

Oak Hill Neighborhood Plan

December 2007



**Oak Hill
Vision Statement**

The Oak Hill area is characterized by its many unique, historical homes, large lots and old trees. Specimens include post oaks, black jack oaks and “O.S. Gray Nursery” pecans. Residents describe the neighborhood as a quiet, safe place to live.

Oak Hill celebrates diversity and its unique heritage. Many of the original homeowners played important roles in Arlington and/or Texas history. Residents practice responsible stewardship of the area’s architectural, cultural and natural environment.

Oak Hill’s close proximity to UTA, downtown, shopping centers and medical facilities gives the area a small-town feeling. Residents wish to add more green spaces and preserve the intimate scale of the neighborhood for the future.



Prepared by
Oak Hill Neighborhood Plan Steering Committee

Assisted by
City of Arlington Community Development and Planning Department

Acknowledgments

The Oak Hill Neighborhood Plan is the result of many hours of work, research and discussions by citizens, business owners, other organizations and City staff. This plan could not have been completed without the dedication and effort of the citizens of the Oak Hill neighborhood and the volunteer steering committee.

Oak Hill Neighborhood Plan Steering Committee

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Other Organizations

Tin Cup Coffee Shop & Deli

Damon & Bradi Carney

Arlington Historical Society

Geraldine Mills, Director

University of Texas at Arlington

John D. Hall, Vice President of Finance and Campus Operations

Hill Gilstrap Attorneys & Counselors

Frank Hill

Ordinance No. 08-014

**An ordinance adopting the Oak Hill
Neighborhood Plan, a component of the
Central Sector Plan of the Arlington
Comprehensive Plan**

WHEREAS, Texas Local Government Code, Section 211.004, requires municipalities to adopt zoning regulations in accordance with a comprehensive plan; and

WHEREAS, the Comprehensive Plan for the City of Arlington was adopted on December 15, 1992, by Ordinance No. 92-133, as the Master or General Plan for the City of Arlington and its extraterritorial jurisdiction to guide the overall physical growth of the community and the provision of public facilities and services; and

WHEREAS, the Central Sector component of the Comprehensive Plan was adopted by Ordinance No. 99-148 on November 30, 1999, which outlined issues and strategies to create a community at the heart of Arlington, enhance neighborhoods and build on its many assets including its people, the University of Texas at Arlington, other institutions and Downtown; and

WHEREAS, in an effort to address both opportunities for change and promote stability in neighborhoods, the Community Development and Planning Department created a process for neighborhood planning designed to emphasize direct resident involvement and high levels of citizen participation; and

WHEREAS, on May 14, 2007, City staff began working with the residents of the Oak Hill neighborhood on preparing a plan for their neighborhood, generally bounded by West Abram on the north, Davis Drive on the east, Maverick Stadium and the University Hills subdivision on the south and Fielder Road on the west; and

WHEREAS, on February 6, 2008, a public hearing was held before the Planning and Zoning Commission at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the Planning and Zoning Commission forwarded to the City Council a recommendation to approve the Oak Hill Neighborhood Plan as a component of the Central Sector of the Arlington Comprehensive Plan; and

WHEREAS, on March 4, 2008, a public hearing was held before the City Council at which the public was given the opportunity to give testimony and present written evidence; NOW THEREFORE

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

1.

That the City Council approves the Oak Hill Neighborhood Plan as a component of the Central Sector Plan and the Comprehensive Plan of the City of Arlington, Texas.

2.

Further, the City Council recommends the development of partnerships necessary to accomplish the strategies identified in the Oak Hill Neighborhood Plan.

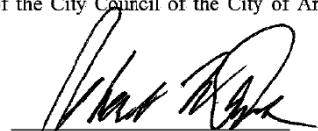
3.

Further, the Oak Hill Neighborhood Plan is intended to be used as the official City policy for evaluating development proposals within the boundaries of the neighborhood, and used as a guide for reviewing development proposals in areas adjacent to the neighborhood.

4.

A copy of the Oak Hill Neighborhood Plan is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND GIVEN FIRST READING on the 4th day of March, 2008, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 18th day of March, 2008, by a vote of 8 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


KAREN BAREA, Acting City Secretary



APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

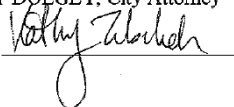
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Table of Contents

Chapter 1

Introduction 2
Vision Statement 4
Goals – Objectives – Strategy Statements 5

Chapter 2

Planning Process and Public Participation 10
Citizen Participation 11
Neighborhood Assessment Survey 12

Chapter 3

Assessment of Existing Conditions 14
Demographic Profile 15
Land Characteristics 21
External Influences on Neighborhood 29
Internal Influences on Neighborhood 34

Chapter 4

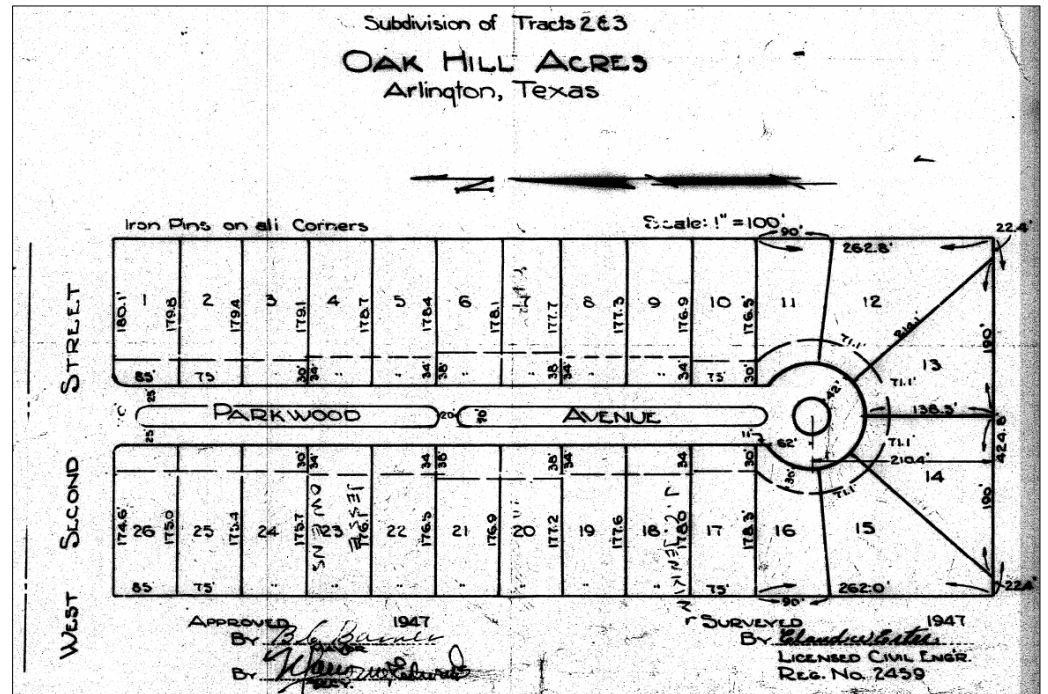
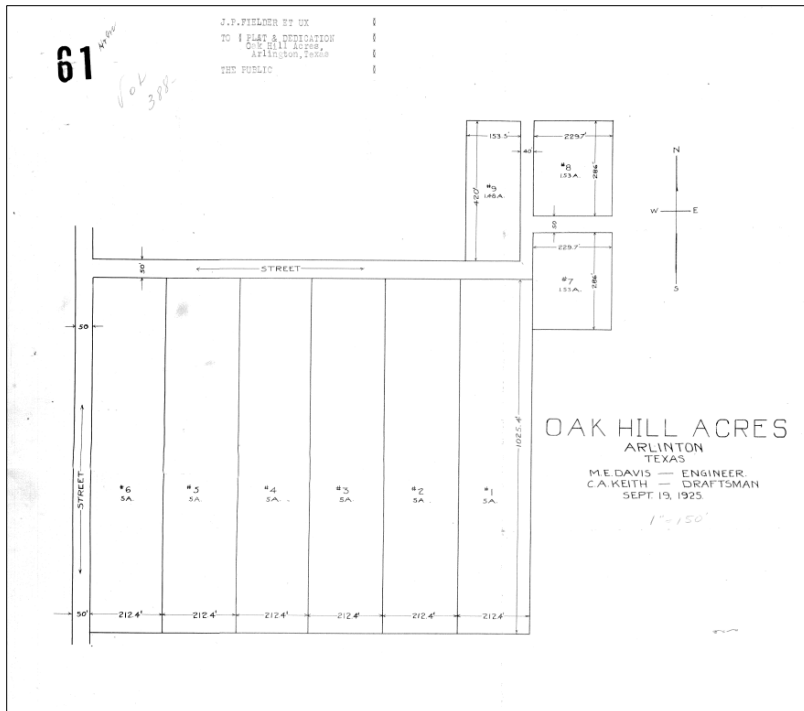
General Implementation Strategies 42
Implementation Program 43
Conservation District Overlay 46
Neighborhood Design & Character 49
Funding Resources 52
Amendments 53

Appendices

Oak Hill neighborhood history 55
Neighborhood Assessment Survey Questions 60
Responses to Selected Survey Questions 64
Responses to Open Comment Survey Question 73
SWOT Issues and Rankings 77

Chapter 1

Introduction Goals and Strategies



Introduction

Study Area Profile

The study area is located in central Arlington, west of the downtown area and immediately west of the University of Texas at Arlington (UTA) campus. The area is generally bounded by Fielder Road (west), West Abram Street (north), Davis Drive (east) and Maverick Stadium and the University Hills subdivision (south). Second Street is the only continuous east-west street through the neighborhood, and connects Davis Drive with Fielder Road.

