood; and the quality of the area schools.

Conversely, when asked what they liked least about their neighborhood, respondents indicated that their main concerns included the following: traffic congestion on the arterials along the perimeter of the Fish Creek boundary; increased crime in the area; motorists speeding throughout the residential community; and poor home maintenance and property upkeep.

Additional responses to the survey are noted throughout this document. Responses to open ended questions and a copy of the survey form are listed in their entirety in the Appendix.

The results of the survey were used to establish the vision statement and goals for the Fish Creek Neighborhood Plan.

Naturally Fun Neighborhood Event

In order to facilitate neighborhood outreach and celebrate the progress made in the planning process, Steering Committee members urged residents to vote in the Facebook contest sponsored by City of Arlington Parks and Recreation Department with the award being a Naturally Fun Neighborhood event to the park with the most votes. Fish Creek won the first round of voting by a large margin and surged on to win the run-off voting as well.

Steering Committee members met with Parks and Recreation staff to plan the event's activities. Prior to the meeting, a number of activities were completed:

- Committee members contacted local businesses for contributions to the planning effort or to set up their own booths/tables to promote their business. A neighborhood restaurant, Las Amigas, attended the event as a result of these efforts.

- Committee members distributed notices to the neighborhood and to Bryant Elementary and Barnett Junior High students.

- Local scout troops 591 and 1097 had a park clean up event the Thursday before the outing.

On June 12, 2010, over 300 area residents attended the Naturally Fun event in Fish Creek Neighborhood Park.

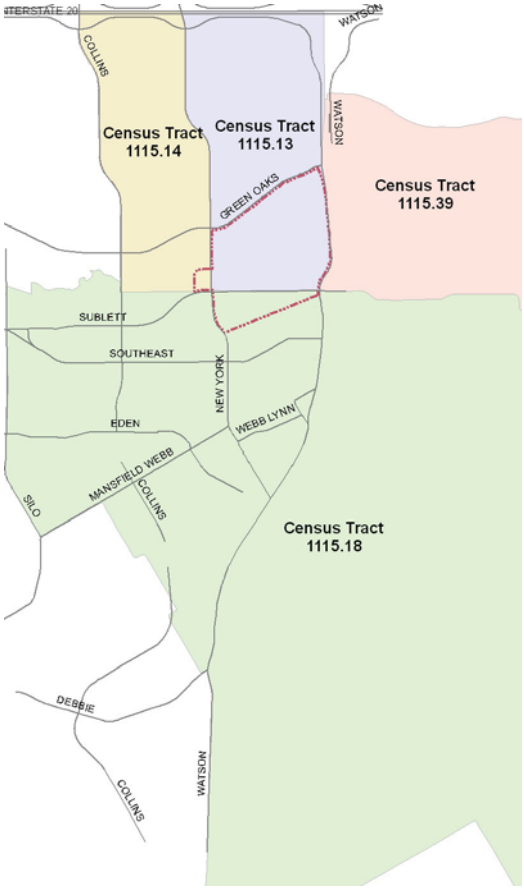
"We want to live in a neighborhood that is as special as the people who live here. We want a place where we can grow, know our neighbors, raise our families, and support our schools."

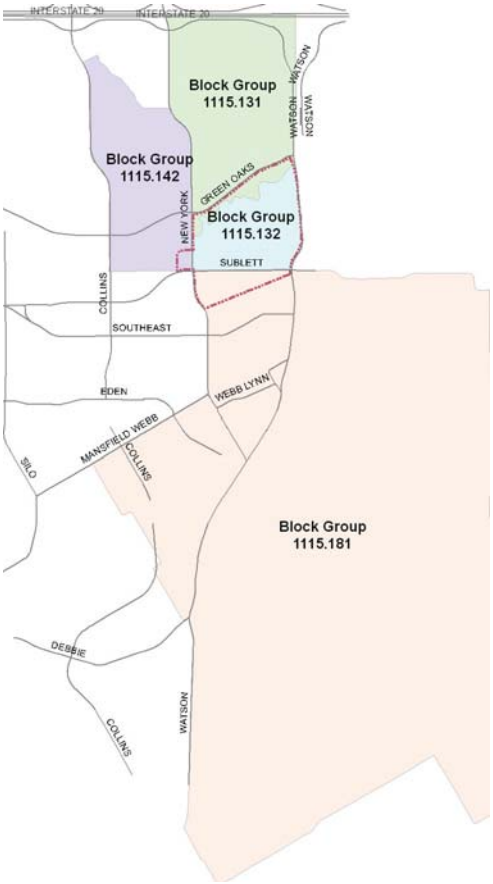
- Alan Klein, Steering Committee Member

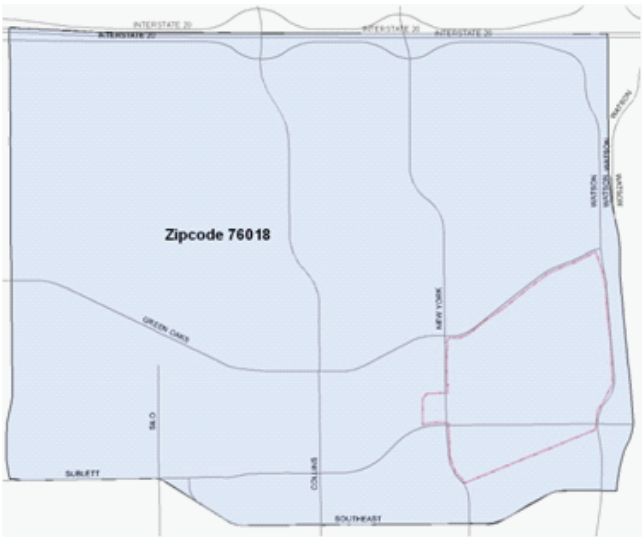
DEMOGRAPHIC PROFILE

The demographic data referenced in this chapter are from the 2000 Census and provides a snapshot of the neighborhood area at that time. It allows for a comparison of the same characteristics with the city as a whole.

The Fish Creek neighborhood boundary is shown in red outline in the maps below. This neighborhood overlaps three Census Tracts – 1115.13, 1115.14, and 1115.18, with the majority of area being in Tract 1115.13. On looking at the Block Group level map, the neighborhood covers Block Group 1115.132 entirely and is also contained within Block Groups 1115.131, 1115.142, and 1115.181.







Tract 1115.18 and Block Group 1115.181 include a number of subdivisions south of the neighborhood and hence the data may be skewed if that entire tract or block group was included in the demographic study.

The data in the following tables provide a comparison between the Fish Creek neighborhood and three larger areas: Census Tract 1115.13, ZIP Code 76018 and the city limits of Arlington. Census Tract 1115.13 includes most of Fish Creek neighborhood, as well as neighborhoods north of Southeast Green Oaks Boulevard. The 76018 zip code area covers approximately 5,000 acres and goes north to Interstate 20 Highway and west to Matlock Road.

POPULATION, RACE & ETHNICITY CHARACTERISTICS

Population, race and ethnicity characteristics make up the basic demographic information for an area. Fish Creek is a racially diverse neighborhood with 65% Whites, 20% African-American, eight percent identified as "Asian or Pacific Islander," and seven percent as "Other" or "Two or more". Separate from these categories, 11.6 % of the population is of Hispanic origin, which is a smaller proportion in comparison to both the city and the 76018 zip code.

Population, Race & Ethnicity Characteristics								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	2,861	-	3,872	-	25,537	-	334,255	-
Average household size	3.41	-	3.29	-	3.19	-	2.67	-
Race								
White alone	1,851	64.70%	2,362	61.00%	15,271	59.80%	226,291	67.70%
Black or African-American alone	572	20.00%	886	22.90%	5,158	20.20%	45,793	13.70%
American Indian and Alaska Native alone	9	0.30%	15	0.40%	102	0.40%	16,271	0.50%
Asian or Pacific Islander alone	229	8.00%	341	8.80%	2,604	10.20%	20,389	6.10%
Some other race alone	117	4.10%	162	4.20%	1,583	6.20%	29,748	8.90%
Two or more races	83	2.90%	100	2.60%	792	3.10%	9,693	2.90%
Ethnicity								
Hispanic or Latino	331	11.60%	422	10.50%	3,728	14.60%	60,834	18.20%
Diversity Index	63.1		65.2		69.3		66.2	

According to the 2009 American Community Survey, the population of Arlington increased by 13 percent, to a total of 380,072 residents. The overall diversity of the city remained relatively stable with 62.6% Whites, 18.1% African-American, 6.8% identified as "Asian or Pacific Islander," and 11.5% as "Other" or "Two or more". Approximately 29% of the population is of Hispanic origin.

AGE-SEX DISTRIBUTION

Slightly more than 62 percent of Fish Creek residents are more than eighteen years old. Only 1.9 percent of the residents, however, are over 65. This is a marked difference from the overall City of Arlington, which has 6.1 percent of the population as senior citizens.

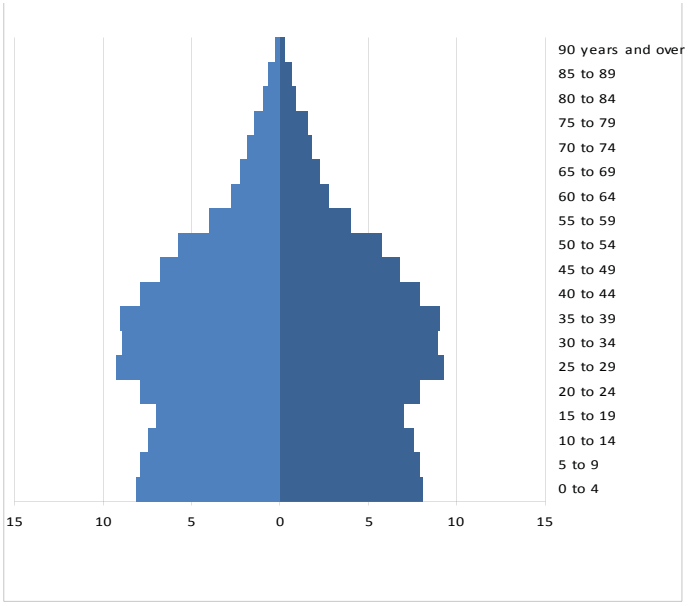
2000 Population by Age Groups								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
Total	2,861		3,872		25,537		334,253	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Birth to 24	1,241	43.40%	1,653	42.70%	10,700	41.90%	131,361	39.30%
25 to 64	1,565	54.70%	2,156	55.70%	14,326	56.10%	182,502	54.60%
65 and Over	54	1.90%	62	1.60%	511	2.00%	20,389	6.10%
18+	1,779	62.20%	2,443	63.10%	16,675	65.30%	239,659	71.70%
Median Age	30.1		30.2		31.2		32.1	

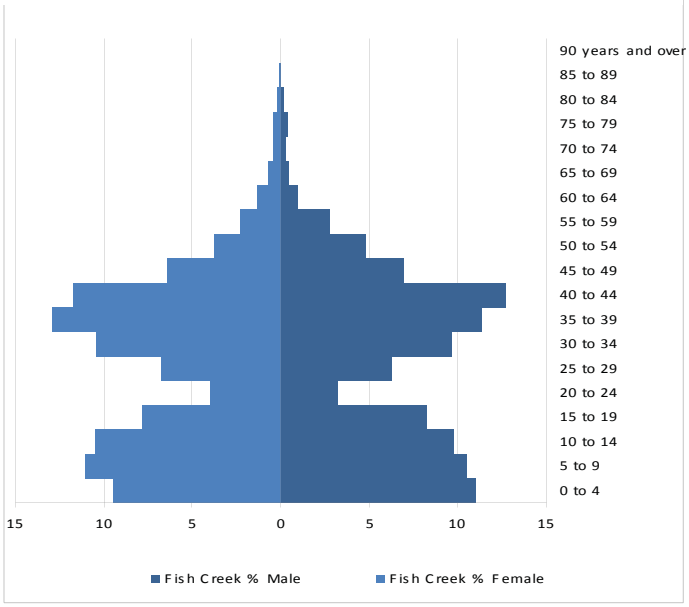
The following chart shows a breakdown of the age structure of the neighborhood in 2000, generally in five-year blocks of population, for males and females separately.

Age-Sex Distribution		
	Males	Females
0-4 yrs.	159	134
5-9 yrs.	138	169
10-14 yrs.	154	160
15-19 yrs.	115	108
20-24 yrs	43	62
25-29 yrs	85	97
30-34 yrs.	127	137
35-39 yrs.	164	179
40-44 yrs.	174	172
45-49 yrs.	95	96
50-54 yrs.	67	58
55-59 yrs.	43	33
60-64 yrs.	18	19
65-69 yrs.	8	12
70-74 yrs.	9	7
75+ yrs.	7	12
Totals	1,407	1,454

Most of the neighborhood residents fall in the broad categories of 35 to 44 years range and 0-14 years range. The age-sex distribution chart for Fish Creek with its bifurcation indicate it as a suburb with families with young children, and quite distinct from the profile of the overall city of Arlington, which has the pyramid-shape of a medium-sized city.

The median age for both sexes is 30.1 years (male – 30.4 years and female – 29.8 years). The overall median age is lower than the City as a whole, which has a median age of 32.1 years.





EDUCATIONAL ATTAINMENT & SCHOOL ENROLLMENT

Educational attainment and school enrollment levels are only available at the census block group level and higher, with data collected for the population 25 years of age and older.

The vast majority (92.4%) of the adult citizens of Fish Creek have completed high school. Of this, there is one bachelor's degree for every three residents. While the high school attainment is slightly greater than the City of Arlington as a whole, the bachelor's attainment ratio tracks very closely with the overall City.

2000 Population 25+ by Educational Attainment								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
Total	1,644		2,319		17,655		232,211	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than High School	125	7.60%	144	6.20%	1,642	9.30%	31,581	13.60%
High School, Less than BA	1000	60.80%	1,387	59.80%	10,928	61.90%	126,555	54.50%
Bachelors or More	519	31.60%	788	34.00%	5,065	28.80%	74,075	31.90%
Graduate or Professional	123	7.48%	196	8.47%	957	5.42%	20,342	8.76%

The Fish Creek area had a higher percentage of children enrolled in nursery school through eighth grade than the other areas.

School Enrollment								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Enrolled in school (3 years age and up)	1,689	-	2,176	-	15,591	-	220,053	-
Nursery school, preschool	93	3.46%	107	2.97%	585	2.44%	7,100	2.23%
Kindergarten	60	2.23%	95	2.64%	482	2.01%	5,948	1.87%
Elementary school (grades 1-8)	503	18.73%	653	18.11%	4,087	17.06%	42,421	13.34%
High school (grades 9-12)	188	7.00%	274	7.60%	1,667	6.96%	18,440	5.80%
College or graduate school	153	5.69%	300	9.32%	1,539	6.43%	24,065	7.56%

Source: U.S. Census Bureau, Census 2000

HOUSING CHARACTERISTICS

The U.S. Census Bureau defines 'household' as all the people who occupy a house as their usual place of residence. A household includes families, where all people are related by birth, marriage or adoption. A household also includes a group of unrelated people or one person living alone.

The households in Fish Creek are predominately family households, with only 11.8 percent classified as "nonfamily." More than 65 percent of households include children, which is substantially more than the City average of 40.4 percent. Less than 5 percent of Fish Creek households include senior citizens, which is significantly less than the City's 11.6%.

The average household size is 3.41 people, which is higher than the city average of 2.67, but closer to the average in the 76018 zip code.

2000 Households by Type								
	Fish Creek		**Tract 1115.13**		**76018 ZIP Code**		**Arlington, TX**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	840	-	1,175	-	8,002	-	125,097	-
Family Households	742	88.30%	1,016	86.50%	6,722	84.00%	85,441	68.30%
Average Household Size	3.41	-	3.29	-	3.19	-	2.67	-
Married-couple Family	625	74.40%	861	73.30%	5,521	69.00%	64,800	51.80%
With Related Children	454	54.40%	622	52.90%	3,761	47.00%	35,903	28.70%
Other Family (No Spouse)	117	13.90%	155	13.20%	1,200	15.00%	20,641	16.50%
With Related Children	95	11.30%	125	10.60%	920	11.50%	14,511	11.60%
Nonfamily Households	99	11.80%	157	13.50%	1,280	16.00%	39,656	31.70%
Householder Living Alone	79	9.40%	123	10.50%	968	12.10%	30,774	24.60%
Householder Not Living Alone	20	2.30%	36	3.10%	312	3.90%	8,882	7.10%
Household with Related Children	549	65.30%	746	63.50%	4,681	58.50%	50,539	40.40%
Households with Persons 65+	40	4.80%	48	4.10%	400	5.00%	14,511	11.60%

The majority (88%) of the houses in Fish Creek and Census Tract 1115.13 are owner-occupied. This is substantially higher than the owner-occupancy rate in the city as a whole. In 2000, 3.3 percent of the houses in the study area were vacant.