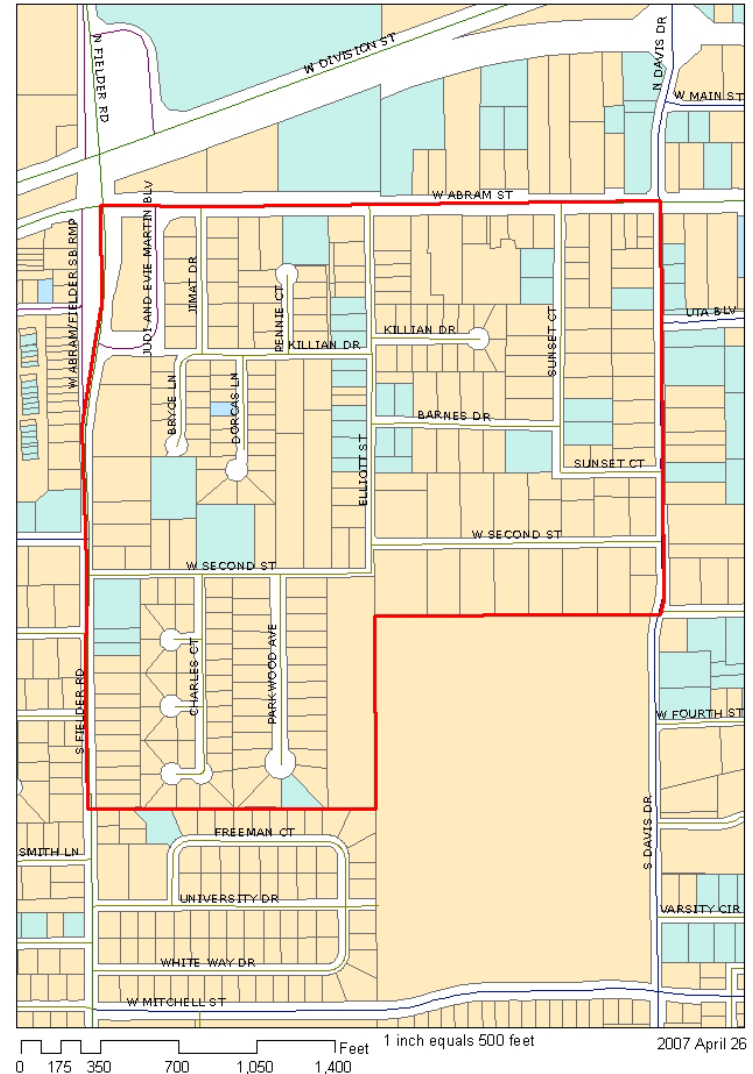
The area covers approximately 132 acres of land, most of which is developed with single family residences. Development has occurred over the course of 80 years. The first residence in the neighborhood was constructed in 1920, and some houses as late as the early 1990s. There are 14 different platted subdivisions in the area, though some property is still unplatted. The platted subdivisions include Adamdale Addition, Elliott Subdivision, Robert Fielder Addition, Iondale Place, Jerry Jordan Addition, Lattimore Subdivision, O. Medlin Addition, North Oak Hill Acres, Oak Hill Acres, Summit Grove, Vellenga Acres, Wildflower Estates, Wildflower Estates West and Wilemon Subdivision.

Properties along the south side of West Abram Street are redeveloping from residential uses to office uses. These properties are zoned either Planned Development or Office. The area is located outside of any tax increment financing districts or other special districts. There are no public parks located within the study area. The closest parks are Fielder Park and College Hills Park, both of which are neighborhood parks.

This area is in City Council District 5 and the Central Planning Sector.

History of Neighborhood Area

One of the adopted strategies in the Central Sector Plan is to “promote the history of the Central Sector in the development of the Sector’s image.” This strategy provides an opportunity to educate citizenry on Arlington’s history.



The general area in which the neighborhood is located has a storied history related to Arlington, UTA and Texas. A history of the neighborhood area was written by Tom Cogdell, a member of the volunteer steering committee. A copy of the history is included in the appendix.

A survey of property owners and residents was conducted to determine interest in a nickname for the neighborhood. The name "Oak Hill" was chosen by more than 70% of the respondents. The name "Oak Hill" honors the historic Fielder House, which was once known as "Home on the Hill", and Oak Hill Acres, one of the first subdivisions created in the neighborhood.

References to Adopted Plans

The neighborhood area is included in the Central Sector Plan, known as "The Heart of Arlington". The Plan for this sector was approved by the City Council on November 30, 1999, by Ordinance 99-148. The Central Sector Plan is a community-driven plan and a direct product 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 Central Sector Plan is the foundation from which this plan was prepared. The statement reads as follows:

To create a community at the heart of Arlington that takes pride in its diversity of people and land uses, where all stakeholders exhibit pride in the community that results in a safe, desirable area and produces an inviting place for redevelopment, entrepreneurship and preserving and enhancing its residential neighborhoods while building on its many assets, including its people, the University of Texas at Arlington, other institutions and Downtown.

The Oak Hill neighborhood plan is considered a further refinement of the Central Sector Plan and the overall Comprehensive Plan for the city. Specific references to the Central Sector Plan are noted throughout this document in appropriate places.

Oak Hill Neighborhood Goals

Cities commonly establish goals and policy statements as a part of most planning efforts. Goals specify a direction of intended movement, with associated political and financial commitments. Setting goals also helps clarify problems and generally leads to positive action.

Many of the problems confronting Arlington, like most communities, are complex and can be difficult to understand. Almost everyone has a vague idea of what these problems are, but when goals are written down for everyone to see, the problems become clearer. Furthermore, establishing community goals and policy statements elicits community support.

The citizens of the neighborhood enjoy a high quality of life. Approximately 98% of the Oak Hill residents surveyed rated the livability of their neighborhood as good or very good. The goals established for this neighborhood plan are intended to maintain the existing living standards and to provide potential solutions for correcting problems where identified. The plan is designed to provide guidance that will improve the quality of life in the neighborhood for years to come. Additionally, the goals and policy statements that have been outlined in this report will help to guide and shape the future development of the community and the area.

The goals, objectives and strategies listed in this chapter represent the collective efforts of citizens who were involved in neighborhood meetings or workshops arranged to facilitate the development of the plan. The views regarding the neighborhood were also collected from a voluntary written survey done by the steering committee.

SWOT Analysis

The first exercise conducted by the steering committee was to analyze the strengths, weaknesses, opportunities and threats in the neighborhood. This type of analysis helps identify the positive and negative issues that face a neighborhood, both internally and externally. The committee generated ideas, recorded the ideas in a round-robin feedback session and considered each of them in turn, discussing and evaluating the relevant issues.

The brainstorming session resulted in a list of issues for each category – strengths, weaknesses, opportunities and threats. These issues were then ranked through voting. For each category, a committee member was given five self-adhesive dots and asked to place dots next to issues they thought were most important. A person could place one to five dots on any issue statement, but only five dots could be used per person. The results from this brainstorming session were used to determine the following goals and policy statements.

A full list of the issues for each category, and the associated ranking, is included in the Appendix.

Vision Statement

A vision statement is a statement of where the community wants to be in the future, and should be comprehensive, realistic and easy to understand. It is important because it establishes the overriding goal for the neighborhood over the long term. The remainder of the plan is the approach for making the vision become reality.

To recognize its importance to the planning process, the Oak Hill neighborhood vision statement has been placed on the first page of this document. However, for the purpose of reinforcing the focus on the goals and policy statements contained in this chapter, the vision statement is repeated here.

The Oak Hill area is characterized by its many unique, historical homes, large lots and old trees. Specimens include post oaks, black jack oaks and "O.S. Gray Nursery" pecans. Residents describe the neighborhood as a quiet, safe place to live.

Oak Hill celebrates diversity and its unique heritage. Many of the original homeowners played important roles in Arlington and/or Texas history. Residents practice responsible stewardship of the area's architectural, cultural and natural environment.

Oak Hill's close proximity to UTA, downtown, shopping centers and medical facilities gives the area a small-town feeling. Residents wish to add more green spaces and preserve the intimate scale of the neighborhood for the future.

Goals - Objectives - Strategy Statements

Goals should be established that relate to solving problems or addressing specific issues affecting the neighborhood. The goals included in this document are arranged according to specific issue topics identified during the neighborhood planning process.

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 strategy statements express the specific actions necessary to achieve the stated goal, without assigning responsibility to any specific action. Detailed methods of implementing the strategy statements are contained in Chapter 4 of this document.

The following goals, objectives and strategy statements were determined to be of primary importance to the future of the neighborhood by its residents.

1. Create a safe environment for families

1.A Implement a crime watch program

- Coordinate with the Arlington Police Department to create a crime watch program in the neighborhood

1.B Improve streets and lighting

- Correct ponding water at Sunset Court and Barnes Drive
- Address drainage issues at the Parkwood Avenue and West Second Street intersection

1.C Incorporate aesthetic methods of traffic control to reduce speeding

- Redirect traffic at West Second Street and Elliott Street using one-way turns
- Add decorative street lighting with directional signs at the West Second Street and Elliott Street intersection

1.D Provide incentives to reduce property code violations

- Introduce a "yard of the month" recognition program
- Make use of local free labor, such as YMCA teens, church organizations and UTA social and service fraternities and sororities to assist those in need with property maintenance

- Partner with City of Arlington Community Services department for neighborhood improvement projects
- Allow teen court to assign community service projects in the neighborhood
- Encourage residents to join the City of Arlington Code Ranger program

2. Protect property values and enhance quality of life

2.A Ensure the primary land use is single family detached dwellings

- Strengthen relationships with absentee landlords through communication and sharing neighborhood plans
- Inform code enforcement of violations regarding the number of unrelated people living in a dwelling and junk or inoperable cars parked in the street
- Encourage property owners to park in driveways only or on surfaces allowed by City codes

2.B Acquire new signage for streets

- Design a new logo to represent the neighborhood, possibly through a design contest
- Create new street signs for all streets using the new logo

2.C Bury existing utility lines

- Investigate the costs and timeframe
- Discuss with the neighborhood and gauge interest
- Contact TXU and City of Arlington

2.D Create new green spaces and a neighborhood park

- Form partnership with UTA to purchase the house and property west of Maverick Stadium and fronting West Second Street
- Apply for grant funds (city, state and national) to purchase and develop the property as a neighborhood park
- Design layout for a walking and jogging path surrounding the UTA fields
- Partner with UTA, using grant funds, to build the neighborhood park

- Arrange maintenance schedule with UTA
- Use the existing house on the property as a meeting place and neighborhood center

2.E Establish a set of guidelines for future in-fill of existing sites and add-ons to existing houses