2000 Housing Units								
	Fish Creek		**Tract 1115.13**		**76018 ZIP Code**		**Arlington, TX**	
Total Units	863		1,205		8,165		131,049	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	759	88.00%	1,069	88.70%	7,071	86.60%	68,669	52.40%
Renter Occupied	74	8.60%	106	8.80%	882	10.80%	56,351	43.00%
Vacant	28	3.30%	30	2.50%	212	2.60%	6,028	4.60%

2000 Housing Units by Year Structure Built								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	885	-	1,205	-	8,165	-	131,161	-
1999 to March 2000	114	12.90%	81	6.70%	490	6.00%	4,197	3.20%
1995 to 1998	116	13.10%	187	15.50%	1,510	18.50%	9,837	7.50%
1990 to 1994	247	27.90%	315	26.10%	1,559	19.10%	11,673	8.90%
1980 to 1989	376	42.50%	588	48.80%	4,295	52.60%	45,119	34.40%
1970 to 1979	18	2.00%	19	1.60%	212	2.60%	34,364	26.20%
1969 or Earlier	14	1.60%	14	1.20%	90	1.10%	26,101	19.90%
Median Year Structure Built	1991		1990		1989		1981	

As the area was mostly established in 1990s, the neighborhood has few residents of very long standing. The neighborhood assessment survey indicates that 58% of the respondents have lived in the neighborhood for more than 10 years.

According to the 2000 Census, the median year of entry is 1996, similar to Census Tract 1115.13, the 76018 zip code, and the City of Arlington.

2000 Households by Year Householder Moved In								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	853	-	1,175	-	8,002	-	125,206	-
Moved in 1999 to March 2000	242	28.40%	263	22.40%	1,728	21.60%	38,688	30.90%
Moved in 1995 to 1998	308	36.20%	491	41.80%	3,064	38.30%	42,069	33.60%
Moved in 1990 to 1994	145	17.00%	215	18.30%	1,752	21.90%	18,154	14.50%
Moved in 1980 to 1989	150	17.60%	202	17.20%	1,392	17.40%	14,523	11.60%
Moved in 1970 to 1979	6	0.70%	4	0.30%	56	0.70%	7,512	6.00%
Moved in 1969 or Earlier	1	0.10%	0	0.00%	16	0.20%	4,131	3.30%
Median Year Householder Moved In	1996		1996		1996		1996	

ECONOMIC CHARACTERISTICS

Economic characteristics examine employment status, commuting patterns and employment industries.

Fish Creek has a lower percentage of the population, 16 years and over, that are not in the labor force (19.7%) compared to the entire City. This category may likely consist of students, stay-at-home spouses and retired workers. The 2.2% unemployment rate at that time is slightly lower than the City's 3.1%. The unemployment rate for Arlington has averaged 7.65% between July 2009 and June 2010. See the Economic Development section within the Neighborhood Profile chapter for additional discussion concerning the 2010 economic conditions in Arlington.

Economic Characteristics								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employment Status								
Population 16 years and over	1,931	-	2,606	-	17,543	-	249,247	-
In labor force	1,551	80.30%	2,119	81.30%	14,245	81.20%	184,443	74.0%
Civilian labor force	1,529	79.20%	2,098	80.50%	14,175	80.80%	183,944	73.8%
Employed	1,487	77.00%	2,056	78.90%	13,578	77.40%	176,218	70.7%
Unemployed	42	2.20%	44	1.70%	596	3.40%	7,727	3.10%
Percent unemployment	2.20%		1.70%		3.40%		3.10%	
Armed forces	21	1.10%	21	0.80%	70	0.40%	498	0.20%
Not in labor force	380	19.70%	487	18.70%	3,298	18.80%	64,804	26.00%
Commuting to Work	1,463	-	2,027	-	13,401	-	173,175	-
Car, truck, van – drive alone	1,214	83.00%	1,696	83.67%	11,599	86.55%	141,913	81.95%
Car, truck, van – carpooled	209	14.30%	256	12.63%	1,325	9.89%	21,590	12.47%
Public transportation	3	0.20%	11	0.54%	30	0.22%	266	0.15%
Walked	4	0.30%	5	0.25%	70	0.52%	2,810	1.62%
Other means	0	0.00%	0	0.00%	121	0.90%	1,962	1.13%
Worked at home	32	2.20%	59	2.91%	256	1.91%	4,634	2.68%
Mean travel time to work (minutes)	28.6		28.1		29.3		26.5	

The Fish Creek workforce is primarily based in the service industry. The most common industries of employment for those residing in the Fish Creek area include services (42.9%); retail trade (13.7%); manufacturing (8.4%); and construction (8%). These industries represent over 73% of the employed population in Fish Creek and that workforce is classified as "white collar".

2009 Employment Population 16+ by Industry								
	Fish Creek		**Tract 1115.13**		**76018 ZIP Code**		**Arlington, TX**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	1,339	-	1,993	-	14,777	-	182,607	-
Agriculture/Mining	1	0.10%	24	1.20%	59	0.40%	730	0.40%
Construction	107	8.00%	108	5.40%	739	5.00%	12,963	7.10%
Manufacturing	112	8.40%	189	9.50%	1,699	11.50%	19,722	10.80%
Wholesale Trade	43	3.20%	62	3.10%	635	4.30%	7,669	4.20%
Retail Trade	183	13.70%	255	12.80%	1,788	12.10%	22,278	12.20%
Transportation/Utilities	135	10.10%	301	15.10%	1,522	10.30%	14,061	7.70%
Information	42	3.10%	62	3.10%	517	3.50%	5,296	2.90%
Finance/Insurance/RE	91	6.80%	136	6.80%	1,226	8.30%	15,887	8.70%
Services	574	42.90%	753	37.80%	5,911	40.00%	77,425	42.40%
Public Administration	51	3.80%	106	5.30%	650	4.40%	6,574	3.60%

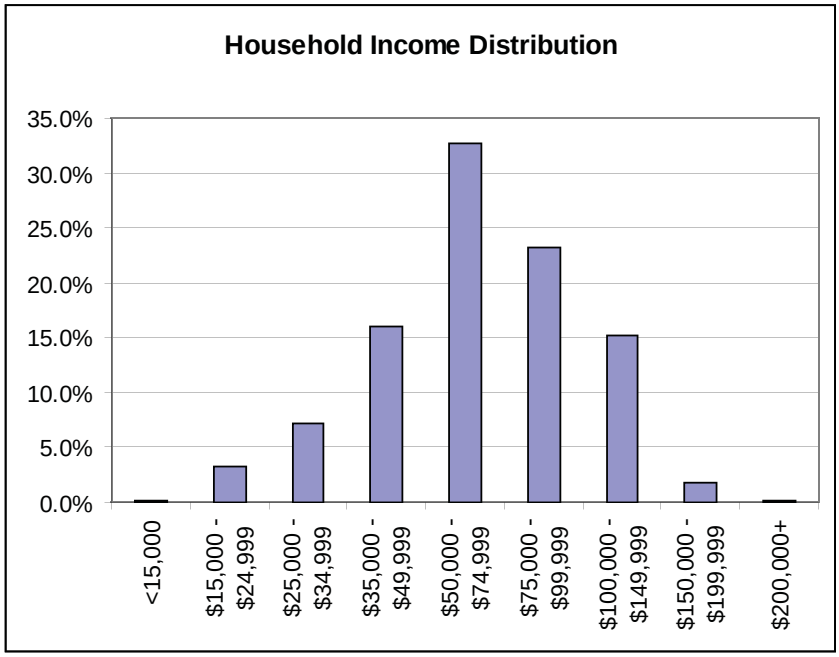
2008 Employment Population 16+ by Occupation								
	Fish Creek		**Tract 1221**		**76010 ZIP Code**		**Arlington**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	1,338	-	1,993	-	14,778	-	182,608	-
White Collar	977	73.00%	1,455	73.00%	9,798	66.30%	119,973	65.70%
Blue Collar	259	19.40%	334	16.80%	2,926	19.80%	36,886	20.20%

INCOME CHARACTERISTICS

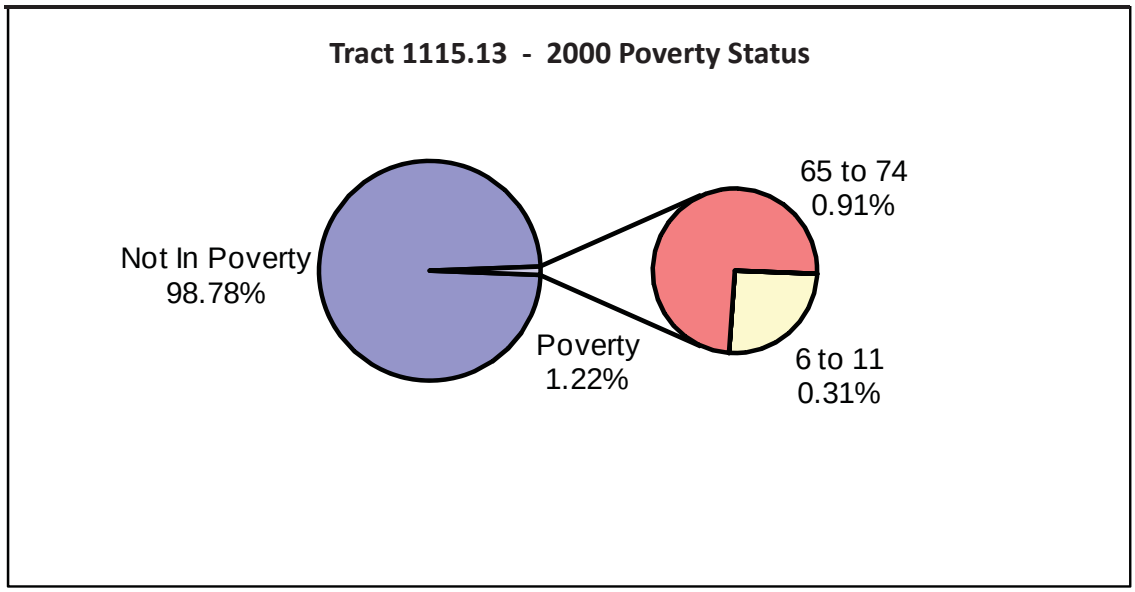
Income characteristics examine household and family earnings as well as poverty status.

The households of Fish Creek are similar to those in the Census Tract 1115.13, and both have somewhat higher incomes than the average of either the 76018 or the city of Arlington. Over 18 percent of households have an annual income of greater than $100,000, and over 74 percent of households have an income greater than $50,000.

2000 Households by Income								
	Fish Creek		Tract 1115.13		76018 ZIP Code		Arlington, TX	
Number of Households	839		1,178		7,496		125,231	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under $50,000	225	26.80%	287	24.40%	2,587	34.51%	65,371	52.20%
$50,000 - 100,000	470	56.00%	668	56.70%	4,285	57.16%	43,330	34.60%
Over $100,000	144	17.20%	223	18.90%	1137	15.17%	16,530	13.20%
Over $200,000	11	1.30%	16	1.30%	134	1.79%	4,141	3.00%
Median Household Income	$82,406		$84,346		$77,790		$63,314	
Avg. Household Income	$71,724		$72,519		$67,546		$59,501	
Households With...								
Social Security Income	43	5.13%	55	4.67%	455	6.07%	18,088	14.44%
Supplemental Security Income	4	0.48%	5	0.42%	46	0.61%	2,333	1.86%
Public Assistance Income	1	0.12%	0	0.00%	45	0.60%	2,510	2.00%
Retirement Income	57	6.79%	80	6.79%	536	7.15%	12,887	10.29%



According to data available for Census Tract 1115.13, only 1.2% of the residents in that tract were living in poverty. Within that group over 50% of the residents were 65 and older.



Poverty Status Tract 1115.13		
	Number	Percent
Total Population	3,867	-
Population in Poverty	57	1.22%
5 or Under	0	0.00%
6 to 11	12	0.31%
12 to 17	0	0.00%
18 to 64	0	0.00%
65 to 74	35	0.91%
Over 75	0	0.00%

NEIGHBORHOOD PROFILE

LAND USE & ZONING

Land use

Land uses contribute to the character of a neighborhood and mixing or separation of different uses in an area can affect the quality of life for residents. The introduction of incompatible land uses can have a detrimental effect on a neighborhood's character.

Almost 40 percent of the land area within the Fish Creek Neighborhood is comprised of single family residential uses. Except for Britton Place, which includes 20 duplex units, the other residential subdivisions have detached single family housing. Numerous businesses, including a Kroger grocery store and several fast-food restaurants such as Grandy's, Sonic Drive-In and Panda Express, are located to the north of the residential subdivisions.

Two schools, Bryant Elementary and Barnett Junior High, are centrally located in the area. Fish Creek Neighborhood Park, dedicated in 2008, is adjacent to Bryant Elementary.

Also, the Fish Creek Trail, built in 1999, provides Arlington and Grand Prairie residents access to more than seven miles of continuous concrete trail. Arlington's section of Fish Creek Trail runs from the city line west to Silo Road where it connects to Cravens Park Trail, ending at the corner of Matlock Road and Cravens Park Drive.

There are three gas stations in the area located at the following intersections: Shell at the southwest corner of Southeast Green Oaks Boulevard and State Highway 360; QuikTrip at the northwest corner of East Sublett Road and State Highway 360; and 7-Eleven Citgo at the southeast corner of East Sublett Road and New York Avenue.

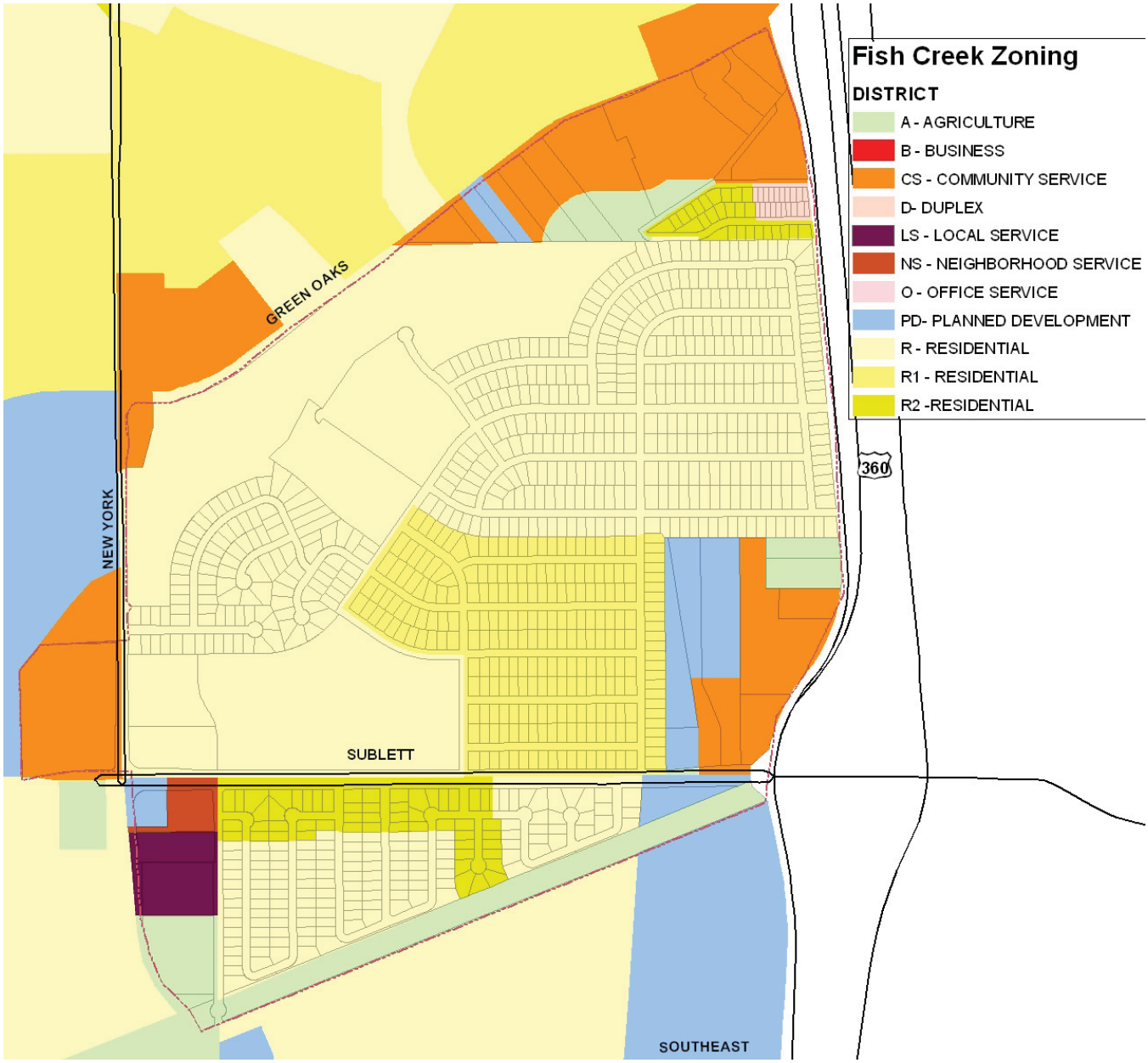
The Fulson Drill Site, which totals 1.2 percent of the overall land area within the Fish Creek Neighborhood, exists along State Highway 360, north of East Sublett Road. As of September 2010, a total of five wells have been permitted at the Fulson Drill Site.

Three large vacant parcels exist within the Fish Creek Neighborhood boundary at the following locations: the northwest corner of East Sublett Road and New York Avenue; the northwest corner of East Sublett Road and State Highway 360; and south of East Sublett Road and east of New York Avenue. Any future development should be compatible with the surrounding area to not negatively impact the neighborhood.

Zoning

The zoning in the Fish Creek Neighborhood is predominantly Residential (R, R1, and R2). A small area on the north side of Esquire Drive is zoned Duplex (D).