- Using building permit and tax roll information, determine setbacks, lot size, building heights, lot coverage and average home size for each street in the area
- Limit the size of new construction in terms of percentages of lot size or lot coverage

3. Preserve the historic and unique character of the neighborhood

3.A Celebrate the area's diversity and heritage with annual gatherings

- Choose dates for biannual gatherings
- Develop a schedule and format for gatherings, such as "come dressed as your home's original owner" or "have each street choose a theme and serve as hosts"

3.B Document the history of the area and its former residents

- Publish the neighborhood history
- Create a neighborhood tree, like a family tree, with streets for branches to show residents the history of ownership of each house

3.C Protect the native trees, post oaks and black jack oaks

- Hire an arborist or partner with UTA School of Architecture to do a tree study in the neighborhood, establishing specimens and ages of trees
- Create a directory of arborists for future trimming of trees

3.D Ensure that the subdivision of large lots, infill development and new construction are consistent with the scale of the area

- Lots should conform in width, depth and area to the predominant pattern established by the existing lots located on the same block, having due regard to the character of the area
- Work with the City's permit department to implement guidelines for new construction

4. Strengthen the relationship with the University of Texas at Arlington and the City of Arlington

4.A Encourage residents to attend and participate in UTA events

- Work with UTA to provide discounts for local residents to festivals, the Activities Building and fitness center, the Planetarium and fine arts events
- Purchase a block of tickets for residents for UTA weekend events, such as the Texas Scottish Festival and Highland Games, winter celebration, sporting events and other activities
- Volunteer with UTA during Special Olympics
- Utilize the journalism department to write articles or produce a neighborhood newsletter
- Establish a neighborhood newsletter for the dissemination of neighborhood news and events, and publication of the area's history

4.B Establish a neighborhood plan recognized by the City of Arlington

- Form a steering committee
- Create a neighborhood plan with City officials
- Present plan to the Planning & Zoning Commission and City Council for adoption

4.C Prevent the encroachment of businesses into residential areas

- Establish relationships with and meet with local business owners to share concerns and expectations about the neighborhood area
- Establish boundaries for businesses' encroachment into the neighborhood
- Report any code violations to the City

4.D Work with the City of Arlington and businesses to improve aesthetics and parking

- Carefully locate business driveways and parking areas
- Establish tow-away zones where necessary

Chapter 2

Planning Process and Public Participation



Planning Process and Public Participation

Basis for Creating the Plan

The City of Arlington's Neighborhood Planning program is an effort to both address opportunities for change and promote stability in neighborhoods. A Neighborhood Plan is the official City policy regarding the future of a neighborhood and contains recommendations that are created by the neighborhood residents. The plan, once approved and adopted by the Planning and Zoning Commission and City Council, becomes an amendment to Arlington's Comprehensive Plan.

In November 2006, the residents in the Oak Hill area petitioned the City Council to request assistance in creating a neighborhood plan. The petition, which was signed by 137 families, asked that the Community Development and Planning Department work with the residents to prepare the plan. Staff met with representatives of the neighborhood on April 19, 2007 to discuss the planning process. A formal kick-off meeting with the residents of the neighborhood area was held on May 14, 2007, at the Tin Cup, a coffee shop and deli located at 1025 West Abram Street.

Steering Committee

A volunteer steering committee was established by the residents in the area. One of the goals of the process is to engage the residents in creating the plan, with the City providing professional and technical support throughout the process. The steering committee worked with and advised staff during the preparation of the plan, and served as the liaison between the community and the City.

Oak Hill Neighborhood Steering Committee		
Sandra Argentini	Donna Austin	Patty Bush
Elena Cogdell	Tom Cogdell	Sarah Garrett
Barbara Hackney	Charles Hackney	Michelle Kafer
P.J. Lockwood	Richard Merrill	Sharron Merrill
Elouise Perry	Ana Pettit	Merry Sarles
Robert Strickland	Tricia Taylor	Becky Upchurch
Mike Yeager		

The steering committee members represented certain streets within the neighborhood and were responsible for seeking input on many matters related to the plan. The committee members also became educated

on community-wide issues, identified neighborhood concerns and recommended suggestions for addressing those concerns.

Developing the Plan

The first phase of the planning process involves gathering and analyzing background information from the area. Public meetings are used to hear neighborhood concerns and identify issues and problems, while extensive analysis is done of demographics, physical features and other aspects of the neighborhood.

The planners, with the advice of the committee, write draft recommendations which address the issues that were identified in the first phase of the planning process. The recommendations reflect the neighborhood's own desires for its future.

After the recommendations have been drafted, the planners and committee discuss how to best implement the recommendations. There is a set group of neighborhood aspects which the City can protect and regulate. Zoning, subdivision and capital improvements are typical implementation methods.

The neighborhood plan may also recommend a change of zoning. One zoning change option is the Conservation District Overlay, which was a tool created especially for the neighborhood planning process.

Once the draft neighborhood plan is complete, the planners arrange for the plan to have a public hearing before the Planning and Zoning Commission and the City Council. Before the hearing, a draft plan will be distributed to all property owners in the area. Once the plan is adopted, it becomes an element of the Comprehensive Plan.

Steering Committee meetings

The steering committee formally met eight (8) times between May 24 and December 3, 2007. Most meetings lasted two to three hours, and were held during the afternoon at city hall. Two of the meetings were held in the evening at a member's home in the neighborhood. These meetings do not include time spent canvassing the neighborhood to discuss ideas and issues with residents or coordination of efforts to distribute and collect information.

The committee spent time at the meetings identifying issues; drafting a vision statement, goals, objectives and strategies; discussing issues related to the neighborhood; and studying topics such as traffic calming, grant opportunities, neighborhood signage and crime watch. At these meetings, staff reported on the demographic, economic and social characteristics of the neighborhood; transportation and gas drilling; grants; and the planning process in general.

Citizen participation

The process for creating the Oak Hill Neighborhood Plan was designed to place an emphasis on direct neighborhood involvement and citizen participation.

Kick-off meeting – May 14, 2007. This meeting provided an opportunity to introduce residents and property owners to the planning process. Postcard invitations were mailed to all property owners within the study area. Over 75 people attended the meeting, which was held at the Tin Cup, located at 1025 West Abram Street.

Neighborhood meeting – August 9, 2007. The committee hosted a meeting to get feedback on the proposed goals and strategy statements. The meeting was held in the Community Room at the George W. Hawkes Central Library. Postcard notices were mailed to all property owners in the study area. Over 50 people attended the meeting.

Neighborhood Summit – November 10, 2007. Several members of the committee attended the 2007 Neighborhood Summit, held at the Bob Duncan Center in Vandergriff Park. The members participated in the module on neighborhood preservation and planning, and their experience with the planning process with people from other neighborhoods around Arlington.

Community Watch organizing meeting – November 17, 2007. An informational meeting on establishing a community watch (crime watch) group was held in the garden courtyard area at Hill Gilstrap offices on West Abram Street. About 20 people attended the meeting to hear representatives from the police department speak about crime prevention and personal safety.

Committee representation in neighborhood. The committee members chose to represent specific streets in the neighborhood throughout the process. The members had direct contact with the residents of those streets to provide information, receive feedback and discuss issues relevant to the neighborhood and the planning process.

Distribution of plan to residents – December 7, 2007. The committee hand-delivered copies of the draft plan to all residents and property owners in the neighborhood. A cover letter was attached to the plan, which explained the committee was seeking feedback and comments on the proposed document.

Neighborhood Assessment Survey

In conjunction with the preparation of the neighborhood plan, a voluntary neighborhood assessment survey was provided to all residents of the area. The purpose of the survey was to gather general information about the resident's opinions of the area. The survey also offered an opportunity to allow residents who could not participate in meetings to be able to provide input on the future of the neighborhood.

The survey contained questions related to neighborhood conditions and land use issues; streets, sidewalks and lighting; traffic and parking; parks and beautification; and community services and public safety. Approximately 250 surveys were distributed in the neighborhood area by the steering committee members. Eighty-four (84) surveys were returned for a response rate of 34%. Returned survey responses were compiled by City staff.

Responses to the survey are noted throughout this document in relevant locations. Responses to open-ended questions are listed in their entirety, along with a copy of the survey form, in the Appendix.

I. NEIGHBORHOOD CHARACTERISTICS

1. What street do you live on?

2. Do you own or rent your dwelling?
 own
 rent

3. Please check the year the structure was built (if known):
 2000 or later
 1990 – 1999
 1980 – 1989
 1970 – 1979
 1960 – 1969
 1950 – 1959
 1940 – 1949
 1939 or earlier

4. How long have you lived in this neighborhood?
 less than one year
 1-2 years
 3-5 years
 6-10 years
 more than 10 years

5. What attracted you to the neighborhood? (check all that apply)
 people
 schools
 type of housing
 convenience to work
 location
 other
 Please specify other: _____

II. GENERAL NEIGHBORHOOD CONDITIONS, LAND USE AND ZONING

6. Are you planning to move this year?
 Yes
 No
 If yes, why?
 going from renter to owner
 need a larger house
 job relocation
 other
 Please specify other: _____

7. What do you like most about our neighborhood? (Rank in order of importance.)
 a. _____
 b. _____
 c. _____

8. What do you like least about our neighborhood? (Rank in order of importance.)
 a. _____
 b. _____
 c. _____

9. Do you agree with the way land is currently used in our neighborhood in regard to:
 commercial development
 single family housing
 undeveloped land
 other
 Please specify other: _____

10. Is there a problem with noise on your street?
 from traffic
 from commercial establishments
 from recreational facilities
 from dogs
 from other residents
 other
 Please specify other: _____

11. Do you rate the livability of your neighborhood as:
 excellent
 good
 fair
 poor
 very poor

12. Do you think a pedestrian safety problem exists at particular intersections or specific streets (including routes taken by children to school)?
 Yes no
 If yes, please list the type of problem and where.