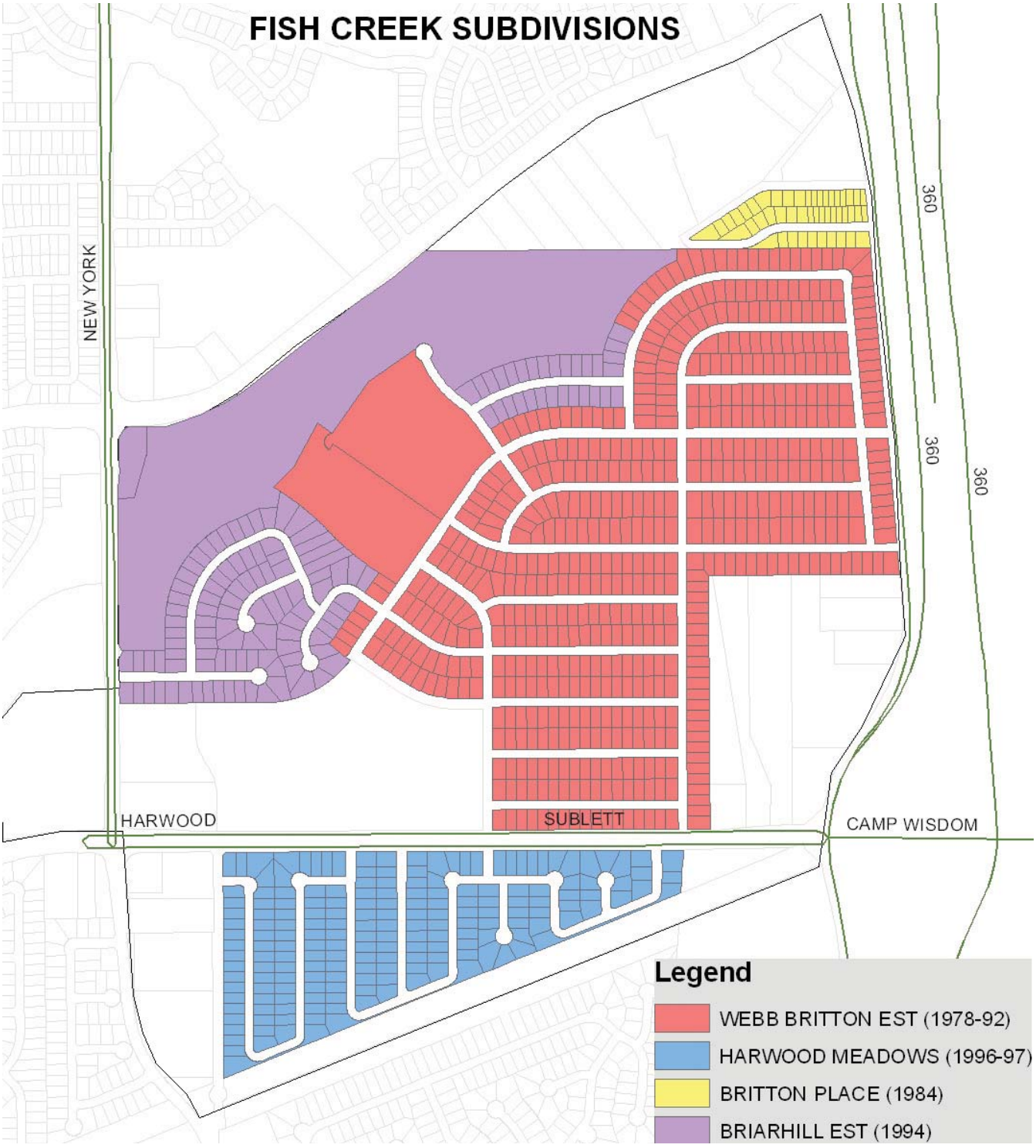
The properties with non-residential zoning in the neighborhood are primarily located along the perimeter of the area, most noticeably along Southeast Green Oaks Boulevard, and at the intersections of major thoroughfares such as East Sublett Road, New York Avenue, and State Highway 360. The non-residential zoning districts include: Neighborhood Service (NS), Planned Development (PD) for all Neighborhood Service (NS) uses, Local Service (LS), Community Service (CS), and Planned Development (PD) for all CS uses.



Platting

The Fish Creek Neighborhood is comprised of four residential subdivisions: Webb Britton Estates, Harwood Meadows, Britton Place, and Briarhill Estates.

Webb Britton Estates was established in 1978 and platted in six installments between 1978 and 1992. Britton Place was platted in 1984, Briarhill in 1994, and Harwood Meadows was platted in two phases from 1996-1997.



RESIDENTIAL PROPERTY

Residential Property Values

Property value data was obtained from Tarrant Appraisal District for all parcels within Fish Creek. The 2005 and 2010 appraised values for all 944 single family residences were researched. The table below shows the average values for all residences and the average values for each residential subdivision within the neighborhood boundary.

As reflected in the table, the property values in Fish Creek declined by an average of 3% over the five-year period. However, this decrease was due to the decline of only 119 actual parcels (13%), while the remaining properties either showed a slight increase in value, or no change at all during the last five years.

The table further details this information by subdivision. Over the five year period, the property values of all four subdivisions have remained relatively stable. Nevertheless, with an exception to Britton Place Estates, the property values of each subdivision have shown some degree of decline which can be attributed to the decrease in the appraised value of the structure. Even with the decline, the property values of the homes within Briarhill Estates have remained the highest of any subdivision in the Fish Creek Neighborhood. With 20 of its 47 lots (43%), consisting of attached, single-family residences, Britton Place Estates remains the subdivision with the lowest property values. In addition, Britton Place Estates has 49% rental housing.

The appraisal information also shows that of the 944 single family parcels, 648 have general homestead exemptions, 60 additionally have "Over 65" exemptions, and 20 properties additionally have "Disabled" or "Disabled Veteran" exemptions.

Residential Property Values by Subdivision

	2005 Appraised Value			2010 Appraised Value			% Change
	Land	Structure	Total	Land	Structure	Total	
Residential average	$17,761	$101,119	$118,860	$17,714	$97,580	$115,294	-3.00%
Briarhill Estates	$21,931	$129,699	$151,630	$21,931	$119,972	$141,903	-6.41%
Britton Place Estates	$14,872	$66,226	$81,098	$14,872	$66,604	$81,477	0.47%
Harwood Meadows	$18,000	$113,500	$131,500	$18,000	$112,616	$130,616	-0.67%
Webb Britton Estates	$17,000	$93,681	$110,681	$16,956	$90,518	$107,475	-2.90%

Briarhill Estates

Residential Lots and Improvements

There are a total of 944 residential lots within the Fish Creek boundary. The typical house in the neighborhood was built in 1991 and has 1,916 square feet of living area.

The residential units are a mix of single-story and two-story homes constructed of a combination of masonry and siding materials. With an exception to the residences within the Britton Place subdivision and some of the homes within the Webb Britton Estates subdivision, the majority of homes have been built with a front loading, front facing 2-car garage. Of all the houses in the neighborhood, 99% have central heating and air conditioning, 90% have a two-car garage and almost 10% have swimming pools.

A Fish Creek Neighborhood survey conducted in November 2009 suggested that overall 82% of respondents rated the condition of the neighborhood as "good". However, the lack of front yard maintenance and home upkeep was an issue noted in the SWOT analysis that was conducted as part of the planning process. Since the average lot coverage of homes within the Fish Creek Neighborhood is at 24%, this suggests that homeowners have ample open space to improve their lots with additional landscaping or architectural elements that could serve to increase the aesthetics of the community.

The table below contains information on the single family residential houses in the neighborhood.

Residential Lots and Improvements by Subdivision

	Average House Size (sq ft)	Average Year Built	Age of Structure (years)	Number of Lots	Average Size of Lot	Average Lot Coverage
All Residential Lots	1,916	1991	19	944	7,850	24%
Briarhill Estates	2,920	1997	13	128	8,957	33%
Britton Place Estates	1,127	1993	17	47	5,954	19%
Harwood Meadows	1,929	1997	13	186	8,431	23%
Webb Britton Estates	1,755	1986	24	583	8,059	22%

Webb-Britton Estates

Home Ownership and Rental Property

As of August 2009, Tarrant Appraisal District (TAD) records showed that 799 properties, or 85%, are owned by a resident of Fish Creek. The Fish Creek Neighborhood survey conducted in November 2009 revealed that approximately 10% of the residential homes in the Fish Creek Neighborhood were rental properties. Based upon these two sources, it is reasonable to infer that most of the homes are owner-occupied, except for Britton Place Estates, which has 49% rental housing.

Furthermore, in the same survey, 58% of the respondents confirmed that they have lived in the Fish Creek Neighborhood for over 10 years, and when asked if they were planning to move out within the upcoming year, 80% indicated that they were not. Of the 20% that indicated they were planning to move out of the neighborhood, the reasons were due to finding a larger home, moving closer to work, or general concerns of the overall neighborhood.

Various studies related to home ownership and its effect on a neighborhood suggest that people having ownership in property may lead to them having a stronger connection with the neighborhood, thus, being more likely to participate in organizations like neighborhood associations. Other suggested effects of home ownership included getting to know neighbors, having a greater social interaction with other neighbors and developing a strong sense of community. Having higher level of satisfaction appears to lead to greater stability in property values, property maintenance and social networks. However, other factors such as mobility and housing value also influence how ownership affects a neighborhood.

As noted in the demographic section, this neighborhood has a large number of family households with both parents working, which could be a challenge in getting maximum participation in neighborhood activities. However, Fish Creek residents have a strong sense of community and have joined together to develop this Plan displaying their interest in improving the neighborhood and maintaining social ties with their neighbors. The social network is discussed in more detail later in this chapter.

Owned vs Rental Property

Subdivision	Houses	Owned		Rental	
Briarhill Estates	128	108	84%	20	16%
Britton Place Estates	47	24	51%	23	49%
Harwood Meadows	186	176	95%	10	5%
Webb Britton Estates	583	491	84%	92	16%

COMMERCIAL PROPERTY

Commercial Property Values and Improvements

There are 77.69 acres of commercial property in the Fish Creek Neighborhood. Between 2005 and 2010, there was a 10.70% decrease in appraisal valuation of these properties.

Commercial Property Values							
	2005 Appraised Value			2010 Appraised Value			Change
	Land	Structure	Total	Land	Structure	Total	
Commercial average	$423,806	$809,589	$929,799	$421,469	$715,089	$830,277	-10.7%
6100 Arlington Webb Rd	$171,518	-	$171,518	$324,528	$ 199,850	$324,528	47.2%
6011 New York Ave (2007)	$231,848	-	$231,848	$217,936	-	$217,936	-6.0%
1900 E Sublett Rd (2007)	$ 403,020	-	$403,020	$ 403,020	$946,980	$1,350,000	235.0%
1904 E Sublett Rd	$278,087	-	$278,087	$331,056	-	$331,056	19.1%
1801 E Sublett Rd	$637,770	-	$637,770	$569,438	-	$569,438	10.7%
5601 New York Ave	$ 124,984	$294,996	$419,980	$ 124,984	$ 259,016	$ 384,000	-8.6%
2100 SE Green Oaks Blvd	$ 169,230	$ 294,114	$ 463,344	$ 226,768	$ 213,492	$ 440,260	-5.0%
2200 SE Green Oaks Blvd	$190,530	$428,670	$619,200	$254,040	$274,845	$528,885	-14.6%
2210 SE Green Oaks Blvd	$324,410	$284,590	$609,000	$350,572	$276,028	$626,600	2.9%
2220 SE Green Oaks Blvd	$332,580	$387,600	$720,180	$443,440	$169,720	$613,160	-14.9%
2240 SE Green Oaks Blvd	$350,975	$280,417	$631,392	$404,901	$153,099	$558,000	-11.6%
2344 SE Green Oaks Blvd	$874,233	$1,387,188	$2,261,421	$874,233	$1,843,638	$2,717,871	20.2%
2350 SE Green Oaks Blvd	$2,198,035	$7,586,045	$9,784,080	$1,318,821	$4,850,148	$6,168,969	-37.0%
2400 SE Green Oaks Blvd	$833,085	$668,034	$1,501,119	$462,825	$317,799	$780,624	-48.0%
2450 SE Green Oaks Blvd	$428,211	$218,689	$646,900	$428,211	$297,944	$726,155	12.3%
2500 SE Green Oaks Blvd	$696,820	$203,180	$900,000	$456,251	$153,180	$609,431	-32.3%
2501 Portland Dr	$361,910	-	$361,910	$398,101	-	$398,101	10.0%
5720 S Watson Rd	$146,470	-	$146,470	$394,297	-	$394,297	169.2%
2453 E Sublett Rd	$838,640	-	$838,640	$654,860	-	$654,860	21.9%
5900 S Watson Rd	$560,094	-	$560,094	$441,146	-	$441,146	22.5%
2421 E Sublett Rd	$777	$6,400	$7,177	$558,684	-	$558,684	7684.4%
2415 E Sublett Rd	$422	$1,740	$2,162	$98,600	-	$98,600	4460.6%
2411 & 2413 E Sublett Rd	$9,987	$43,968	$53,955	$317,475	$55,500	$372,975	591.3%
2451 E Sublett Rd	$7,697	$58,203	$65,900	$61,068	-	$61,068	-7.3%

At the time the Fish Creek Neighborhood planning project commenced, 13 of the commercial properties were undeveloped. Over the years, very little new construction has taken place within the neighborhood boundary. The QuikTrip gas station and convenience store opened on the property at the northwest corner of East Sublett Road and State Highway 360 in September 2010. As previously mentioned, the property adjacent to QuikTrip on the north has a Specific Use Permit (SUP) granted for gas well drilling and production in August 2009. To date, a total of five gas wells have subsequently been permitted.

Commercial Lots and Improvements			
	Lot Size (sq ft)	Land Value per sq ft (in 2010)	Age of Structure (years)
Commercial average	141,010	$ 3.84	13
6100 Arlington Webb Rd	137,214	$ 2.37	-
6011 New York Ave	92,739	$ 2.35	-
1900 E Sublett Rd	44,780	$ 9.00	3
1904 E Sublett Rd	82,764	$4.00	-
1801 E Sublett Rd	455,550	$ 1.25	-
5601 New York Ave	55,200	$ 2.26	14
2100 SE Green Oaks Blvd	56,410	$ 4.02	12
2200 SE Green Oaks Blvd	63,510	$ 4.00	12
2210 SE Green Oaks Blvd	87,207	$ 4.02	12
2220 SE Green Oaks Blvd	110,860	$ 4.00	5
2240 SE Green Oaks Blvd	132,945	$ 3.05	11
2344 SE Green Oaks Blvd	291,411	$ 3.00	14
2350 SE Green Oaks Blvd	439,607	$ 3.00	14
2400 SE Green Oaks Blvd	92,565	$ 5.00	13
2450 SE Green Oaks Blvd	66,908	$ 6.40	7
2500 SE Green Oaks Blvd	69,129	$ 6.60	8
2501 Portland Dr	144,764	$ 2.75	-
5720 S Watson Rd	58,588	$6.73	-
2453 E Sublett Rd	187,103	$3.50	-
5900 S Watson Rd	66,492	$6.64	-
2421 E Sublett Rd	279,012	$2.00	-
2415 E Sublett Rd	166,769	$0.59	-
2411 & 2413 E Sublett Rd	187,439	$1.69	47
2451 E Sublett Rd	15,268	$4.00	-

Commercial Businesses within the Fish Creek Neighborhood

Businesses within the Fish Creek Neighborhood

The following is a list of the businesses located within the Fish Creek Neighborhood as of August 2010.

Fish Creek Commercial Businesses		
Tenants	Type of Business	Address
7-Eleven	Convenience store/Service station	1900 E Sublett Rd
Creekside Animal Hospital	Veterinarian clinic	5601 New York Ave
Dry Clean Super Center	Dry cleaners	2100 SE Green Oaks Blvd
Kwik Kar Lube and Tune	Auto lube and tune facility	2200 SE Green Oaks Blvd
Panda Express	Restaurant	2220 SE Green Oaks Blvd
Sonic	Restaurant	2240 SE Green Oaks Blvd
Kut It Up	Barber shop	2290 SE Green Oaks Blvd (Three of four tenant spaces occupied with the following businesses)
Super $1 Plus Gift Store	General retail	
H&R Block	Tax office	
JP Morgan Chase	Financial institution	2300 SE Green Oaks Blvd
Beauty R Us #3	Beauty supply store	2344 SE Green Oaks Blvd (Fully occupied with the following businesses)
Angels Nails	Nail salon	
Advance America Cash Advance	Financial institution	
Y Donuts	Restaurant	
Amy's Alterations	Tailor	
Optimum Eyecare, Inc	Optometrist office	
Kroger	Grocery store	2350 SE Green Oaks Blvd
First Convenience Bank	Financial institution	
Mr. Wonton	Restaurant	2356 SE Green Oaks Blvd (Seven of eight tenant spaces occupied with the following businesses)
General Nutrition Corporation	General retail	
Hair Trends	Hair salon	
Wing Stop	Restaurant	
Creekside Dental Care	Dentist office	
Cici's Pizza	Restaurant	
Auto Zone	Accessory auto parts and service	
Lady of America Fitness for Women	Fitness center	2400 SE Green Oaks Blvd
Beauty For U	Beauty supply store	2410 SE Green Oaks Blvd
Grandy's	Restaurant	2450 SE Green Oaks Blvd
Shell/Beverage Zone	Convenience store/Service station	2500 SE Green Oaks Blvd

TRANSPORTATION

Thoroughfare Development Plan

The Arlington Thoroughfare Development Plan (TDP), scheduled for adoption in December 2010, is a long-range plan that identifies the location and type of roadway facilities that are needed to meet projected long-term growth within the City. It is not a list of construction projects but rather identifies proposed general alignments for roadways and provides guidelines for the design of each type of roadway. The TDP contains a hierarchy of existing and planned roadways, each of which is intended to serve specific defined needs with a goal of balancing traffic movement and access. The elements of the plan include major and minor arterials, and major and minor collectors. The Plan is based on projected population and employment numbers and estimated traffic congestion, as well as future land uses and development forms, growth trends, and opportunities for economic development. The TDP will create sustainable, context-sensitive roadways that serve a variety of users safely and efficiently.

The Fish Creek Neighborhood is bordered on the east side by a state highway (State Highway 360), on the north by a major arterial (Southeast Green Oaks Boulevard), on the south by another major arterial (East Sublett Road), and on the east by a minor arterial (New York Avenue).

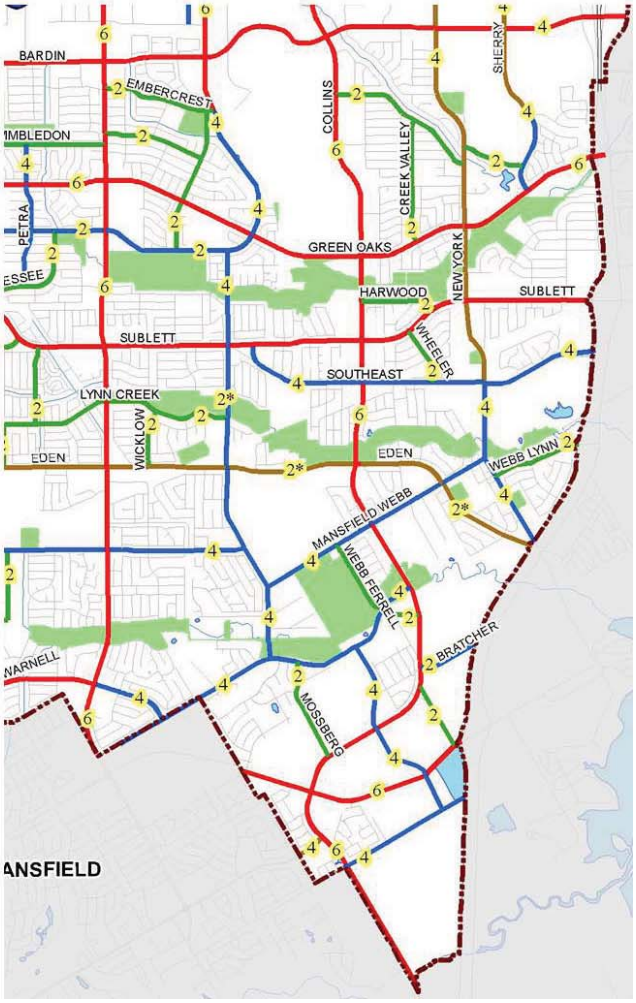
City of Arlington
Thoroughfare Development Plan
(Adopted XX/XX/2010)

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Freeway
- Local Roads
- Public Parks
- Rail Road
- Streams
- Lakes
- City Boundary

(#) - Number of through travel lanes

(*) Additional analysis required on Abram Street (between Cooper Street and Collins Street), Bowen Extension, and Eden Rd.

See Hike and Bike System Master Plan for bicycle facilities

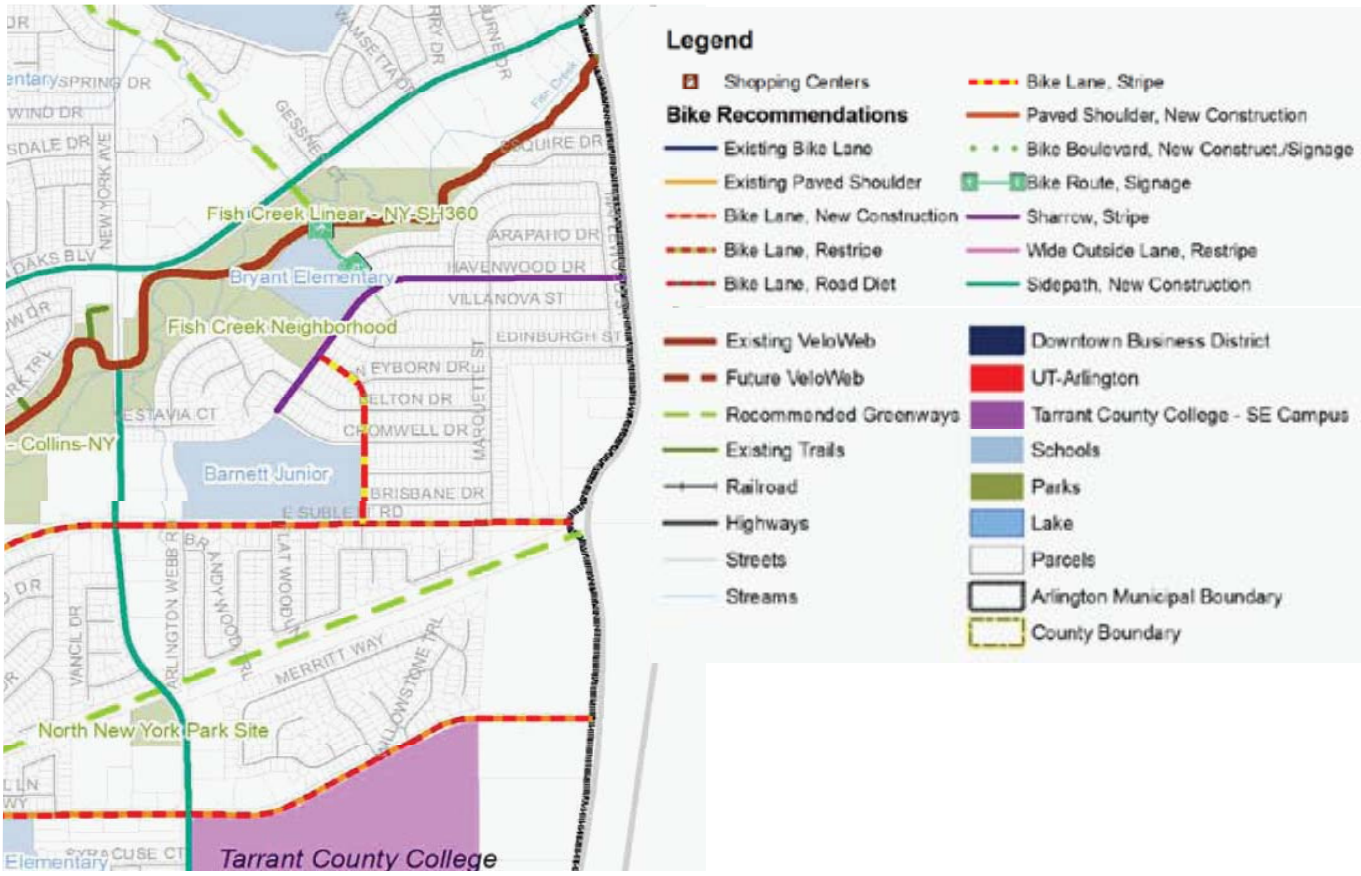


Hike and Bike System Master Plan

The City is currently developing a Hike and Bike System Master Plan, with City Council adoption slated for December 2010. The Hike and Bike System Master Plan is a long-range plan for developing hike and bike facilities in Arlington. In addition to improving recreational opportunities in the City, the Plan will provide connections to neighborhoods, employment centers, schools, parks and other important destinations to promote walking and bicycling as alternative modes of transportation.

The Hike and Bike System Master Plan is currently in the final draft stage of development. While the recommendations may change slightly before it is adopted, the current recommendations for the Fish Creek area include:

- Construction of a bike lane on both sides of East Sublett Road
- Striping a bike lane on Prescott Drive, north of East Sublett Road.
- Striping Havenwood Drive as a sharrow.
- Greenway along the utility corridor, south of East Sublett Road.



All interior streets within Fish Creek Neighborhood have sidewalks on both sides of the street, except for one small corner on Havenwood Drive in Webb Britton Estates, which impedes continuous pedestrian connectivity within the neighborhood.

After meeting with Fish Creek Neighborhood Steering Committee Members, Arlington's Public Works and Transportation Department has placed the construction of sidewalks on that stretch as a priority project for 2011.

Points of Access to the Neighborhood & Traffic Flow

There are several points of access from the surrounding street grid into the neighborhood, with eight access points for residential subdivisions. Britton Place has its own access from State Highway 360 service road at Esquire Drive. Webb Britton Estates has two access points on State Highway 360 service road, one at Havenwood Drive and the second at Edinburgh Street, with an additional access point on East Sublett Road at Marquette Street. The Briarhill subdivision has only one point of access, which is on New York Avenue at Vestavia Court while the Harwood Meadows subdivision on the south side of East Sublett Road has four points of access on East Sublett Road at: Brandy Wood Trail, Flat Wood Lane, Prescott Drive, and Powder Wood Lane.

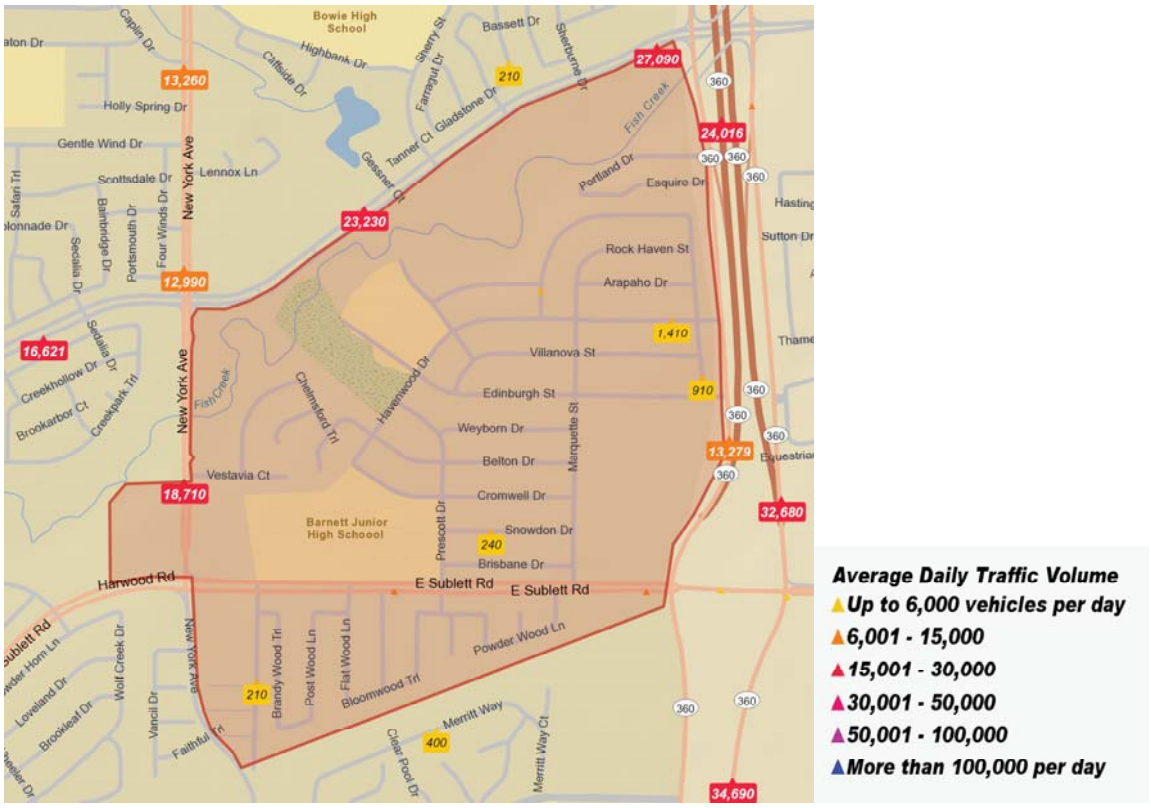
One of the main concerns identified by residents in the Neighborhood Assessment Survey was the high speed traffic throughout the residential community. Over 30 percent of respondents indicated that speeding is one of the top safety issues within the Fish Creek neighborhood. Residents have presumed traffic flow through most of the neighborhood to be generally faster than the posted speed limit of 30 miles per hour. However, residents have asserted that Webb-Britton Estates has a good network of internal connecting roadways with Havenwood Drive and Edinburgh Street as their main east-west collectors and Prescott Drive and Marquette Street as their north-south collectors. Nevertheless, Fish Creek residents perceive the overall road network to be lacking in terms of adequate collector street access to the south and west.

Briarhill Estates subdivision has a more suburban character with curvilinear streets and cul-de-sacs. When the final phase of Briarhill was opened, a connection was made from Webb Britton through the new subdivision to New York Avenue. The connecting roads, Belton Court and Chelmsford Trail, were designed and built as neighborhood streets rather than as collectors. However, since they are the only entries from New York Avenue to the neighborhood, Briarhill's streets are flooded with traffic from parents from surrounding neighborhoods dropping off and picking up their children at Bryant Elementary School during school peak time. In an effort to deter surrounding neighborhoods from using Chelmsford Trail as a cut-through to get to Bryant Elementary School, the City installed speed humps on Chelmsford Trail in 2008 per the request of the neighborhood. While this has mitigated the problem, traffic is still heavy at peak school times.

Traffic Counts

Traffic counts on several streets surrounding the neighborhood are available, but counts within the neighborhood are available only for a few streets. Traffic counts in this area are taken in October of each year. The count represents two-way traffic during a 24-hour period, excluding weekends. Per the 2010 Traffic Count Map shown below, on average, the daily traffic volume is at 18,710 vehicles per day along New York Avenue. Southwest Green Oaks Boulevard has a slighter higher traffic volume at 23,230 vehicles per day. This traffic volume increases to 27,090 as motorists approach SH 360.

No adjustments are made for seasonal, day of week, construction, accident or other trends.
The Arlington Municipal Airport is approximately one mile from the Fish Creek Neighborhood. The primary route to the Airport is Collins Street; hence, the traffic towards the airport does not really impact the neighborhood.



Road Conditions & Infrastructure

In 2009-2010, mill and overlay/reclamation projects were completed on several streets in the Briarhill Addition including Vestavia Court, Chelmsford Trail, Roselle Court, Belton Court and Belton Drive. Asphalt mill and overlay/ reclamation techniques are used to rehabilitate the street and provide a new surface course to improve ridability.
Future mill and overlay/reclamation work scheduled for 2011 has been approved for several streets in Webb Britton Estates. The streets included in the project are Heathercrest Drive, Rockhaven Street, Marquette Street, Arapaho Drive, Maplewood Street, Villanova Street, Edinburgh Street, and Normandy Drive. The start work date is yet to be determined.

COMMUNITY NETWORK

Social Network & Community Services

Residents of the Briarhill Addition formed the Briarhill Neighborhood Association in September 2006 and have since become a registered 501(c)3 non-profit organization.

The Briarhill Neighborhood Association has an elected board with a president, vice-president, treasurer, and secretary. Several committees have been formed, on an as needed basis, to take on tasks relevant to the neighborhood. Some of these committees include an Annual Block Party Committee, a Grants Committee, and a Beautification Committee.

Briarhill Neighborhood Association received a $7,500 Neighborhood Matching Grant in 2007 from the City of Arlington to assist with streetscape repairs, entry feature and landscaping. In the Fall of 2010, the Fish Creek Neighborhood applied for a Neighborhood Matching Grant for neighborhood sign toppers and clean up of the Webb Britton Estates entrance at Havenwood Drive.

The Fish Creek Neighborhood joined the City of Arlington's Neighborhood Network in 2010. The Neighborhood Network fosters greater communication between the City and neighborhoods. Members of the organization received such benefits as notifications of proposed zoning changes within one mile of the neighborhood, information on any neighborhood related programs and activities, such as National Night Out, contact information on City events, construction projects and capital improvement projects.

The Fish Creek Neighborhood has two established community watch organizations within the neighborhood. Steering Committee Member Angel Carter serves as the Community Watch Coordinator for Webb Brittion Estates and Martin Royal serves as the Community Watch Coordinator for Briarhill Estates. The Community Watch Organization encourages citizen involvement and deters crime by early detection. Citizens volunteer to become extra eyes for the police department, reporting crime and suspicious behavior.

Steering Committee Member, Martin Royal, is a member of Citizens on Patrol (C.O.P.) and serves as the neighborhood liaison. Martin has coordinated patrols with surrounding neighborhoods such as Webb-Britton and Fitzgerald. Steering Committee Member, Angel Carter, also serves as a member of C.O.P. There are approximately 212 C.O.P. members from 49 various neighborhood groups throughout Arlington patrolling the streets. The Arlington Police Department formed the C.O.P. organization in which the members are trained to work with the police department to act as additional "eyes and ears" to help pinpoint suspicious and criminal activity, thus allowing the department to serve the community more effectively. Participants are trained on topics including legal issues, standard police operating and patrol procedures, 9-1-1 interaction, identifying suspicious activity, and recognizing code enforcement complaints.

In addition, two prominent Boy Scouts of America troops are organized within the Fish Creek Neighborhood. Both Troop 591 and Troop 1097 participated in a Fish Creek Park clean-up before the Fish Creek Neighborhood Park – Naturally Fun Event.