13. Do you feel there is a need for sidewalks in your neighborhood?
 Yes no

IV. TRAFFIC

14. Is through traffic a problem on your street?
 Yes no

15. Is through traffic a problem elsewhere in the neighborhood?
 Yes no

16. Do you think motor vehicles speed through the neighborhood?
 Yes no
 If yes, where? _____

17. Are there adequate street name signs, etc. in your area?
 Yes No
 adequate
 unobstructed
 well-maintained
 other
 If not, please explain: _____

18. Is lighting needed on your block or neighborhood?
 Yes no
 If yes, where? _____

19. Are there adequate street name signs, etc. in your area?
 Yes No
 adequate
 unobstructed
 well-maintained
 other
 If not, please explain: _____

Neighborhood Assessment Survey Page 2 of 4

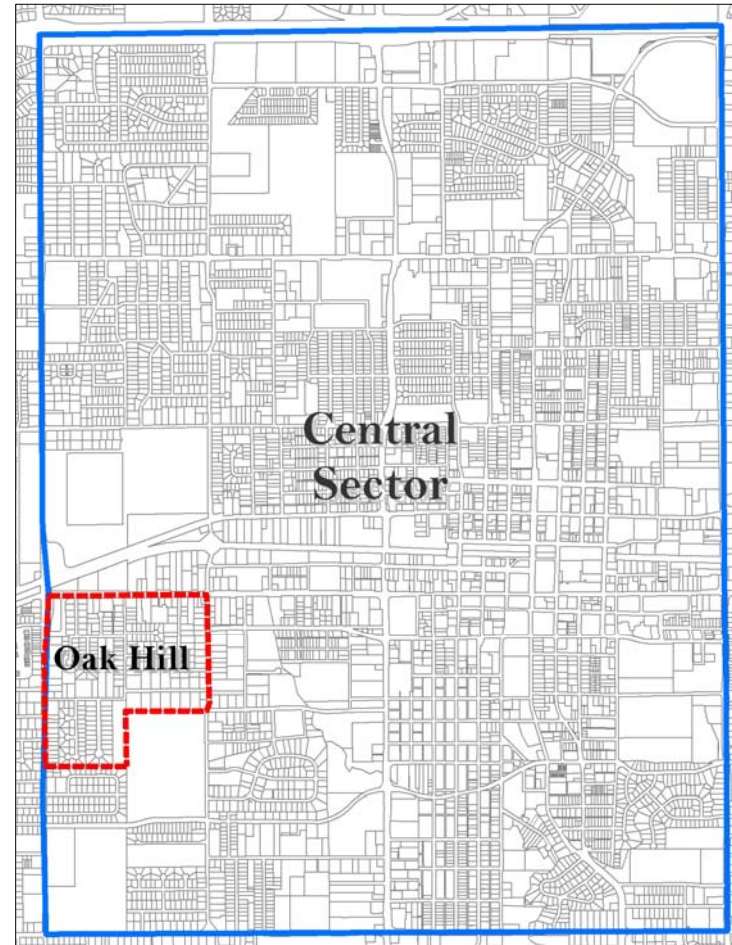
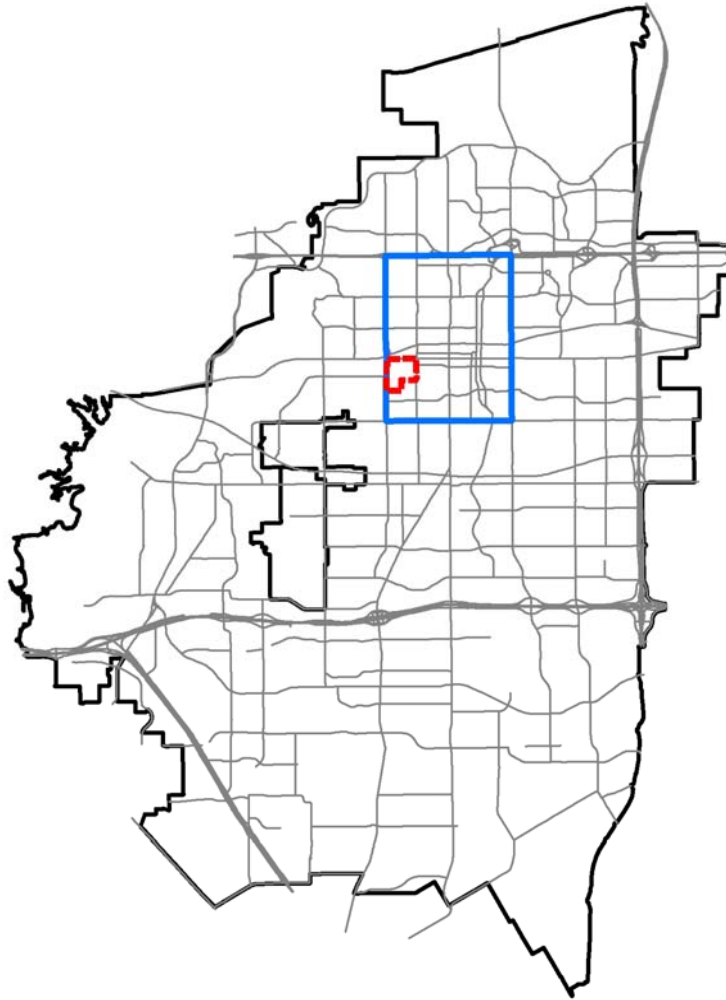
Chapter 3

Assessment of Existing Conditions



ASSESSMENT OF EXISTING CONDITIONS

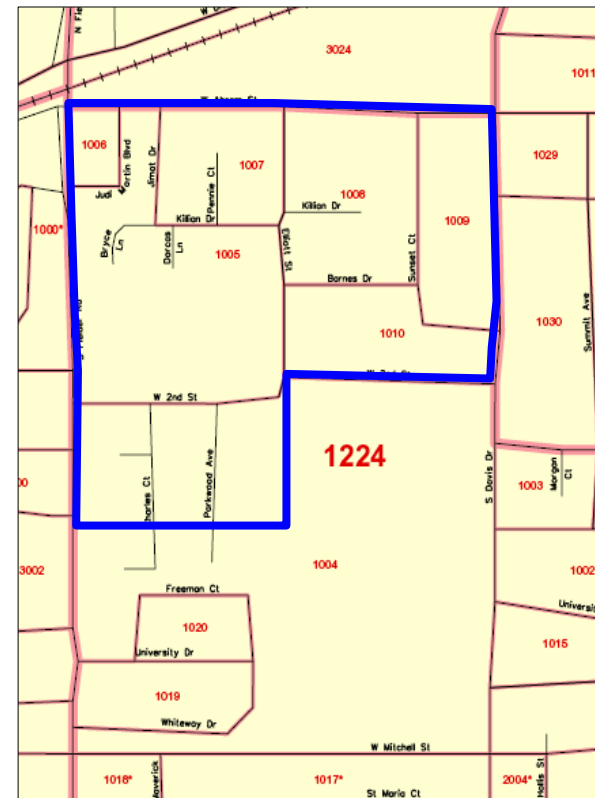
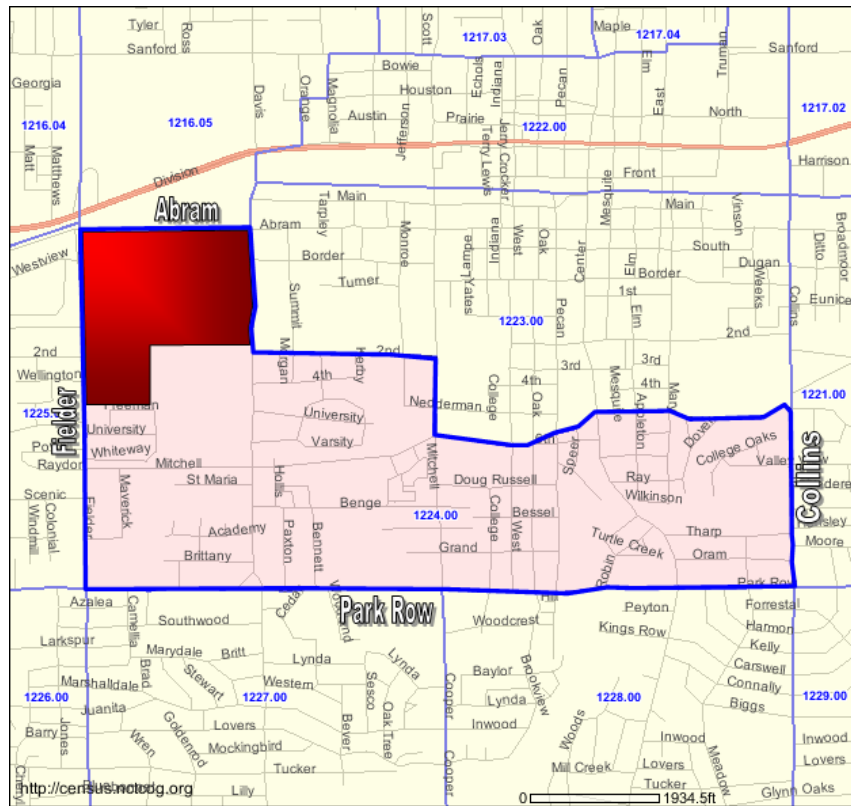
In order to create an effective neighborhood plan, it is important to understand the existing conditions of the area. This chapter of the plan contains an assessment of existing conditions in the Oak Hill neighborhood area.



DEMOGRAPHIC PROFILE

The demographic data referenced in this chapter are from Census 2000. The data provides a snapshot of the neighborhood area at the time of the 2000 census, and allows for a comparison of the same characteristics with the city as a whole. When Census 2010 is taken, changes over the 10-year period can be analyzed.

The study area location is shown in reference to the Census tract boundary below on the left. The neighborhood is located in Census Tract 1224.00, Block Group 1, Blocks 1004-1010. The Census Blocks are shown in the exhibit on the lower right. Block 1006 is completely comprised of the Fielder House museum and has no population. A portion of Block 1004 includes some residential property on University Drive and Freeman Court, which is located outside the study area. Block 1004 also contains a significant amount of UTA property, including Maverick Stadium, University Police offices, Studio Arts Center and G.R. Gilstrap Athletic Center.



Population, Race & Ethnicity Characteristics

The data in the tables below are for the Oak Hill area (Census Tract 1224.00, Blocks 1004-1010). For comparison purposes, some categories for the Central Sector and entire city of Arlington are shown.

According to the Central Sector Plan adopted in 1999, the Central Planning Sector, where the Oak Hill neighborhood is located, is the most culturally and racially diverse sector in Arlington. By contrast, the Oak Hill neighborhood is more homogeneous when compared to the Central Sector and entire city.

Population Characteristics						
Category	Oak Hill		Central Sector		Arlington	
	Number	Percent	Number	Percent	Number	Percent
Total population	686	-	24,694	-	332,695	-
Population in families	184	26.8 %	17,278	69.9 %	124,852	37.5 %
Average family size	2.76	-	3.20	-	3.20	-
Average household size	2.41	-	2.54	-	2.64	-

Source: U.S. Census Bureau, Census 2000; North Central Texas Council of Governments

Race & Ethnicity						
Category	Oak Hill		Central Sector		Arlington	
	Number	Percent	Number	Percent	Number	Percent
White alone	617	89.9 %	14,458	58.5 %	225,712	67.8 %
Black or African American alone	18	2.6 %	2,853	11.6 %	44,621	13.4 %
American Indian and Alaska Native alone	3	0.4 %	184	0.7 %	1,731	0.5 %
Asian alone	21	3.1 %	2,274	9.2 %	19,271	5.8 %
Native Hawaiian and other Pacific Islander alone	2	0.3 %	72	0.3 %	371	0.1 %
Some other race alone	15	2.2 %	3,945	16.0 %	30,276	9.1 %
Two or more races	10	1.4 %	908	3.7 %	10,713	3.2 %
Hispanic or Latino	30	4.4 %	8,052	32.6 %	60,977	18.3 %
Not Hispanic or Latino	656	95.6 %	16,642	67.4 %	332,695	81.7 %

Source: U.S. Census Bureau, Census 2000; North Central Texas Council of Governments

Educational Attainment

According to the Central Sector Plan, the educational attainment of persons residing in the sector is generally lower than all the other regions of the city. This is true even though the University of Texas at Arlington is located within this sector.

Educational attainment levels are only available at the census tract level and higher, with data collected for the population 25 years of age and older. The table below shows a comparison between Census Tract 1224, the Central Sector, and the city as a whole.

The percentage of the population with a bachelor’s degree or graduate or professional degree is higher for Census Tract 1224 than either the Central Sector or the city. The Central Sector also has a lower percentage of high school graduates than either the census tract or city. The percentages in other categories are roughly the same as the percentages for the city.

Educational Attainment						
Category	Census Tract 1224		Central Sector		Arlington	
	Number	Percent	Number	Percent	Number	Percent
Total population 25 years and over	3,265	100.0 %	13,725	100.0 %	203,373	100.0 %
Less than 9th grade	275	8.4 %	2,105	15.3 %	12,493	6.1 %
9th - 12th grade, no diploma	272	8.3 %	2,196	16.0 %	18,163	8.9 %
High School graduate	557	17.1 %	2,553	18.6 %	42,657	21.0 %
Some college, no degree	737	22.6 %	3,136	22.8 %	54,418	26.8 %
Associate degree	224	6.9 %	590	4.3 %	13,805	6.8 %
Bachelor’s degree	746	22.9 %	2,101	15.3 %	44,030	21.6 %
Graduate, Professional degree	452	13.8 %	1,044	7.6 %	17,807	8.8 %
Percent high school graduate or higher	-	83.2 %	-	68.7 %	-	84.9 %
Percent bachelor’s degree or higher	-	36.8 %	-	22.9 %	-	30.4 %

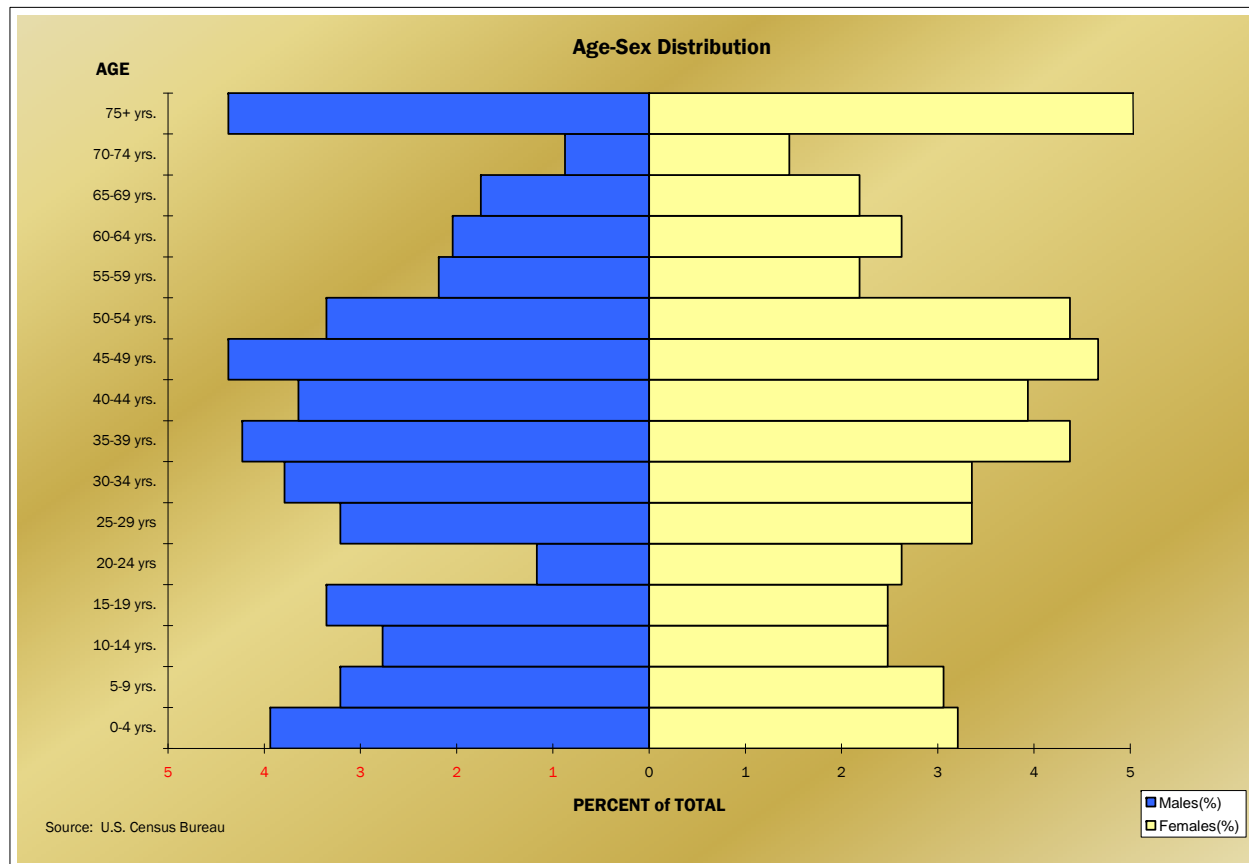
Source: U.S. Census Bureau, Census 2000

Age-Sex Distribution

This 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. The data represents only Census Blocks 1004-1010, which comprise the study area. The age-sex distribution can be reexamined after Census 2010 is complete to show how the neighborhood has changed over the 10-year period.

Two things are immediately noticeable in the chart. One, as a large number of residents is in the 75 years and older category, the distribution is top-heavy in that population group. Two, a noticeable gap occurs in the male population in the 20-24 year age group.

The median age for both sexes is 41.3 years. The median age for males is 39.7 years and females is 42.3 years. The overall median age is significantly higher than the city as a whole, which has a median age of 30.7 years.



Age-Sex Distribution		
	Males	Females
0-4 yrs.	27	22
5-9 yrs.	22	21
10-14 yrs.	19	17
15-19 yrs.	23	17
20-24 yrs.	8	18
25-29 yrs.	22	23
30-34 yrs.	26	23
35-39 yrs.	29	30
40-44 yrs.	25	27
45-49 yrs.	30	32
50-54 yrs.	23	30
55-59 yrs.	15	15
60-64 yrs.	14	18
65-69 yrs.	12	15
70-74 yrs.	6	10
75+ yrs.	30	37
Totals	331	355

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 Oak Hill neighborhood has a high percentage of owner-occupied houses (85.1%), which is considerably higher than the city overall. The average household size for owner-occupied houses is 2.37, which is less than the overall city average of 2.91. Of the 234 owner-occupied houses, 153 are one- or two-person households, with 52 being one-person households and 101 being two-person households. These factors could account for the smaller average household size.

The percentage of renter-occupied units is much lower than the city and census tract percentages. However, the average household size for renter-occupied units in Oak Hill is 2.66, slightly higher than the 2.32 city and 2.17 census tract averages. The neighborhood’s proximity to the University of Texas at Arlington makes it a prime location for students seeking rental housing near the school.

The neighborhood assessment survey indicates that 56% of the respondents have lived in the neighborhood for more than 10 years.

Housing Characteristics						
Category	Oak Hill		Census Tract 1224		Arlington	
	Number	Percent	Number	Percent	Number	Percent
Total housing units	284	100.0 %	2,853	100.0 %	130,822	100.0 %
Vacant housing units	9	3.2 %	118	4.1 %	5,938	4.5 %
Total households	275	100.0 %	2,735	100.0 %	124,852	100.0 %
Owner occupied housing units	234	85.1 %	745	27.2 %	68,309	54.7 %
Renter occupied housing units	41	14.9 %	1,990	72.8 %	56,575	45.3 %
Average household size	2.41	-	2.24	-	2.64	-
Owner occupied units	2.37	-	2.44	-	2.91	-
Renter occupied units	2.66	-	2.17	-	2.32	-

Source: U.S. Census Bureau, Census 2000

Employment and Income Characteristics

Income and employment characteristics look at where people work, how they get there and how much they earn. The data is not available at the block level specific to the Oak Hill neighborhood, but is available for Census Tract 1224 and the city.

Most common industries of employment for those residing in Census Tract 1224 include retail trade; professional, scientific, management, administrative and waste management services; and educational, health and social services. The census tract has a higher unemployment rate and larger percentage of residents not in the labor force than the city averages. Over 10% of the residents in the census tract walked to work, compared to only 1.6% of the city overall. The proximity of the University of Texas at Arlington could be a factor in this difference. The median household income is significantly lower (47%) in Census Tract 1224 than the city.