COMMUNITY IMAGE

Property maintenance

The City of Arlington has ordinances related to maintenance, sanitation, rehabilitation, conservation, and safety of existing residential and commercial properties. The ordinances cover issues such as graffiti, high weeds and grass, junked vehicles, cars parked in yards, fence maintenance, and illegal dumping. The codes are intended to make neighborhoods and the City a better place to live, work, and play. Compliance with these standards can help reduce vandalism, deter crime, maintain property values, and prevent deterioration of a neighborhood.

Between July 2008 and June 2010, there were 897 documented code violations in the Fish Creek Neighborhood.

The most common violations were high grass and weeds and unclean premises. The ten most common violations are listed in the table.

Selected Code Violations
July 1, 2008 to June 30, 2010

Violation Type	Number
High grass and weeds	252
Unclean premises	124
Recycle bin/Trash out too early	83
Dilapidated fence	81
Overhanging tree limbs	71
Nuisance vehicle	51
Parking in yard	30
Nuisance landscape	21
Stagnant/foul water	19
Attractive nuisance	16
Water leakage	16
Other (non life safety)	16

The continual problems with code violations led to the adoption of several strategies in the Plan to tackle these issues.

- Strategies identified by the Fish Creek Neighborhood Plan are to educate the neighborhood on what constitutes a code violation and to develop a neighborhood website to bring awareness to the various types of code violations. In many cases, property owners are unaware of the adopted ordinances, and educating owners about these requirements typically leads to the violations being abated. Fish Creek Neighborhood could also provide a courtesy notice to a non-compliant homeowner.

- Fish Creek Neighborhood would like to encourage property and home maintenance through several strategies such as maintaining front yards with regular mowing, establishing a "Neighbor Labor" program, establishing a Yard of the Month program, and developing a relationship with landlords to help ensure rental houses are being maintained.

- The "Neighbor Labor" program is targeted to assist needy and elderly residents with home maintenance, fence maintenance and construction, landscaping and yard maintenance. A Neighbor Labor Committee will be formed to work with social service agencies in the area and help identify individuals in need of this type of assistance.

- Residents in Arlington may also join a program called Code Rangers. This program is designed to train citizens to recognize and accurately report the most common code violations, and build relationships with the district code officer. Several residents in the Fish Creek Neighborhood serve as Code Rangers, including Steering Committee members, Angel Carter and Sinikka Dickerson. As of April 2010, there were 329 participants city-wide in the program.

PARKS & RECREATION

Fish Creek Neighborhood Park, dedicated in 2008, is located within the neighborhood. Other public parks in close proximity are Cravens Park, Lynn Creek Park, and Bob McFarland Park.

Park Facilities near Fish Creek Neighborhood				
Park	Location	Distance	Size	Amenities
Lynn Creek Linear Park	6501 Matlock Road	0.58 miles	149 acres	Hike/bike trails, natural area
Craven Park	400 Cravens Park Drive	1.40 miles	86 acres	Hike/bike trails, pavilion, picnic area, playground, tennis courts, baseball fields, sand volleyball courts, basketball court, baseball/softball league fields, fishing pond, natural area
Bob McFarland Park	410 Embercrest Drive	2.0 miles	12 acres	Hike/bike trails, pavilion, picnic area, playground, basketball, natural area

EDUCATIONAL RESOURCES

Schools

The Arlington Independent School District (AISD) serves the entire neighborhood. The neighborhood is in the attendance zones of Bryant Elementary, Barnett Junior High, and Bowie High School.

Both Bryant Elementary and Barnett Junior High are within the Fish Creek Neighborhood boundary. The Fish Creek Neighborhood has begun a great partnership with both schools. Randi Smith, Principal of Bryant Elementary, and Dion Varnado, Principal of Barnette Junior High, have been involved with the Fish Creek Neighborhood Plan.

The Texas Education Agency rates schools on how students perform on the Texas Assessment of Knowledge and Skills (TAKS) test, a statewide standardized test. Both Barnett Junior High and Bowie High School were rated "Recognized" by the Texas Education Agency in 2010. Bryant Elementary was rated "Exemplary" for the same year. The 2010 Accountability Ratings were released on July 31, 2010.

Bryant Elementary School

Barnett Junior High School

Public Schools serving Fish Creek Neighborhood				
School	Location	Year Built	Enrollment (June 2010)	Percent Minority
Bryant Elementary	2201 Havenwood Drive	1993	644	78.6%
Barnett Junior High	2101 East Sublett Road	1992	1,055	81.5%
Bowie High School	2101 Highbank Drive	1988	3,053	82.9%
Arlington ISD totals (06/10)			62,522	71.6%

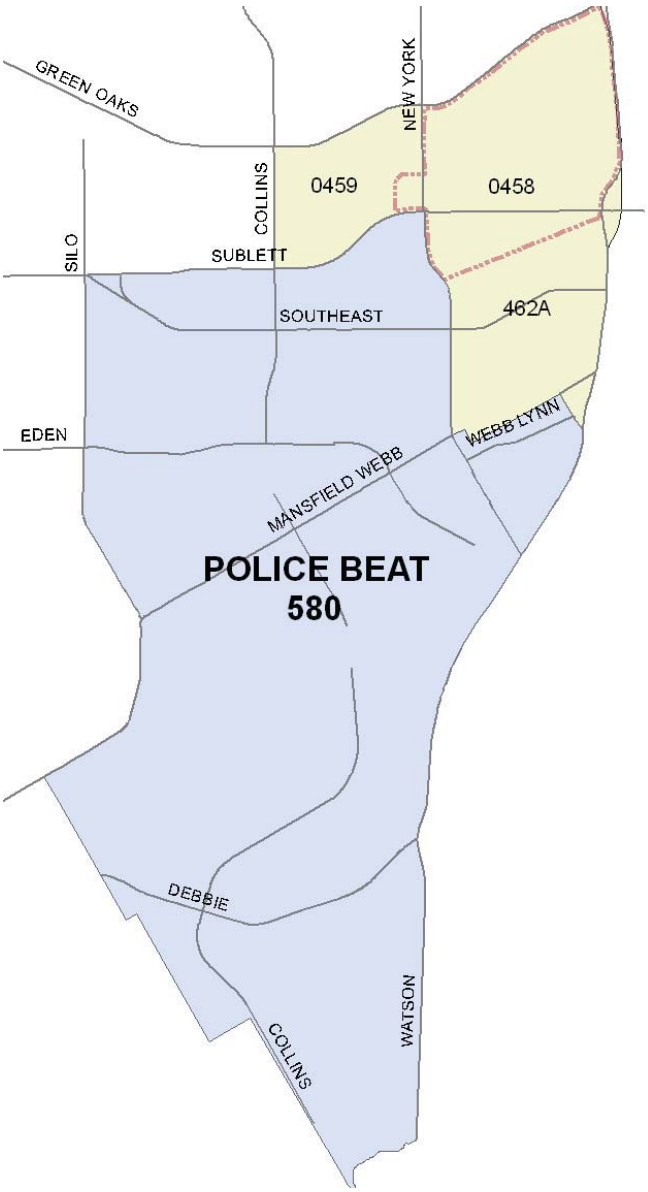
PUBLIC SAFETY

Crime Rates and Police Protection

The Fish Creek Neighborhood area is located in the South District, Beat 580 and Police Reporting Areas 458, 459, and 462A.

There were 956 police calls in PRAs 458, 459, and 462A between July 2008 and June 2010. The table below shows the number and type of selected police calls for that period.

Selected calls dispatched to patrol 7/1/2008 to 6/30/2010		
Type of Call	Count	%
Suspicious Person/Veh	133	13.91%
Investigation	92	9.62%
Residential Alarm	60	6.28%
Parking Violation	55	5.75%
Domestic Disturbance	54	5.65%
Alarm Commercial	48	5.02%
Disturbance, Potential Viol	45	4.71%
Meet Complainant	32	3.35%
Welfare Check	31	3.24%
Disturbance, Music/Noise	30	3.14%
E911 Hang-up	30	3.14%
Runaway	22	2.30%
Accident, Minor	21	2.20%



As mentioned previously, several Fish Creek Neighborhood residents are members of the Citizens on Patrol (C.O.P.) program. These volunteers patrol the neighborhood identifying suspicious activity and recognizing code enforcement complaints.

Fire Protection

The Fish Creek Neighborhood is located in Fire District 12 and Fire District 16.

Fire District 12 is served by Fire Station No. 12, located at 5050 South Collins Street. The 6,000-square foot facility was built in 1987. It serves an area in southeast Arlington that extends to the Grand Prairie city limits to the east, including areas as far south as Eden Road, north to Interstate 20 Highway, and west to Yaupon Drive.

Fire District 16 is served by Fire Station No. 16, located at 1503 Mansfield Webb Road. The 8,600-square foot facility was built in 1998. It serves an area in southeast Arlington that extends to the Grand Prairie city limits to the east and the Mansfield city limits to the south. It is further bordered by Southeast Green Oaks Boulevard to the north and an area just beyond Eden Road to the west.

As of December 1, 2007, the Insurance Service Organization (ISO) rating for the City of Arlington changed from a 3 rating to a 2 rating. The Texas Department of Insurance rates communities from 1 to 10, with 1 being the highest, on their ability to protect the public from the hazard of fire. Arlington has had a 3 rating for about 17 years. The new rating places Arlington in the top two percent of cities in the United States with a 2 rating or better. (Arlington Fire Department)

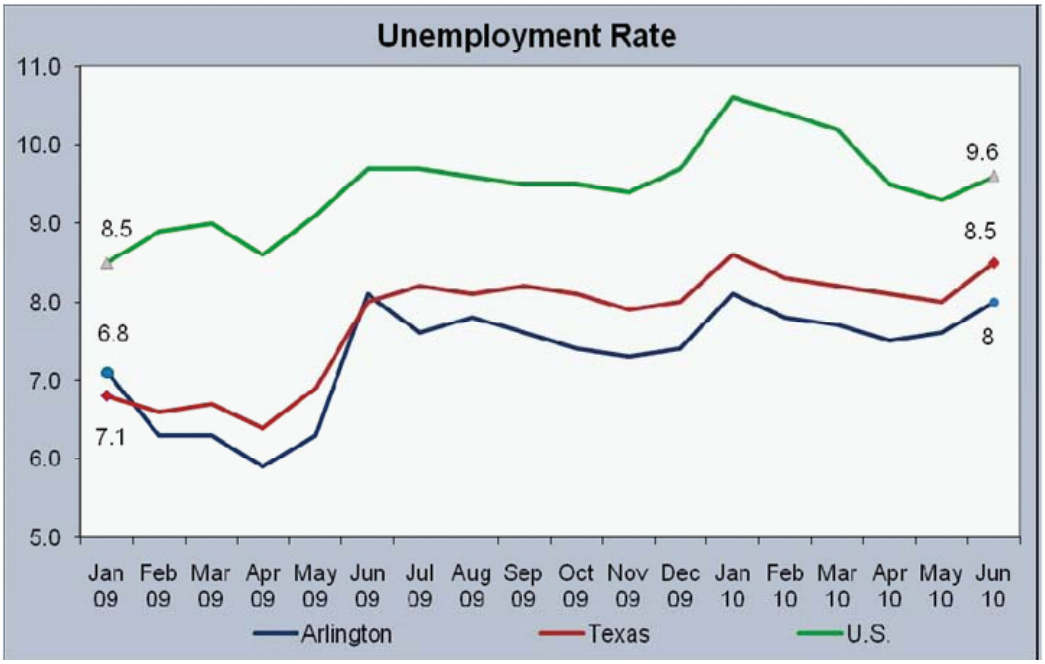
Fire Station No. 12

Fire Station No. 16

ECONOMIC DEVELOPMENT

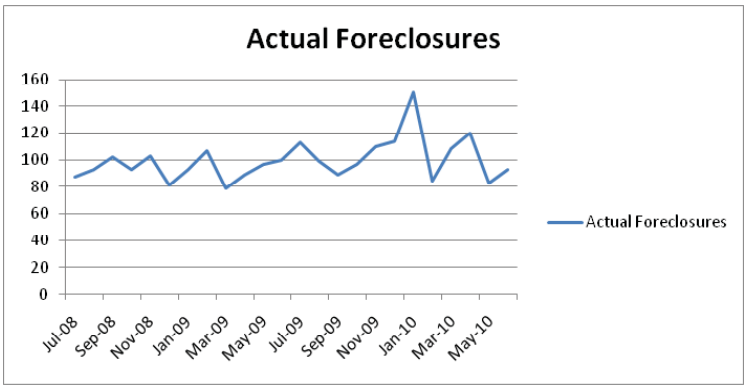
Economic Condition of Arlington

In mid 2007, the economy of Arlington was strong with steady construction activity in the housing market and increasing development activity around the Cowboys stadium. However, during the first part of 2009, the local North Texas economy began to feel the pressures of the national recession. Unemployment rose from 4.2% at the end of 2008 to 8.1% in June 2009, development activity had significantly declined, and foreclosures and bankruptcy filings had increased. The unemployment rate for Arlington has averaged 7.65% between July 2009 and June 2010. In June of 2010, Arlington had an unemployment rate of 8% which was lower than the Texas rate of 8.5% and the national rate of 9.6%, but that is still an increase for Arlington of over 1% since the beginning of 2009.



From From July 1, 2008 to June 30, 2010, Arlington had 2,384 actual foreclosures; however, foreclosure activity in the Arlington area may have finally reached its peak. The graph below shows January 2010 with the highest number of foreclosure listings in an 18- month period from July 1, 2008 to June 30, 2010. The number of actual foreclosures continued to maintain around the same level, indicating that a large percentage of the foreclosures are still being settled before reaching the courts.

Fish Creek neighborhood has been slightly affected by foreclosures. Between July 2008 and June 2010, 29 properties (1.2%) in the neighborhood were actual foreclosures.



New Development and Redevelopment

The Fish Creek Neighborhood Plan promotes revitalization efforts and encourages new development in south Arlington overall. Specific strategies to ensure that future commercial development is of high quality and emphasizes pedestrian access are included in the implementation plan to support these goals. Design guidelines for undeveloped commercial parcels have been established to serve as a guide for future development and investment decisions.

I. Northwest corner of East Sublett Road and State Highway 360

QuikTrip #986, located at the northwest corner of East Sublett Road and State Highway 360 service road celebrated their opening in September 2010.

i) Fulson Drill Site

In August 2009, City Council approved Specific Use Permit, SUP09-5, to allow for gas drilling use at 2453 East Sublett Road and 5720 South Watson Road (State Highway 360). Since the approval of the SUP, five gas well permits have been issued to Chesapeake Energy Corporation. Below, is one of the approved site plan exhibits showing the well pad area, temporary frac pond, and landscaping.

Traffic to the Fulson Drill Site has been approved to travel south on State Highway 360, exit Southeast Green Oaks Boulevard, and continue on the State Highway 360 service road for 2.08 miles to the lease road on the right. Traffic exiting the site will travel south on the State Highway 360 service road for 1.14 miles, continue east on Webb Lynn Road for 0.12 miles, and travel north on State Highway 360 to Interstate 20 Highway.

The total number of gas wells is unknown at this time; therefore, gas drilling could continue over the next 30 years. However, after all wells have been completed or plugged and abandoned, the Operator is supposed to repair all property damage caused by such operations within 60 days. At this time, an opportunity for redevelopment may occur. Below is a conceptual redevelopment plan provided by Chesapeake Energy Corporation's representative.

(ii) Vacant parcel at northwest corner of East Sublett Road and SH360

One of the goals identified by the Fish Creek neighborhood residents for the undeveloped land, located just behind the new QuikTrip is to have high quality, pedestrian friendly development since it is located adjacent to the neighborhood.