Employment Status				
Category	Census Tract 1224		Arlington	
	Number	Percent	Number	Percent
Population 16 years and over	5,376	100.0 %	248,147	100.0 %
Employed	3,146	58.5 %	175,452	70.7 %
Unemployed	247	4.6 %	7,746	3.1 %
Not in labor force	1,975	36.7 %	64,572	26.0 %
Armed forces	8	0.1 %	377	0.2 %

Commuting to Work				
Category	Census Tract 1224		Arlington	
	Number	Percent	Number	Percent
Workers 16 years and over	3,068	100.0 %	172,355	100.0 %
Car, truck or van – drove alone	2,285	74.5 %	141,151	81.9 %
Car, truck or van – carpooled	369	12.0 %	21,582	12.5 %
Walked	318	10.4 %	2,761	1.6 %
Other means	46	1.5 %	1,945	1.1 %
Worked at home	50	1.6 %	4,654	2.7 %
Mean travel time to work (minutes)	23.1	-	26.5	-

Income in 1999				
Category	Census Tract 1224		Arlington	
	Number	Percent	Number	Percent
Total households	2,735	100.0 %	124,852	100.0 %
Households with Social Security Income	438	16.0 %	16,098	12.9 %
Households with Retirement income	229	8.4 %	12,887	10.3 %
Median Household Income 1999	\$ 25,175	-	\$ 47,622	-

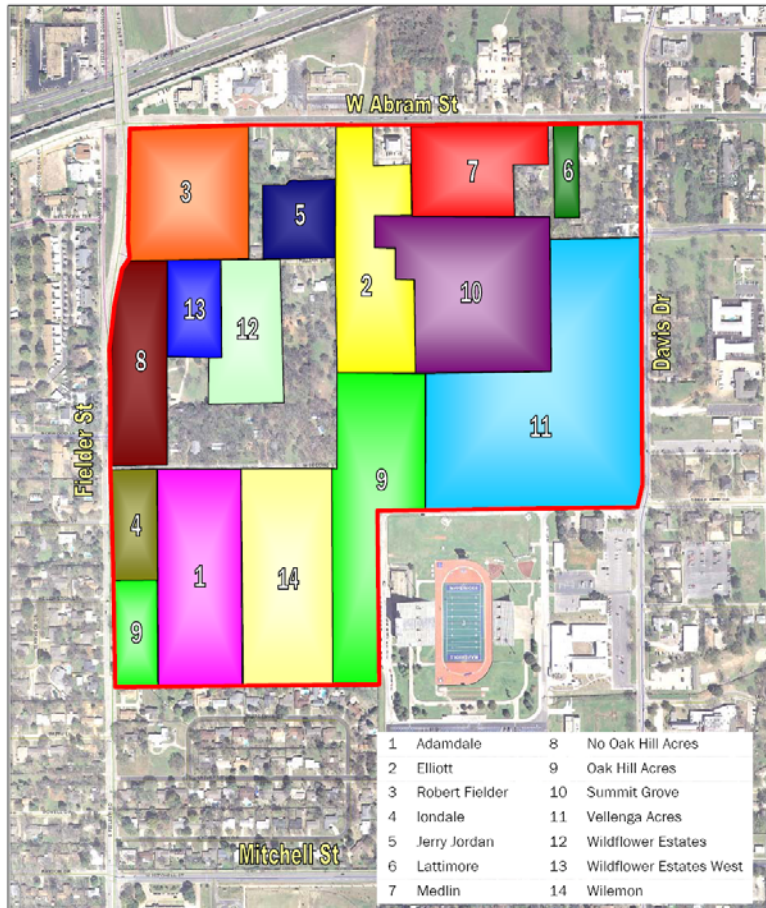
Source for all tables: U.S. Census Bureau, Census 2000

LAND CHARACTERISTICS

The neighborhood area covers approximately 132 acres, and consists of 14 different platted subdivisions as well as unplatted property. Oak Hill primarily consists of single family residences, and included 239 single family residential lots as of May 2007. The area also has 4 duplex lots, 13 commercial lots and 12 vacant parcels.

Platting

The first plat in the neighborhood was recorded in 1910, and the most recent in 1991. The timing of development has led to the construction of distinctly different housing styles over that 80-year period.



	Subdivision	Date Platted
2	Elliott Subdivision	1910
9	Oak Hill Acres	1925
8	North Oak Hill Acres	1938
11	Vellenga Acres	1939
4	londale	1941
14	Wilemon	1947
3	Robert Fielder	1951
10	Summit Grove I	1947
10	Summit Grove II	1952
5	Jerry Jordan	1953
6	Lattimore	1967
1	Adamdale	1977
12	Wildflower Estates	1990
13	Wildflower Estates West	1991

The number in the table corresponds to the subdivision number identified on the photograph.

Source: Community Development & Planning Department

Existing Zoning

The existing zoning in the Oak Hill neighborhood is predominantly Residential (“R”), as shown on the map to the right.

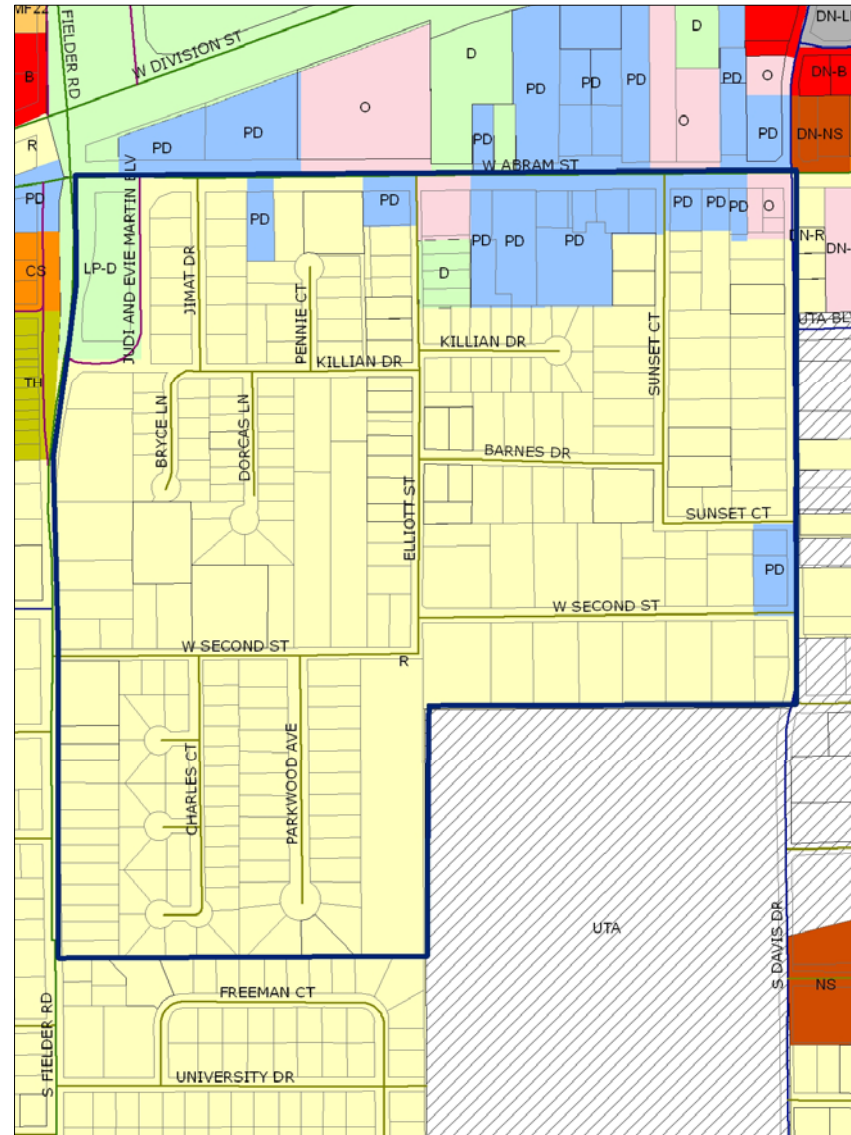
Two areas are zoned Duplex (“D”), with one being the Fielder House museum. The other area is located on Elliott Street, where there are four duplex units just north of the Killian Drive intersection.

The properties with non-residential zoning in the neighborhood are primarily located on West Abram Street, with one parcel located on South Davis Drive. These areas are zoned either Office (“O”) or Planned Development (“PD”).

The table below shows the zoning cases considered in the neighborhood in the past ten years.

Recent Zoning Cases				
Address	Case No	From	To	Status
600 S Davis Dr	Z97-04 B97-04	R	PD	Approved
1612 W Abram St	Z97-35 P97-35 S97-07	R	PD	Denied
604 S Davis Dr	Z99-51 B99-51	R & PD	PD	Denied
1600 W Abram St	Z07-11 B07-11	R	PD	Approved

Source: Community Development & Planning Department



Residential Property Values

Property value data was obtained from Tarrant Appraisal District for all parcels within the neighborhood area. The values for all 239 single family residential parcels were analyzed. The table below shows the average values for all residential parcels and the average values for each individual subdivision.

The appraised values for 2006 are generally less than the market value, as estimated by the Tarrant Appraisal District. On average, the market value of all single family property rose 2.78% from 2005 to 2006. However, several of the subdivisions showed declines in market values.

The appraisal information also shows that of the 239 single family parcels, 126 have general homestead exemptions, 42 additionally have "Over 65" exemptions, and 4 properties additionally have "Disabled Veteran" exemptions. There are 60 properties without any exemptions.

Residential Property Values							
Subdivision	2006 Market Value			2006 Total Appraised	2005 Market Value	Market Value % change 2005-2006	2006 Appraised Value per SF
	Parcel	Structure	Total				
Residential average	\$31,878	\$92,928	\$125,046	\$111,829	\$121,666	2.78	\$10
Adamdale	\$24,811	\$87,019	\$111,749	\$111,749	\$112,615	-0.77	\$11
Elliott	\$20,000	\$61,313	\$81,313	\$79,355	\$69,729	16.61	\$7
Robert Fielder	\$30,000	\$115,570	\$145,570	\$124,741	\$153,150	-4.95	\$11
Iondale	\$24,000	\$49,600	\$73,600	\$72,933	\$81,780	-10.00	\$4
Jerry Jordan	\$25,000	\$71,430	\$96,430	\$79,706	\$84,480	14.15	\$8
Lattimore	\$27,083	\$76,450	\$103,533	\$100,852	\$136,800	-24.32	\$11
Medlin Abstract	\$29,991	\$72,746	\$102,711	\$94,450	\$101,271	1.42	\$8
No Oak Hill Acres	\$51,235	\$149,958	\$201,193	\$186,232	\$204,086	-1.42	\$7
Oak Hill Acres	\$43,127	\$73,802	\$116,929	\$99,208	\$97,429	20.01	\$6
Summit Grove	\$31,333	\$80,893	\$112,227	\$88,276	\$105,423	6.45	\$9
Vellenga Acres	\$46,242	\$79,386	\$125,628	\$105,722	\$136,728	-8.12	\$6
Wildflower Est	\$28,000	\$168,740	\$199,740	\$199,207	\$190,193	5.02	\$24
Wildflower Est West	\$28,700	\$162,930	\$191,630	\$190,143	\$181,720	5.45	\$24
Wilemon	\$25,000	\$77,619	\$102,619	\$83,511	\$89,638	14.48	\$7

Source: Tarrant Appraisal District

Redevelopment Probability Analysis

The teardown of existing homes for the purpose of rebuilding a new larger structure was identified as a threat to the neighborhood during the SWOT analysis conducted with the steering committee. A teardown is a house that is demolished in order to place a newer, usually larger, house in its place.

The ratio of parcel value to structure value was calculated on the average values for each subdivision. A ratio of 100% would indicate the value of the land and the value of the house are the same. A ratio of over 100% would indicate the value of the land exceeds the value of the house. The lower the ratio, the greater the value of the house compared to the value of the lot.

This ratio is used to explore the possibility that property in the neighborhood could be subject to the current “teardown” trend in the single family construction industry. Properties that are candidates for teardowns are those where the primary value of the property is in the lot, though there are not formal guidelines used by the real estate industry. Other factors include the amount of current new construction activity in the neighborhood, a rise in real estate prices, the trend toward bigger homes and dissatisfaction with newer subdivisions. (*National Trust for Historic Preservation*)

Articles and reports about the phenomenon from various media sources (*National Public Radio, CNNMoney.com, The Wall Street Journal, and The New York Times*) suggest that a new home must sell for three times the value of the purchased property to be considered a candidate for a teardown. Given that most of the property in the Oak Hill neighborhood is developed, the value of three-times the average total value was calculated for each subdivision. This could indicate the target sales price for a new house that is needed to make the teardown economical.

Based on this analysis, it appears the neighborhood is not a prime area for teardowns. However, there are too many variables that factor into the decision to teardown and rebuild to definitively address the issue.

Redevelopment Probability Analysis			
	Ratio of Parcel to Structure Value	Average Total Property Value	Three-times total value
Residential	34%	\$ 125,116	\$ 375,348
Iondale	48%	\$ 73,600	\$ 220,800
Elliott	33%	\$ 81,313	\$ 243,938
Jerry Jordan	35%	\$ 96,430	\$ 289,290
Wilemon	32%	\$ 102,619	\$ 307,858
Lattimore	35%	\$ 103,533	\$ 310,600
Adamdale	29%	\$ 111,749	\$ 335,246
Summit Grove	39%	\$ 112,227	\$ 336,680
Oak Hill Acres	58%	\$ 116,929	\$ 350,786
Medlin Abstract	51%	\$ 124,165	\$ 372,495
Vellenga Acres	57%	\$ 126,988	\$ 380,965
Fielder Robert	26%	\$ 145,570	\$ 436,710
Wildflower Est West	18%	\$ 191,630	\$ 574,890
Wildflower Est	17%	\$ 199,740	\$ 599,220
No Oak Hill Acres	34%	\$ 201,193	\$ 603,578

Source: Community Development & Planning Department

Residential Lots

The table below contains information on the single family residential lots in the neighborhood, which make up 90% of all the lots. The information is shown by subdivision, and includes unplatted property in the Medlin Abstract. Lot coverage was calculated using house size and lot size data from Tarrant Appraisal District.

The lot coverage in the entire neighborhood ranges from 7% to 30%. Two subdivisions are below 10% lot coverage: Iondale Place and Vellenga Acres. The unplatted portion of the Medlin Abstract is also below 10% lot coverage.

Most of the subdivisions are close to the average lot coverage of 14%. However, Wildflower Estates and Wildflower Estates West, the newest development in the area, have lot coverage of 30% and 28%, respectively. The lot coverage percentages in the Wildflower Estates and Wildflower Estates West subdivisions are slightly skewed due to the prevalence of two-story houses.

Residential Lot Analysis						
	Number of Lots	Average Lot Size (sq ft)	Typical Lot Width (ft)	Typical Lot Depth (ft)	Lot Coverage	Typical Front Setback (ft)
All Residential Lots	239	17,176	-	-	14%	-
Adamdale	36	9,883	70	115	18%	20
Elliott	19	10,115	70	130	11%	30
Fielder Robert	11	18,994	100	140	14%	35
Iondale	5	21,538	100	200	7%	30
Jerry Jordan	10	12,118	75	175	12%	25-30
Lattimore	3	9,828	70	104	17%	20
Medlin Abstract	18	16,343	106	200	8%	30
No Oak Hill Acres	7	34,242	160	260	12%	50-75
Oak Hill Acres ¹	4	32,388	205	300	9%	50
	10		65	212		30
Summit Grove ²	16	9,252	70	125	18%	30
	14		22,464	100		200
Vellenga Acres ³	12	39,772	150	290	5%	40-50
	18		18,214	105		240
Wildflower Est	20	8,588	60	120	30%	20
Wildflower Est West	10	8,318	70	104	28%	20
Wilemon	26	13,976	75	175	12%	30

¹ Lot size/width/depth in Oak Hill Acres differs between the West Second Street and Fielder Road portions. The top number refers to the West Second Street portion.

² Lot size/width/depth in Summit Grove differs between the Killian Court and Barnes Drive portions. The top number refers to the Killian Court portion

³ Lot size/width/depth in Vellenga Acres differs between the West Second Street and Sunset Court portions of the plat. The top number refers to the West Second Street portion.

Source: Tarrant Appraisal District

Housing Size, Age and Value

The table below contains information on the single family residential houses in the neighborhood. Data was collected from Tarrant Appraisal District records.

The average house in the neighborhood was built in 1959 and has 1,815 square feet of living area. Of all the houses in the neighborhood, 77% have central heating and air conditioning, 44% have a two-car garage and 9% have swimming pools.

Mass-produced, low-cost window unit air conditioners became widely available in 1947, according to the National Academy of Engineering (www.nae.edu). In 1947, 43,000 units were sold in the United States. Of the 56 houses without central heating and air conditioning, 82% of them were built before to 1947.

The oldest house in the neighborhood, located at 300 Sunset Court, was built in 1920.

House Size, Age and Value					
Subdivision	Average House Size (sq ft)	Average Year Built	Age of Structure (years)	2006 Valuation	
				Appraised Value	Value per Square Foot
All Residential Lots	1,815	1959	48	\$ 111,766	\$ 63
Adamdale	1,791	1979	28	\$ 111,749	\$ 64
Elliott	1,169	1950	57	\$ 79,355	\$ 69
Fielder Robert	2,287	1954	53	\$ 124,741	\$ 63
Iondale	1,346	1947	60	\$ 72,933	\$ 58
Jerry Jordan	1,390	1951	56	\$ 79,706	\$ 59
Lattimore	1,590	1969	38	\$ 100,852	\$ 65
Medlin Abstract	1,873	1948	59	\$ 96,588	\$ 55
No Oak Hill Acres	2,989	1954	53	\$ 186,232	\$ 60
Oak Hill Acres	1,449	1946	62	\$ 99,208	\$ 67
Summit Grove	1,726	1951	56	\$ 88,276	\$ 53
Vellenga Acres	1,781	1947	60	\$ 105,001	\$ 60
Wildflower Est	2,430	1992	15	\$ 199,207	\$ 82
Wildflower Est West	2,287	1993	14	\$ 190,143	\$ 83
Wilemon	1,667	1948	59	\$ 83,511	\$ 53



300 Sunset Court

Source: Tarrant Appraisal District

Commercial Property Values and Improvements

Most of the property along West Abram Street has been converted from residential use to office and commercial use over time. The Central Sector Plan designates this area for service, office and retail development. There was less than a 1% increase in appraisal valuation of these properties between 2005 and 2006.

There are 9.26 acres of property devoted to commercial use in the neighborhood area, almost all of which is located along the West Abram Street corridor. There is one property located at 600 South Davis Drive that is used for religious purposes.