The Fish Creek Steering Committee members were surveyed and asked to evaluate the desired uses and development standards of this site. After input from the neighborhood, the Arlington Urban Design Center (AUDC) was asked to create a conceptual plan for the area, including exterior building appearance and design, open space, landscaping, signage and streetscape options. Configurations for buildings of varying sizes and heights were explored. The development options presented by the AUDC received a positive reception, and the residents further expressed their support for development on this site as a way to enhance the area. Following were the design guidelines that the Committee Members will actively pursue to convey to the property owner/developer:

- Low-rise, preferably a one-story building with retail, office, restaurant space, along with a community center or family entertainment
- Primary orientation away from residential, facing the streets or internal public plaza
- Maximum of two rows of parking in front of the building along SH360
- Parking only on the side or rear of the building along East Sublett Road
- A fence adjacent to the neighborhood with ample open space
- Pedestrian friendly development and pedestrian connectivity is strongly encouraged
- Acquisition of one of the existing residential lots to the west of the development in order to provide direct pedestrian access from the neighborhood to the development
- Ground monument signs that will include the Fish Creek neighborhood logo

II. Vacant parcel located east of New York Avenue and south of East Sublett Road

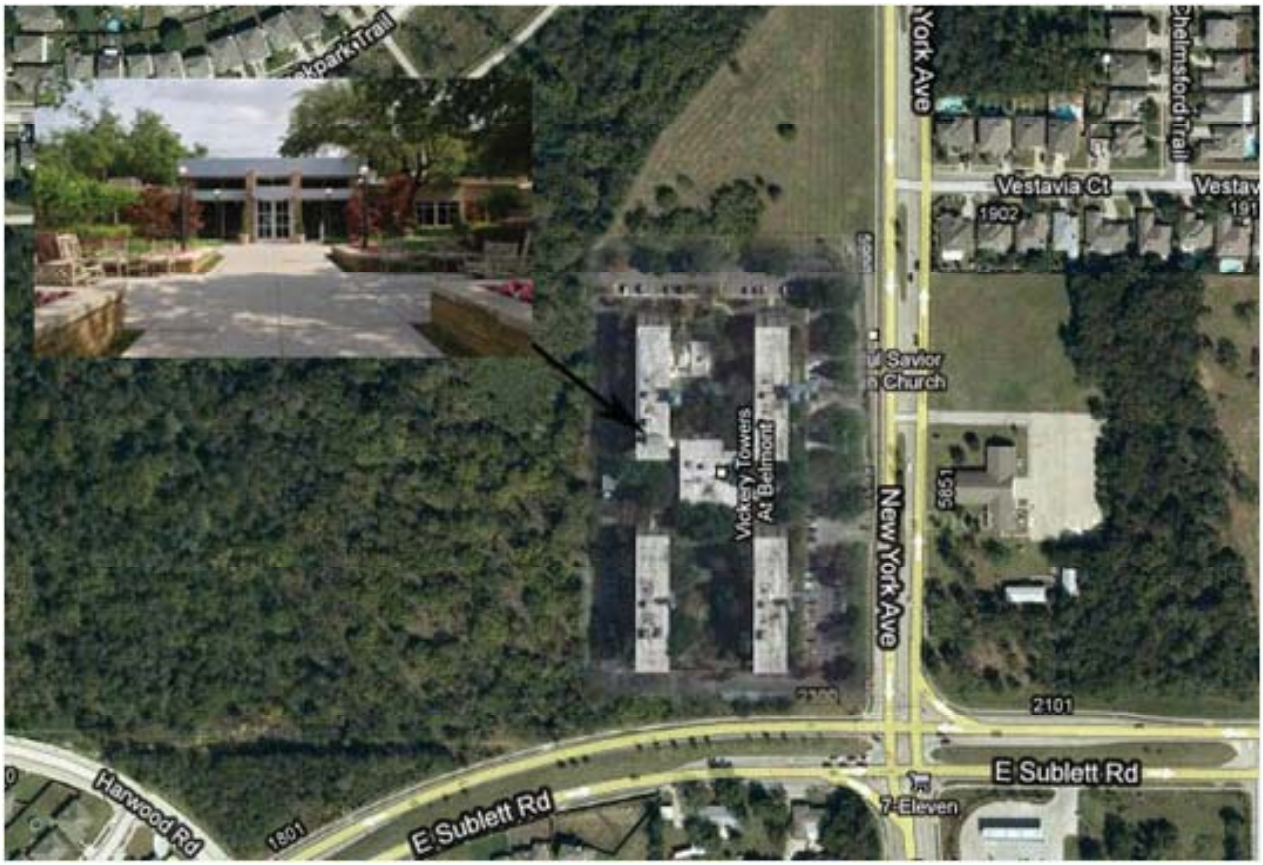
Following are the design guidelines established for the undeveloped parcel, located east of New York Avenue and south of East Sublett Road, adjacent to the existing 7-Eleven:

- A three-story or less building with uses that will serve the neighborhood needs
- Primary orientation away from residential
- Primary access from East Sublett Road or New York Avenue
- Pedestrian friendly development and pedestrian connectivity is strongly encouraged
- Side facing Arlington Webb Road to be finished façade like front facing area
- Ground monument sign will include the Fish Creek neighborhood logo

III. Vacant parcel at northwest corner of East Sublett Road and New York Avenue

The ten acres of undeveloped land, located to the west of the Beautiful Savior Lutheran Church, is zoned Community Service. Similar to the previous site, a survey among the Fish Creek Steering Committee members was conducted to evaluate the desired uses and development standards of this site as well, and the following guidelines were established:

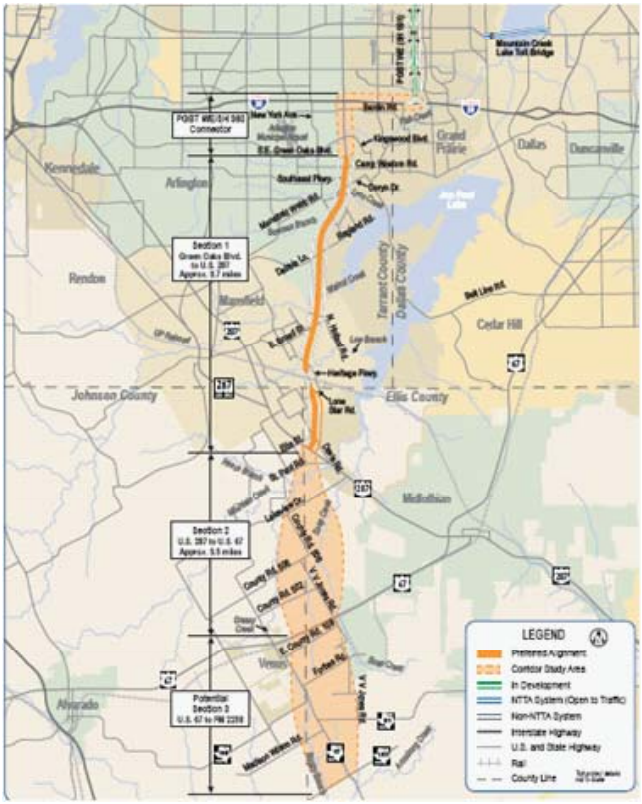
- A three-story or less building with small, professional offices or a community or recreation center
- Primary orientation toward the street or internal public plaza
- A maximum of two rows of parking (one aisle) in front of the building along New York Avenue
- Existing landscaping preserved to the extent possible and new trees shall avoid power lines
- Pedestrian friendly development and pedestrian connectivity is strongly encouraged
- Ground monument sign will include the Fish Creek neighborhood logo



Transportation Impacts

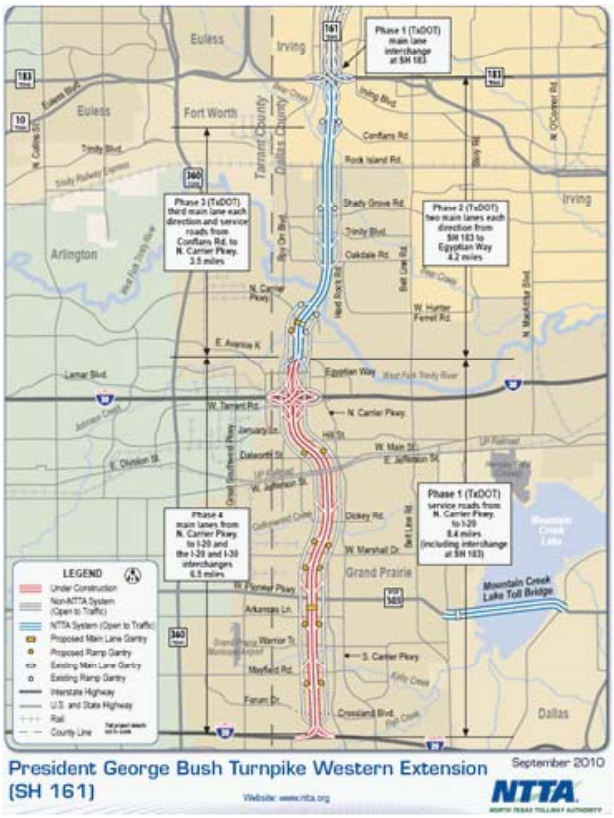
I. State Highway 360 Extension

State Highway 360 is a major corridor serving the Fish Creek neighborhood and any improvements to the roadway system will significantly impact the neighborhood's circulation. The Texas Department of Transportation (TxDOT) has initiated the State Highway 360 corridor study, conducted preliminary studies, and processed environmental reviews. The North Texas Tollway Authority (NTTA) is now conducting further studies on the extension of State Highway 360. On June 24, 2010, TxDOT, in conjunction with the NTTA, conducted a public meeting to discuss the planning for the State Highway 360 project in Tarrant, Ellis, and Johnson counties from Southeast Green Oaks Boulevard/ Kingswood Boulevard to U.S. 287 Highway, referred to as the State Highway 360, Section 1 project. The purpose of the public meeting was to provide information regarding the development of the proposed State Highway 360, Section 1 project and to receive input from the public. Another public meeting is expected to be conducted in early 2011.



II. 161 to I-20

The State Highway 161 extension from State Highway 183 to Interstate 20 Highway is an 11.5 mile extension, providing a new loop around Dallas. Phases one through three of construction are complete and the fourth phase is expected to be complete in the fourth quarter of 2012. The fourth phase includes the main lanes from North Carrier Parkway to Interstate 20 Highway and the interchanges at Interstate 20 Highway and Interstate 30 Highway. The extension has the potential to bring new development and redevelopment to the area. One major development is detailed below.



III. Grand Prairie Outlets

A 450,000 square foot ground-up outlet center is proposed in Grand Prairie. The site is located within two miles from Fish Creek neighborhood on the north side of Interstate 20 between State Highway 360 and Great Southwest Parkway. Committed tenants include top designer and brand name stores at bargain prices. The new outlet mall is expected to attract 3 million to 5 million visitors a year and expected to add about 500 jobs.

(Source: City of Grand Prairie)

IMPLEMENTATION

IMPLEMENTATION

The residents of Fish Creek have taken an important step in shaping the future of their local community as well as southeast Arlington. The Fish Creek Neighborhood Plan will provide a critical tool for the City Council, appointed boards and commissions, and staff to use in making sound planning decisions regarding the long-term growth and development of the area. The elements of the plan are based upon realistic objectives and goals that were directly developed by the neighborhood residents.

Following are the goals, objectives and strategies developed by Fish Creek residents. The focus of this section is to match the strategies with potential partners and resources and provide a recommended period in which the actions should be initiated.

Partner agencies and resources will include, by necessity, the City of Arlington and its departments and programs. However, Fish Creek will accomplish many strategies either on its own or in partnership with a local agency or business. The timeframe is intended to provide guidance on when work on the strategy should begin relative to the adoption of the plan. In some instances, strategies have already been accomplished and are so noted.

Fish Creek Neighborhood Goals

WELCOMING PLACE. Promote Fish Creek Neighborhood as a Welcoming Place

SAFE ENVIRONMENT. Create a Safe Environment for the Fish Creek Neighborhood

GREAT SCHOOLS. Encourage Community Partnerships and Academic Excellence for Fish Creek Neighborhood Schools

PEDESTRIAN ACCESSIBILITY. Promote Pedestrian Accessibility in the Fish Creek Neighborhood

CLEAN AND BEAUTIFUL. Promote Fish Creek Neighborhood as a Clean and Beautiful Place

Goal 1: Promote Fish Creek Neighborhood as a Welcoming Place

1. A Welcome new residents into the community

Strategy		Resources	Timeframe
1.A.1	Create a Welcoming Committee that includes residents of all cultures, ethnicities and generations	Fish Creek Neighborhood	Immediate
1.A.2	The Welcoming Committee would identify new residents a. by finding out which properties are for sale by keeping a watch on the real estate yard signs on properties and looking at MLS listings. Citizens on Patrol and other residents walking in the neighborhood could also help them out in this effort	Fish Creek Neighborhood	Ongoing
1.A.3	Create a welcome package consisting of a simplified map with information related to local businesses, churches, schools, daycare centers, restaurants, etc. It may include coupons from those businesses as well	Fish Creek Neighborhood and Business Community	Immediate
1.A.4	Few of the members from the Welcoming Committee would then personally visit the house with the new residents and deliver the welcome package	Fish Creek Neighborhood	Ongoing

1. B Develop a healthy neighborhood organization

Strategy		Resources	Timeframe
1.B.1	Create a 501.C.3 and encourage residents, school, church, and business owners, to form a team to take up various tasks of the organization	Fish Creek Neighborhood	Short Term
1.B.2	Publish a monthly online newsletter, for distribution to current and former residents	Fish Creek Neighborhood	Short Term
1.B.3	Create a Fish Creek neighborhood website	Fish Creek Neighborhood	Short Term

1. C Create a friendly environment amongst neighbors

Strategy		Resources	Timeframe
1.C.1	Host neighborhood events to increase the sense of community a. Participate in National Night Out	Fish Creek Neighborhood	Ongoing
1.C.2	Assist neighbors in need a. Establish Neighbor Labor Committee to help neighbors that need special assistance	Fish Creek Neighborhood	Ongoing
1.C.3	Create a community garden in Fish Creek Neighborhood Park	Fish Creek Neighborhood and City of Arlington	Long Term

1. D Celebrate the neighborhood's rich and diverse culture

Strategy		Resources	Timeframe
1.D.1	Utilize the Fish Creek Park to celebrate various festivals of different cultures a. Organize events that reach out to all; and are not catered to only a certain group of people	Fish creek Neighborhood	Ongoing

Goal 2: Create a Safe Environment for the Fish Creek Neighborhood

2. A Reduce neighborhood crime

Strategy		Resources	Timeframe
2.A.1	Educate neighborhood about crime a. by identifying recent crime activity in the area in the monthly newsletter b. Quarterly safety workshops emphasizing various topics (importance of crime reporting, auto theft, etc.) c. Collaborate with schools on safety workshops for children d. Participate in annual National Night Out	Fish Creek Neighborhood, Arlington Independent School District (AISD), and City of Arlington	Immediate
2.A.2	Avoid "broken window theory" a. by working with the City on more aggressive measures to penalize negligent owners (i.e. citations and fines)	Fish Creek Neighborhood	Ongoing
2.A.3	Expand Neighborhood Watch and Citizens on Patrol Program a. by active recruiting of residents to volunteer and b. by establishing a meeting schedule	Fish Creek Neighborhood and City of Arlington	Immediate

2. B Identify top 10 code violations in the neighborhood

Strategy		Resources	Timeframe
2.B.1	Educate neighborhood about what constitutes a violation	Fish Creek Neighborhood and City of Arlington	Short Term
2.B.2	Use the Fish Creek neighborhood website to bring awareness to code violations	Fish Creek Neighborhood	Ongoing
2.B.3	Encourage Fish Creek residents to serve as Code Rangers to ensure that they are properly trained to recognize and accurately report the most common code violations, and build relationships with the district code officer	Fish Creek Neighborhood and Code Rangers	Immerdiate

2. C Control cut-through traffic

Strategy		Resources	Timeframe
2.C.1	Install various traffic calming mechanisms a. 5 various intersections	Fish Creek Neighborhood and City of Arlington	Short Term (In progress)

2. D Create safe intersections

Strategy		Resources	Timeframe
2.D.1	Work with Streets Department to get stop signs installed at identified locations	Fish Creek Neighborhood and City of Arlington	Short Term
2.D.2	Work with Code Enforcement and Public Works to remove identified obstructions from visibility triangles at various intersections (i.e. telephone pole at Marquette Street and East Sublett Road)	Fish Creek Neighborhood and City of Arlington	Short Term
2.D.3	Work with Public Works on identifying locations where crosswalks are needed and educate pedestrians on their usefulness	Fish Creek Neighborhood and City of Arlington	Long Term
2.D.4	Ensure that there is always adequate lighting and report fixtures that need to be maintained	Fish Creek Neighborhood and City of Arlington	Ongoing

Goal 3: Make Fish Creek Neighborhood known for their great schools

3. A Vitally connect Bryant Elementary, Barnett Junior High, and Bowie High School to the Fish Creek Neighborhood

Strategy		Resources	Timeframe
3.A.1	Showcase the Bowie High School Drumline and Jazz Band, as well as Barnett Junior High School Jazz Band at an Annual Band Night in Fish Creek Park	Fish Creek Neighborhood and AISD	Ongoing
3.A.2	Host a production by Bowie High School Theatre Department in the Fish Creek Park, every spring	Fish Creek Neighborhood and AISD	Ongoing
3.A.3	Expand Bryant Elementary School's outdoor classroom to include a butterfly and hummingbird garden in Fish Creek Park	Fish Creek Neighborhood and City of Arlington, and AISD	Short Term
3.A.4	Obtain highest parent volunteer rate in AISD	Fish Creek Neighborhood and AISD	Ongoing

3.B Promote the accomplishments of schools in Fish Creek Neighborhood

Strategy		Resources	Timeframe
3.B.1	Produce an annual brochure of the schools' achievements relative to North Texas region and the State of Texas and distribute it to news organizations, City of Arlington, and local realtors	Fish Creek Neighborhood and AISD	Ongoing

3.C Continue involving the area schools in the neighborhood planning process and its implementation

Strategy		Resources	Timeframe
3.C.1	Reserve at least two seats in the Fish Creek Steering Committee for student or staff representatives from Barnett Junior High School and Bowie High School	Fish Creek Neighborhood and AISD	Short Term

3.D Strive harder for exemplary rating of Fish Creek Neighborhood schools

Strategy		Resources	Timeframe
3.D.1	Encourage a cooperative and collaborative environment involving faculty/staff, students and parents that fosters a more focused learning environment	Fish Creek Neighborhood and AISD	Ongoing

Goal 4: Promote Pedestrian Accessibility in the Fish Creek Neighborhood

4.A Ensure a safe school route for children

Strategy		Resources	Timeframe
4.A.1	Develop a Safe Routes to School plan	Fish Creek Neighborhood, AISD, and City of Arlington	Long Term
4.A.2	Evaluate a need for additional crossing guards at Bryant Elementary and Barnett Junior High School	Fish Creek Neighborhood and AISD	Short Term

4.B Provide safe and convenient pedestrian access to local services

Strategy		Resources	Timeframe
4.B.1	Ensure continuous and unimpeded sidewalk network to local conveniences	Fish Creek Neighborhood, City of Arlington, and TxDOT	Long Term
4.B.2	Encourage local business owners to install pedestrian amenities (i.e. bike racks)	Fish Creek Neighborhood and Local Business Owners	Ongoing
4.B.3	Encourage streetscape amenities (i.e. trees and benches) along major pedestrian routes	Fish Creek Neighborhood and City of Arlington	Long Term
4.B.4	Install traffic control devices and calming measures	Fish Creek Neighborhood and City of Arlington	Long Term

4.C Ensure future commercial development is of high quality and emphasizes pedestrian access

Strategy		Resources	Timeframe
4.C.1	Develop design guidelines for undeveloped parcels of land on the northwest corner of New York Avenue and East Sublett Road and on the northwest corner of State Highway 360 and East Sublett Road	Fish Creek Neighborhood, Commercial Property Owners, City of Arlington, and Arlington Urban Design Center	Accomplished
4.C.2	Pursue efforts to coordinate with business owners on incorporating design guidelines into future commercial development plans	Fish Creek Neighborhood, Commercial Property Owners, City of Arlington, and Arlington Urban Design Center	Short Term

4.D Establish an extensive linear trail system

Strategy		Resources	Timeframe
4.D.1	Provide a linkage between Fish Creek Linear Trail and the commercial development along Southeast Green Oaks Boulevard	Fish Creek Neighborhood and City of Arlington	Short Term
4.D.2	Extend the linear trail system to the adjacent utility corridors	Fish Creek Neighborhood, Commercial Property Owners, City of Arlington, and Arlington Urban Design Center	Long Term

Goal 5: Promote Fish Creek Neighborhood as a Clean and Beautiful Place

5.A Promote neighborhood pride

Strategy		Resources	Timeframe
5.A.1	Build a neighborhood monument sign/Enhance entry features at: a. Havenwood Drive and State Highway 360 b. Marquette Street and Flat Wood Lane at East Sublett Road c. Add Fish Creek logo to Briarhill entry feature	Fish Creek Neighborhood, City of Arlington and Arlington Urban Design Center	Long Term
5.A.2	Enhance landscaping along perimeter neighborhood fences	Fish Creek Neighborhood	Long Term
5.A.3	Host neighborhood clean-up days	Fish Creek Neighborhood	Ongoing

5.B Improve neighborhood streetscape

Strategy		Resources	Timeframe
5.B.1	Update street lights and add crosswalks	Fish Creek Neighborhood	Long Term
5.B.2	Repair and clean common areas, sidewalks, curbs	Fish Creek Neighborhood	Ongoing
5.B.3	Limit parking on narrow streets	Fish Creek Neighborhood	Ongoing
5.B.4	Regular street sweeps	Fish Creek Neighborhood and City of Arlington	Ongoing
5.B.5	Trim branches away from power lines on a more consistent basis	Fish Creek Neighborhood, Oncor, and City of Arlington	Ongoing
5.B.6	Keep vertical clearance of eight-feet over sidewalk a. Overhanging branches over sidewalks	Fish Creek Neighborhood	Ongoing

(CONTINUED ON NEXT PAGE)

5.C Encourage property and home maintenance

Strategy		Resources	Timeframe
5.C.1	Maintain front yards a. Regularly mow lawns, edge, and prune b. Promote tree planting (Utilize Leaf Program)	Fish Creek Neighborhood and Parks and Recreation	Ongoing
5.C.2	Assist neighbors who are physically unable to keep up with the front yard maintenance through "Neighbor Labor" program	Fish Creek Neighborhood	Ongoing
5.C.3	Establish Yard of the Month program	Fish Creek Neighborhood	Short Term
5.C.4	Repair and maintain fences and mailboxes	Fish Creek Neighborhood	Ongoing
5.C.5	Develop relationship with landlords to help ensure rental houses are being maintained	Fish creek Neighborhood	Ongoing
5.C.6	No trash out early; timely removal of recycling containers	Fish Creek Neighborhood	Ongoing

5.D Educate neighborhood

Strategy		Resources	Timeframe
5.D.1	Place pruning, fertilizing, native plant information on Fish Creek website along with the Fish Creek Homeowner Manual	Fish Creek Neighborhood	Short Term
5.D.2	Involve school in programs a. Deliver plastic bags to school and when children walk home from school they can pick up trash along the way	Fish Creek Neighborhood and AISD	Ongoing
5.D.3	Communicate with neighborhood through e-mail blast	Fish Creek Neighborhood	Ongoing
5.D.4	Provide courtesy notices for non-compliant homeowners	Fish Creek Neighborhood	Ongoing

NEIGHBORHOOD DESIGN & CHARACTER POLICIES

Neighborhood design and character policies are included in this chapter. The purpose for including these recommendations is to identify desired standards and guidelines that could assist in preserving the critical design features of the Fish Creek neighborhood and provide policy direction for development decisions contemplated in the area.

These recommendations are intended to encourage capital investment within the neighborhood and assist in the revitalization of the area by protecting property values and enhancing the quality of life enjoyed by the residents. The inclusion of these recommendations does not establish any legal requirements for property development within the Fish Creek neighborhood area or the surrounding area. Rather, they convey the vision expressed by the residents for the future of the neighborhood and should be used as a guide by those making investment decisions or considering construction in the area.

Land use

- The predominant land use within the neighborhood should continue to remain as detached single family residential.

- Non-residential uses and mixed-use structures may be located only at major nodes/ intersections:
  - The property at the intersection of State Highway 360 and East Sublett Road should be encouraged to develop as service, entertainment, retail and office uses, or as mixed-use structures.
  - The property on the northwest corner of East Sublett Road and New York Avenue should be encouraged to develop as neighborhood related commercial or office uses, low rise senior living facilities, or community center.

- Community service and retail uses on Southeast Green Oaks Boulevard should continue to remain.

Residential Construction

- Renovations to and expansions of existing homes, including addition of front porches, are encouraged, especially when the renovation or expansion is consistent with the style, form and structure of the existing or original structure.

- The material used on the exterior walls of the houses is encouraged generally to match the types of materials used on the other homes on the block face. Materials typically found on houses in the neighborhood include brick, stone and wood siding.

- Residential lots should conform in width, depth and area to the predominant pattern established by the existing lots located on the same block.

Commercial Construction

- The development projects should generally follow compact development patterns with community open spaces to further the goal of making Fish Creek neighborhood a walkable community.

- Primary orientation of the structures should be encouraged to face the streets or internal public plaza.

Signs

- Street toppers shall be installed on all residential street signs within the Fish Creek neighborhood boundary. Funds for this project could be sought through the City of Arlington Neighborhood Matching Grant program.

- Existing neighborhood entrance signs on New York Avenue at Vestavia Court (for Briarhill Estates), on East Sublett Road at Prescott Drive (Harwood Meadows Estates), and on State Highway 360 south service road at Havenwood Drive (for Webb-Britton Estates) shall be enhanced with the installation of additional landscaping and by incorporating the Fish Creek logo. There are opportunities for additional subdivision entry monument signs on East Sublett Road at Marquette Street (Webb-Britton Estates). Funds for this project could be sought through the City of Arlington Neighborhood Matching Grant program and Arlington Tomorrow Foundation.

Entry Feature at Fish Creek Neighborhood

- Commercial signage is recommended to be monument signs only, incorporating the Fish Creek logo. Pole signs are not encouraged.

Streetscape

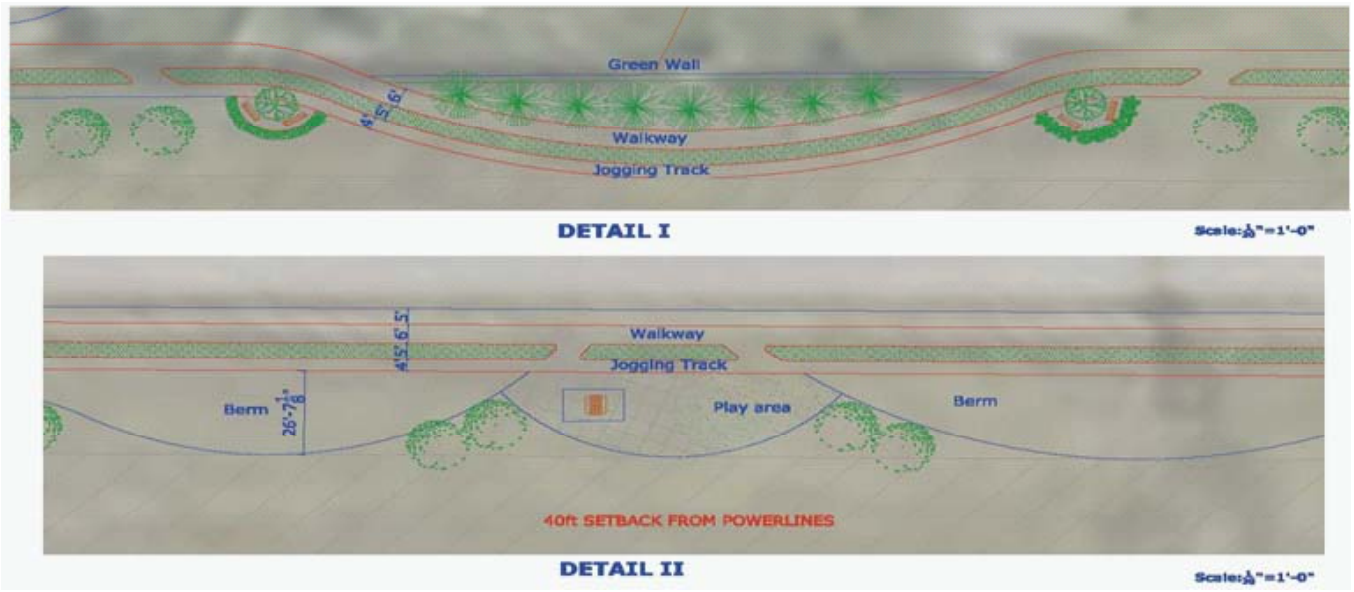
- Existing fences that are in disrepair shall be replaced and new fences shall comply with the Residential Design Standards.
- The preservation of trees in the neighborhood is highly encouraged.
- Tree-lined streets are very desirable in the neighborhood. Property owners are encouraged to plant trees close to the sidewalk in front yards to enrich the appearance of the streets within the area. However, street trees shall be planted away from power lines.
- Front yard landscaping is encouraged to enhance the appearance of individual homes as well as the Fish Creek neighborhood.
- Pedestrian connectivity to adjacent commercial parcels is recommended and future development shall be encouraged to incorporate various walkways and crosswalks for pedestrian activity.

Transportation

- In order to ensure that all interior streets within the neighborhood provide safe and continuous pedestrian activity, a sidewalk will be constructed on the northwest corner of Havenwood Drive and Marquette Street in Webb Britton Estates.

- Traffic calming methods should be employed internal to the community to emphasize efficient internal circulation designed to discourage cut-through traffic and increased speed within the residential neighborhood. The City recently added painted medians at the intersections of SH360 and Edinburgh Street, and SH360 and Havenwood Drive and SH360, as illustrated in the image.

- With the adoption of the Hike and Bike System Master Plan, the current recommendations for the Fish Creek area include: construction of a bike lane on both sides of East Sublett Road; striping a bike lane on Prescott Drive, north of East Sublett Road; striping Havenwood Drive as a sharrow; and the development of a greenway system along the utility corridor, south of East Sublett Road. All of these improvements will promote pedestrian connectivity and accessibility for Fish Creek residents.



FUNDING RESOURCES

Capital Improvements Plan

Major infrastructure improvements are typically planned for through a capital improvements plan. Each year the City of Arlington prepares a five-year plan for the construction of new infrastructure such as streets, water lines, sewer lines, storm drainage facilities and parks. Since these types of improvements usually require multi-year financing, they are typically paid for through the issuance of bonds. This financing mechanism allows the City to pursue large-scale projects and spread the cost over several years.

Arlington Neighborhood Matching Grants

The goal of the Neighborhood Matching Grants program is to provide financial support for resident and community-based programs and activities that foster civic pride, enhance and beautify neighborhoods, and improve neighborhood vitality and participation. The program benefits the City of Arlington by making neighborhoods more attractive, raising the level of community pride, increasing civic participation by residents, and encouraging collaboration and formal organization of and among neighbors, neighborhoods, youth, non-profit organizations and city government.

In 2007, a Neighborhood Matching Grant was awarded to the Briarhill Neighborhood for the installation of speed humps within the subdivision as a traffic calming method, as well as the installation of an entryway feature at the corner of Vestavia and New York Avenue.

To date, the Fish Creek Neighborhood is in the process of applying for a grant for sign toppers and enhanced entryway features to help increase neighborhood identity as and to promote the neighborhood as a clean and beautiful place.

Arlington Tomorrow Foundation

The Arlington Tomorrow Foundation was formed by the Arlington City Council to oversee an endowment fund created from natural gas revenues realized on City-owned property. Ninety-percent of gas well lease bonus earnings and 50 percent of all royalties earned on the wells go into a permanent endowment fund. The interest earnings from this fund are distributed through grants to help improve the quality of life in Arlington. When the Mayor and City Council created the Tomorrow Foundation, they wanted only interest earnings to be distributed so that the fund could benefit the community in perpetuity.

The Arlington Tomorrow Foundation awards grants for a broad array of public purposes that improve the well-being of the residents or make lasting enhancements to the City of Arlington, Texas. These grants fall under two classifications: Quality, Culture, Leisure & Learning Project Areas; and Safe & Healthy Neighborhoods Project Areas. Maximum award amounts range from $15,000 to $100,000.

AMENDMENTS

The Fish Creek Neighborhood Plan is intended to be a dynamic document, and one that is responsive to the changing conditions within the neighborhood and southeast Arlington. As circumstances change and new issues arise, the Plan may need to be revised or updated. Proposed amendments should only be made after thoughtful analysis and public input. The Plan should be monitored to ensure it reflects the needs and goals of the Fish Creek neighborhood.

An amendment should not occur in order to justify approval of a specific development proposal. Caution should be exercised if the primary purpose or benefit of the Plan is to reach a short term gain, as this may come at the price of achieving a long term goal. Amendments will most often occur as the result of monitoring of the Plan for effectiveness, or done in order to achieve a more clearly defined goal or objective.

The Plan should be amended by using the same process in which it was created. Residents of the neighborhood may request that the Plan be amended. In addition, the City Council may vote to initiate an amendment to the Plan.

APPENDICES

STEERING COMMITTEE TASKS

The steering committee undertook the following tasks during the planning process:

Organization, Resident Outreach and Issue Identification:

(Four meetings: 9/3, 10/22, 11/19, 12/12/09)

- Steering committee formation
- Established neighborhood boundary
- Chose neighborhood name
- SWOT analysis
- AUDC site visit – 10/29/09
- Neighborhood Assessment Survey
- Logo contest with Barnett Junior High
- Logo judging community event – 11/19/09
- Demographic analysis and neighborhood assessment review

Identifying Vision, Goals, and Priorities:

(Four meetings: 1/29, 2/19, 3/17, 4/9/10)

- Visioning Exercise with David Tees of Institute of Urban Studies at UTA
- Barnett Junior High Open House – presentation and neighborhood assessment surveys: 2/4/10
- Draft vision statement
- Sub-committee assignments
- Draft community goals and priorities

Naturally Fun Neighborhood Event:

(Four meetings: 3/17, 4/9, 5/7, 6/4/10)

- Initial Facebook contest voting
- Run-off Facebook contest voting
- Event organization
- Neighborhood communication/flyer distribution
- Event day : 6/12/10 Table set-up with information on Fish Creek Neighborhood Plan

Assessing Alternative Solutions:

(Four meetings: 5/7, 6/4, 7/19, 8/13/10)

- Traffic calming alternatives discussion with Public Works & Transportation Department
- Entry monuments/neighborhood identification study – committee evaluated alternative designs prepared by AUDC
- Bike and sidewalk alternatives including trail design in the transmission corridor prepared by AUDC
- Evaluation of development alternatives prepared by AUDC for Sublett/SH360 and Sublett/New York

Grant Opportunities:

(Two meetings: 8/13, 9/17/10)

- Sign toppers
- Neighborhood entry monuments
- Neighborhood beautification
- Fish Creek Community Park improvements
- Inclusion of greenway (walking trail) along the transmission corridor

SWOT EXERCISE (SEPT 3, 2009 – FIRST SCM MEETING):

Strengths

- Neighborhood stability/longtime residents
- Relatively low crime rate
- Cultural diversity: Asian, African-American, Latin American, Anglo
- Age diversity
- Proximity to retail
- Geographic location close to highway
- Walking distance to and quality of school
- TCC campus nearby
- Proximity to Joe Pool Lake
- On the perimeter of the city, almost in rural areas for dirt bikes and other recreation
- Active people in C.O.P.S. and Code Rangers
- Neighborhood Watch
- Active residents
- Neighbors helping neighbors
- Layout of the neighborhood
    - Well defined neighborhood

Weaknesses

- Too many trees planted that are not maintained (dying or nearing end of life-span)
    - Maple Trees
- Layout of the neighborhood
    - Webb-Britton an island because of highway location
- Fences in disrepair along Sublett
- Lack of tree cover/street trees in some areas
- Traffic
    - Signage Problem (stolen stop signs along Havenwood & Marquette?)
    - People do not stop at crossings
    - People speed on Havenwood coming off of 360
- Poor walking connectivity
- Home upkeep
    - Lawns not mowed
    - Paint, disrepair
    - Absent landlords, rentals
- Lack of beautification
    - Need landscaping along nodes and corridors
- Lack of neighborhood awareness on crime prevention
- Unreliable electric service

Opportunities

- Neighborhood lighting to mitigate crime
- Educate residents to keep outside lights on at night
- Educating neighbors
- Grants
    - Nationwide grant
    - Arlington Tomorrow Fund
    - Strong Neighborhood Fund
- Leaf Program (get free trees, if funding is available)
- Arlington 2010 Tree Planting
- Social networking with organizations within study area
- Increased highway construction: SH 161
- Change the perspective of parents about quality of Bowie High School
- Bring in an officer to discuss crime issues
- Community policing
- Future development: what could it be?
- Opportunity to work with AISD (3 schools)
- Sound barrier wall along 360
- Cut grass along 360, or have TxDOT plant wildflowers
- Beautification
- PID
- Gateway on Sublett
- Work on fixing electricity problem

Threats

- Increase in traffic
- Gangs in Southeast Arlington
- Economy and Foreclosures
- Future development being on the going home side of the highway

SWOT ANALYSIS (SEPT 25, 2009 – ARLINGTON URBAN DESIGN CENTER MEETING):

CONCEPT:

Build on strengths of the neighborhood to overcome its weaknesses by seizing opportunities to improve things and monitoring threats that could derail improvement efforts.

APPROACH:

- Identify unique strengths revealed by SWOT
- Arrange weaknesses into categories and consider organizing the community to work on these, e.g. task force
- Create a structure for monitoring potential threats and alerting the neighborhood as necessary

Identified Categories

1. SAFETY

- Stolen Stop Signs
- Speeding
- No stopping at crossings – reqd signs
- Crime
  - Crime prevention Education
  - Bring in officer
  - Lighting to mitigate crime
  - Residence porch light at night
  - Community policing
- Gangs in S.E. Arlington

2. INFRASTRUCTURE

- Unreliable electric service
- Insufficient street light
- Poor drainage
- SH 360 traffic noise
- Traffic problem (high traffic volume)
- Poor walking connectivity
- Potential impact of 161 Hwy construction
- Neighborhood layout (island effect)

3. DEVELOPMENT

- Lack of long term plan for future development
- Recession/Foreclosures
- Undesirable uses/development on south SH360.
- Potential impact of 161 Hwy construction

4. BEAUTIFICATION

- Dying trees
- Fences in disrepair
- Lack of tree cover and street trees
- Lack of maintenance of front yard and home upkeep
- Lack of landscaping along nodes and corridors
- Lack of maintenance along parkways of SH 360
- No defined entrance on Sublett - gateway

5. COMMUNITY ACTION/EDUCATION

- Dying trees
- Home upkeep
- Neighborhood awareness on crime prevention
- Educate neighbors to keep lights on at night
- Grants
- Social networking
- Change perspective of High School
- Opportunity to work with AISD (3 schools)
- Beautification
- Keep a check on foreclosures in the community and economic recession
- Undesired Development on south 360 Highway

NEIGHBORHOOD ASSESSMENT SURVEY

January 7, 2010

Dear Fish Creek Neighbor,

Attached is a survey being conducted in our neighborhood as part of our work with the City of Arlington Community Development and Planning Department's neighborhood planning program. All residents within the Fish Creek Neighborhood (see map on the side) are invited to participate in the survey. This neighborhood assessment survey is one of the initial steps in preparing our neighborhood plan. Information gathered will help in understanding the challenges and issues facing our neighborhood now and in the future. Your input and comments are valuable in the development of the plan. You may also provide additional comments on any topic at the end of the survey.

OPTIONAL:
If you would like to receive the results of this survey as well as regular updates on what is happening in your neighborhood, please provide your name and contact information. Your email will not be shared with anyone else and will not be used in any publications.

Name: _____ Telephone Number: _____

Email: _____ Street Address: _____

A. GENERAL INFORMATION

1. How many years have you lived in the neighborhood? (79 responses)

Less than one year: 4%
1-2 years: 13%
3-5 years: 10%
6-10 years: 15%
More than 10 years: 58%

2. Do you own or rent your home? (82 responses)

Own: 90%
Rent: 10%

3. What attracted you to the neighborhood? (Responses note number of times selected - total 135)

People: 10%
School: 14%
Housing Price: 30%
Convenience to work: 20%
Location: 26%

Please specify "Other":

- Was quiet (2)
- Family lived here
- Joe Pool Lake
- Nice looking neighborhood
- Wife
- Raised here
- Landlord
- Built Home
- Country feel

4. Are you planning to move out of this neighborhood within the coming year? (82 responses)

Yes: 20% No: 80%

If yes, why? (Responses note number of times selected)

- Buying a house
- Neighborhood went downhill fast (2)
- Bigger home (3)
- Closer to job (2)
- Gas drilling

5. Overall, how would you rate the living conditions in your neighborhood?

Excellent: 6% Good: 82% Fair: 12% Poor: 0%

B. NEIGHBORHOOD CONDITIONS

6. What do you like most about your neighborhood? (Rank in order of importance)

First Best

- Quiet neighborhood (18)
- Good neighbors (28)
- Location (19)
- Big lots
- No crime (2)
- Park (4)
- Trees
- Sidewalks
- Safe (2)
- Good homes
- Trail
- Schools (2)
- Relatively clean

Second best

- Location (19)
- Quiet neighborhood (13)
- Joe Pool Lake
- Schools (3)
- Good neighbors (10)
- Relatively low taxes
- Most homes are maintained (5)
- Safety
- Relatively low crime (2)
- Shopping
- Park (5)

Third best

- Good neighbors (10
- Quiet (2)
- Location (10)
- Schools (4)
- Street improvement
- Trail (2)
- Lots of children (2)
- Big yards
- Housing price (2)
- Park (3)

Fourth Best

- Affordable house prices
- Location (6)
- Good neighbors

7. What do you least like about your neighborhood? (Rank in order of importance)

Worst

- Drilling
- No "kids playing" signs
- Neighborhood traffic (7)
- Renters (3)
- Speeding through neighborhood (6)
- Illegal parking (5)
- Kids
- Crime (6)
- Noise from 360 (3)
- Marquette exit
- Poor property upkeep (6)
- Lack of involvement (3)
- Owner/renter turnover
- Poor neighborhood conditions (7)

Second Worst

- 360 traffic (7)
- Poor property upkeep (8)
- Crime (7)
- Renters (2)
- Poor street visibility (4)
- Sewage backup
- Speeding (4)
- Trash (2)
- Poor neighborhood conditions (2)
- Unsupervised kids
- Mailbox damage

Third Worst

- Speeding (2)
- Unrepaired fences (5)
- Snakes
- Power losses
- Cable issues
- Falling home prices
- Rental properties
- Glass by park entrance
- Trash (5)
- Traffic (2)
- Crime (5)

Fourth Worst

- No street sweeping (2)
- 360 traffic (2)
- Street size
- Poor yard maintenance (2)
- Apathy from residents
- Illegal parking
- Poor condition of trees (2)
- Marquette exit
- Renters
- Erosion

C. MAJOR CONCERNS

8. What issues do you feel are the most important for your community?

SAFETY (188 selections)

Stolen stop signs: 3%
Speeding: 30%
No coming to a complete stop at stop signs: 17%
Crime: 25%
Gangs in SE Arlington: 12%
Illegal drug sales: 12%

Other (please specify)
- Illegal parking (2)
- No police patrols
- Glass by walking park
- Sidewalk needed at corner of Havenwood/ Marquette
- Break-ins
- Yard decorations stolen or destroyed

BEAUTIFICATION (216 selections)

Dying trees: 9%
Fences in disrepair: 23%
Lack of tree cover and street trees: 7%
Lack of maintenance of yard and home: 18%
Lack of landscaping along nodes and corridors: 12%
Lack of maintenance along parkways of SH360: 13%
Abandoned vacant properties: 11%
No defined entrance to neighborhood: 7%

Other (please specify)

- No trimming of trees
- Junk vehicles and clutter at homes
- Overgrown trees around electrical wires

INFRASTRUCTURE (202 selections)

Unreliable electric service: 9%
Water/sewage problems: 5%
Waste/recycle collection: 1%
Insufficient street lights: 21%
Sidewalks/streets/easement: 10%
Parking: 11%

Poor visibility at some streets/intersections: 19%
Poor drainage: 8%
SH 360 traffic/noise: 15%

Other (please specify)
- Lights from drilling
- Gas well
- Above ground power lines/transmitters
- Lack of speed bumps
- Lack of water pressure for homes

MOBILITY/DEVELOPMENT (150 selections)

Neighborhood layout (island effect): 1%
Traffic problem (high traffic volume): 22%
Poor walking connectivity: 5%
Potential impact of 161 Hwy construction: 5%
Lack of long term plan for future development: 19%
Recession/Foreclosures: 14%
Undesirable uses/development on SH360: 19%
Lack of public transit: 13%

Other (please specify)
- Connecting 360 to 287 (2)
- Incompletion of 360 (2)
- Traffic lights at 360/Sublett & Camp Wisdom

COMMUNITY ACTION/EDUCATION (155 selections)

Neighborhood awareness on crime prevention: 30%
Educate neighbors to keep lights on at night: 18%
Grants: 12%
Social networking: 12%
Change perspective of High School: 10%
Opportunity to work with AISD (3 schools): 5%
Undesired development on SH360: 14%

Other (Please specify)
- Lack of development on SH360
- Lack of information on junior and high school activities

9. Identify four of the issues checked above that you feel are a PRIORITY for your community.

Highest

- Heavy traffic (11)
- Noise from freeway (4)
- Code enforcement
- Speeding (11)
- Poor street visibility (9)
- Crime (14)
- Poor drainage
- Finish 360 to 287
- Need more traffic lights
- Safety
- Need public transit
- Pollution from gas wells
- Lack of property maintenance (2)
- Community organization
- Too many rentals
- Camp Wisdom/360 intersection
- Trees on power lines
- Fence conditions
- Poor sidewalk conditions
- Vacant homes (2)
- Electric service
- Sublett/Camp Wisdom intersection

Second highest

- Drilling to close to homes
- Traffic stop at Sublett/360 (2)
- Heavy traffic (5)
- Crime (7)
- Poor street visibility (10)
- Foreclosures
- Speeding (8)
- Sidewalks
- Reduce noise from freeway
- Electric service (2)
- Poor drainage (2)
- Poor property upkeep (4)
- Sublett/Camp Wisdom intersection (2)
- Poor neighborhood conditions (6)
- Illegal parking (2)
- Unfriendly to pedestrians
- Gang activity (2)
- Ugly strip centers
- Traffic noise (3)

Third highest

- Speeding (6)
- Need more traffic lights (5)
- Illegal Parking (4)
- Long term plan for gas wells
- Crime (9)
- Lack of public transit (2)
- Sidewalks
- Neighborhood traffic
- Littering
- Poor drainage
- Power outages
- Undesired development on SH360 (2)
- Sublett/Camp Wisdom intersection (3)
- Poor landscaping in medians (3)
- No identifiable entrance (2)
- Poor property upkeep (5)
- Owner/renter turnover
- Traffic 360/Sublett (2)
- Poor visibility (5)
- Noise (2)
- High traffic (2)

Fourth highest

- Speeding (4)
- Crime (6)
- Illegal parking (2)
- 360 development (3)
- Poor street visibility (8)
- Electric service (2)
- Social networking (2)
- Drainage (3)
- High traffic (2)
- Traffic/visibility at Marquette/Sublett (2)
- Special signs for group homes
- Abandoned/vacant properties
- Lack of public transit (2)
- No identifiable entrance
- Gangs/drugs (2)
- Sidewalk at corner of Marquette/Havenwood
- Poor property upkeep (2)

Thank you for your participation. The information that you have provided will assist in the development of the neighborhood plan ----- From the Steering Committee Members:

Alan Klein	Lorraine & Andrew Adams	Kendy Saud	Revonna Woods
Alma Madrigal	Chris Crouch Larry Binion	Robert Price	
Angel Carter	Belinda & Emmanuel Lumanze	Martin Royal	
Chet Willey	Sinikka & Jim Dickerson	Rev. Brian Cummins	

Please return the completed survey by February 15th by following one of the options listed below:

(1) If you have filled this form electronically, please attach the completed form and email it back to the Steering Committee Member (SCM) who emailed it to you; or

(2) Return it to the address of the Steering Committee Member (SCM) in-charge of your area listed below. _____
If the SCM is not at home, he/she would have a box or other instructions outside their door to collect the completed survey.

Community improvement requires a collective effort from citizens within the community. Would you like to volunteer with neighborhood efforts, events, etc.? Yes No
If yes, please provide your contact information below: Name: _____
Telephone Number: _____ Email: _____

METHODOLOGY FROM ESRI FOR CREATION OF DEMOGRAPHIC PROFILE MAPS

- First, the boundaries of the site (in this case, Fish Creek Neighborhood) are identified.
- Next, the underlying census geographic areas for that site are located via centroids. Expressed as latitude/longitude coordinates, centroids approximate the geographic centers of areas as small as blocks. If the centroid of a block falls within the site, it is completely included. Blocks are aggregated, and the ratio of block totals to their respective block groups is used to apportion demographic characteristics to the site. Data is apportioned from the block groups using differential weights: population, households, housing units, or businesses specific to the data in question.
- Blocks are the smallest geographic areas, but only complete count census data is reported by block. Block groups are the smallest areas for which complete count and sample data from Census 2000 are reported. The combination provides the full range of census detail for estimating data for any site.
- To date, this technique has applied the relationship between the blocks and the block groups from the most recent census. For most areas, the application provides a good estimate for the polygon. If the relationship between the component blocks and the block group has changed significantly since 2000, then the estimate cannot incorporate that change unless both the blocks and block groups are updated. Since that data is now nine years old, it can limit estimates for areas that are changing rapidly or preclude estimates of areas that had no population or housing at the time of the last census

ARTICLE PUBLISHED ON CITY OF ARLINGTON WEBSITE

Fish Creek Neighborhood is Growing...by Don Wall

June 2010

Fish Creek Neighborhood in South Arlington is known as a southern gateway into Arlington, a place where over 900 families call home. The linear trail that runs through this neighborhood is considered a crowning jewel. It is a great gathering spot for residents and an excellent place to get to know your neighbors. Residents near this trail enjoy activities like walking, jogging, riding bikes, rollerblading, or just getting to know other neighbors.

There is a growing sense of community here that encompasses 442 acres of three distinct neighborhoods known as Briarhill Estates, Harwood Meadows, and Webb-Britton Estates. The neighborhood boundary stretches between State Highway 360 on the East, New York Avenue on the West, Southeast Green Oaks Blvd on the north and by a corridor, south of Sublett Road on the south.

Fish Creek residents Angel Carter, Alan Klein, and Jim Dickerson

The residents of these neighborhoods are active in their community. Many are already known at Arlington City Hall as community activists, who for years have taken steps to maintain their neighborhood, in the face of suburban growth. And now, they have joined forces and are working to create one great community known as Fish Creek Neighborhood.

"We'll have more homes, therefore we'll have more clout," said Angel Carter, a prior-service Marine, who likes to ride motorcycles, and coordinates Community Watch and Citizens on Patrol efforts in Webb Britton Estates. "We want to get involved, and do something. I love Arlington, and I love this neighborhood."

By organizing, the Fish Creek Neighborhood will be able to apply for grants from the City of Arlington, through the Arlington Strong Neighborhood Initiative. That money will be used to make additional neighborhood improvements and add amenities, such as entry way features and gateways, sidewalks, signs, lighting, medians, trees, and speed bumps. A steering committee, which represents the 925 single-family homes in the area, has been meeting with Arlington city planners since August 2009 to develop the Fish Creek Neighborhood Plan. The goal of the plan is to expand efforts to create a welcoming neighborhood that is focused on being clean and safe, with excellent schools, and building on the continued expansion and improvement of the park.

"We had approached the city in the past about a neighborhood plan," said Alan Klein, President of the Briarhill Neighborhood Association, who is also working on a Masters at the University of Texas at Arlington in City and Regional Planning. "It's about being empowered to make improvements from the ground up. This will give us a seat at the table."

Gincy Thoppil is an Arlington City Planner, who is working with the Fish Creek Neighborhood Steering Committee.

"This is one of the southern gateways into Arlington," said Gincy. "These residents love their community and show it by being involved and active."

"We were a poster child for activity," said Jim Dickerson, a steering committee member, who lives in Briarhill Estates, and has lived in the area for 25 years. "We've always been an up and coming neighborhood, known for getting things done. We want to see growth, but we want to influence the kind of growth."

Residents in this community love the highway access to all points in the DFW Metroplex, and to the restaurants and retail at the Parks Mall and the Arlington Highlands. Joe Pool Lake and Cedar Hill State Park are also just a couple miles away. This neighborhood also includes Barnett Junior High School and Bryant Elementary School, and is not far from Bowie High School. A collaborative effort with Barnett Jr. High resulted in one of its student designing the beautiful green and white Fish Creek logo. The neighborhood celebrated that event and the school's Leadership Academy hosted a fundraising dinner event.

"We want to live in a neighborhood that is as special as the people who live here," said Alan Klein. "We want a place where we can grow, know our neighbors, raise our families, and support our schools. We want our neighborhood to be sustainable, a place where people want to be, and that's why we are improving Fish Creek."

Fish Creek Neighborhood is Growing... by Don Wall

Fish Creek Neighborhood Plan

December 2010