Commercial Property Values									
Address		Market Value 2006			Appraised Value	Market Value	Lot Size Area		Property Value 2006
Number	Street	Parcel	Structure	Total	2006 Total	2005	Sq Ft	Acres	per SF
1202	Abram St W	\$ 37,027	\$ 0	\$ 37,027	\$ 37,027	\$ 37,027	7,550	0.17	\$ 4.90
1204	Abram St W	\$ 38,236	\$ 29,444	\$ 67,680	\$ 67,680	\$ 62,639	9,784	0.22	\$ 6.92
1206	Abram St W	\$ 87,556	\$ 95,444	\$ 183,000	\$ 183,000	\$ 183,000	40,939	0.94	\$ 4.47
1210	Abram St W	\$ 64,319	\$ 49,888	\$ 114,207	\$ 114,207	\$ 114,207	15,932	0.37	\$ 7.17
1300	Abram St W	\$ 65,037	\$ 37,107	\$ 102,144	\$ 102,144	\$ 102,144	14,397	0.33	\$ 7.09
1304	Abram St W	\$ 66,234	\$ 191,086	\$ 257,320	\$ 257,320	\$ 257,320	15,635	0.36	\$ 16.46
1306	Abram St W	\$ 45,015	\$ 160,305	\$ 205,320	\$ 205,320	\$ 205,320	10,565	0.24	\$ 19.43
1320	Abram St W	\$ 54,258	\$ 263,363	\$ 317,621	\$ 317,621	\$ 317,621	13,877	0.32	\$ 22.89
1400	Abram St W	\$ 110,232	\$ 339,078	\$ 449,310	\$ 449,310	\$ 449,310	55,725	1.28	\$ 8.06
1404	Abram St W	\$ 73,108	\$ 356,892	\$ 430,000	\$ 430,000	\$ 430,000	35,796	0.82	\$ 12.01
1408	Abram St W	\$ 100,101	\$ 468,129	\$ 568,230	\$ 568,230	\$ 568,230	26,221	0.60	\$ 21.67
1500	Abram St W	\$98,921	\$ 37,055	\$ 135,976	\$ 135,976	\$ 135,976	19,051	0.44	\$ 7.14
1600	Abram St W	\$ 41,164	\$ 57,836	\$ 99,000	\$ 99,000	\$ 84,600	22,609	0.52	\$ 4.38
1616	Abram St W	\$ 202,444	\$ 110,170	\$ 312,614	\$ 312,614	\$ 312,614	70,252	1.61	\$ 4.45
600	Davis Dr S	\$ 40,941	\$ 126,867	\$ 167,808	\$ 167,808	\$ 167,808	30,687	0.70	\$ 5.47
304	Elliott St	\$ 22,680	\$ 118,776	\$ 141,456	\$ 141,456	\$ 123,006	14,525	0.33	\$ 9.74
		\$ 1,147,273	\$ 2,441,440	\$ 3,588,713	\$ 3,588,713	\$ 3,550,822	403,552	9.26	\$ 8.89

Source: Tarrant Appraisal District

Vacant Property

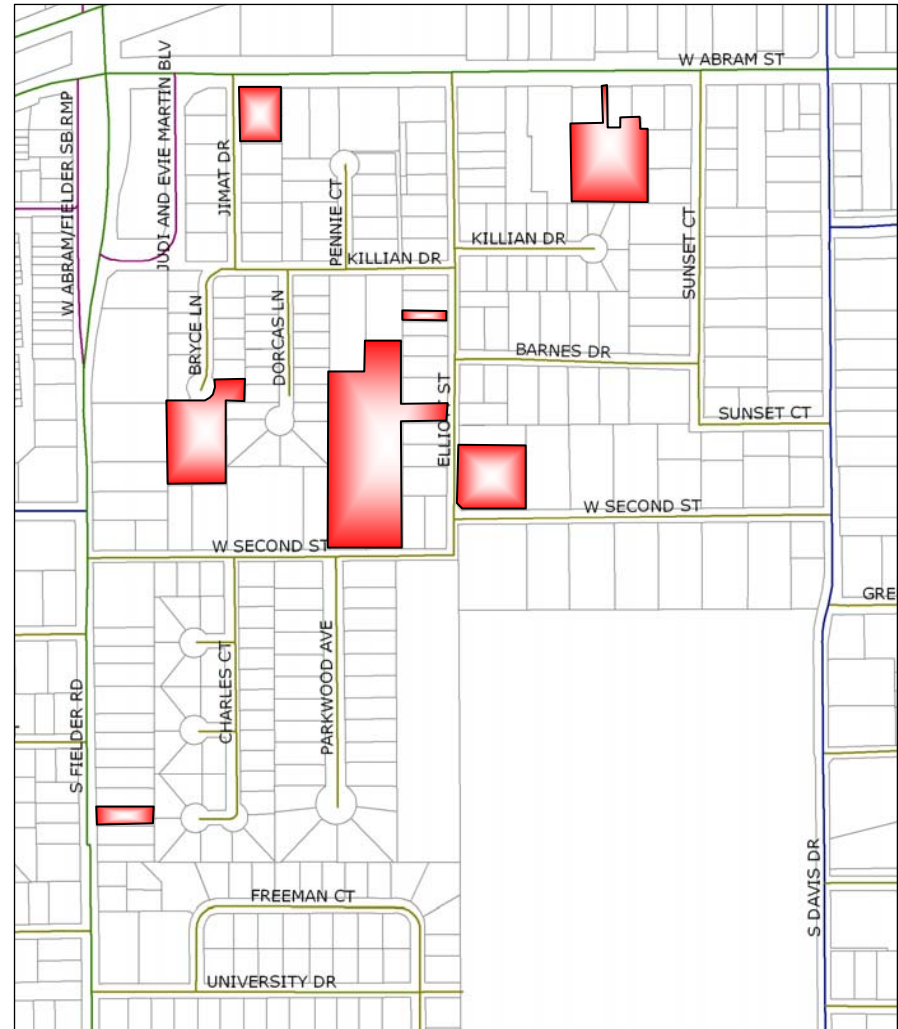
There are 9.33 acres of vacant property located within the neighborhood boundary. The properties are shown on the map to the right. Most of the property is zoned Residential, with two parcels on West Abram Street zoned Planned Development.

Tarrant Appraisal District information shows that 8 of the 12 vacant parcels increased in value from 2005 to 2006. The increase ranged from 34.4% to 93.6%.

Of the 9.33 acres, 3.79 acres (41%) are located at 1505-1511 West Second Street, between Parkwood Avenue and Elliott Street. The properties are contiguous and are presently under one ownership. These properties make up the largest undeveloped tract of land within the neighborhood boundary. The residence at 1505 West Second Street was demolished in 2005.

Vacant Property Analysis				
Address	Value	Lot Size	Zoning	
	2006	Acres		
506 Elliott St	\$ 20,000	0.22	R (Residential)	
408 Elliott St	\$ 2,000	0.12	R (Residential)	
201 Jimat Dr	\$ 30,000	0.31	R (Residential)	
205 Jimat Dr	\$ 30,000	0.30	R (Residential)	
1324 Abram St W	\$ 7,287	0.04	PD (Planned Development)	
1312 Abram St W	\$ 106,177	1.62	PD (Planned Development)	
1505 Second St W	\$ 98,990	2.04	R (Residential)	
1511 Second St W	\$ 83,635	1.75	R (Residential)	
1603 Second St W	\$ 50,000	1.31	R (Residential)	
701 Fielder Rd S	\$ 20,000	0.27	R (Residential)	
1401 Second St W	\$ 97,500	1.15	R (Residential)	
411 Bryce Ln	\$ 28,000	0.19	R (Residential)	
	\$ 573,589	9.33		

Source: Tarrant Appraisal District; Community Development and Planning Department



EXTERNAL INFLUENCES ON NEIGHBORHOOD

Factors that affect a neighborhood can come from within the neighborhood (internal factors) as well as from outside the area (external factors). This section examines some of the external factors as they relate to the Oak Hill neighborhood area.

Relationship of Neighborhood to Surrounding Area

The Oak Hill neighborhood is located in central Arlington, immediately west of the University of Texas at Arlington campus and just west of downtown. When viewed in a larger context, Oak Hill’s location southeast of the intersection of Fielder Road and Division Street (US 180) places it in an area with a wide variety of land uses.

Within a half-mile of the neighborhood, residential properties range from detached single family houses to townhouses to apartment complexes. The commercial spectrum includes offices, restaurants and retail shops, and a mixture of other business and industrial uses. Several social agencies, fraternal organizations and religious institutions are also in close proximity to Oak Hill.

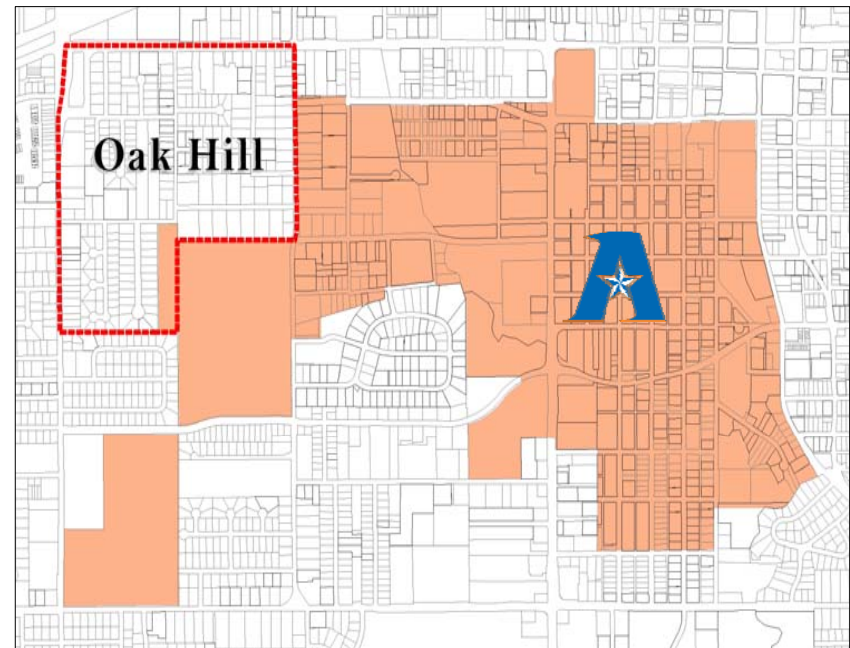
University of Texas at Arlington

Parts of the University of Texas at Arlington (UTA) campus are adjacent to the neighborhood on the east and south sides. UTA has an enrollment of almost 25,000 students, and encompasses 420 acres and more than 100 buildings.

Maverick Stadium. Built in 1980, the stadium is located immediately south of property in the Vellenga Acres subdivision. The stadium has a seating capacity of 15,000, and is used for many athletic and community events during the year.

Greek Row. A portion of West Second Street, between Davis Drive and Cooper Street, was renamed Greek Row. The street is the location of most of the sorority and fraternity houses that serve the UTA campus.

Campus housing. Greek Row is the closest student-based housing to the Oak Hill neighborhood. There are other housing units located on the west side of campus between West Nedderman Drive and South Davis Drive. This housing includes Arbor Oaks, University Village and Trinity House, located on Greek Road Drive. Meadow Run and Timber Brook are located on UTA Boulevard (formerly West Border Street).



Thoroughfare Development Plan

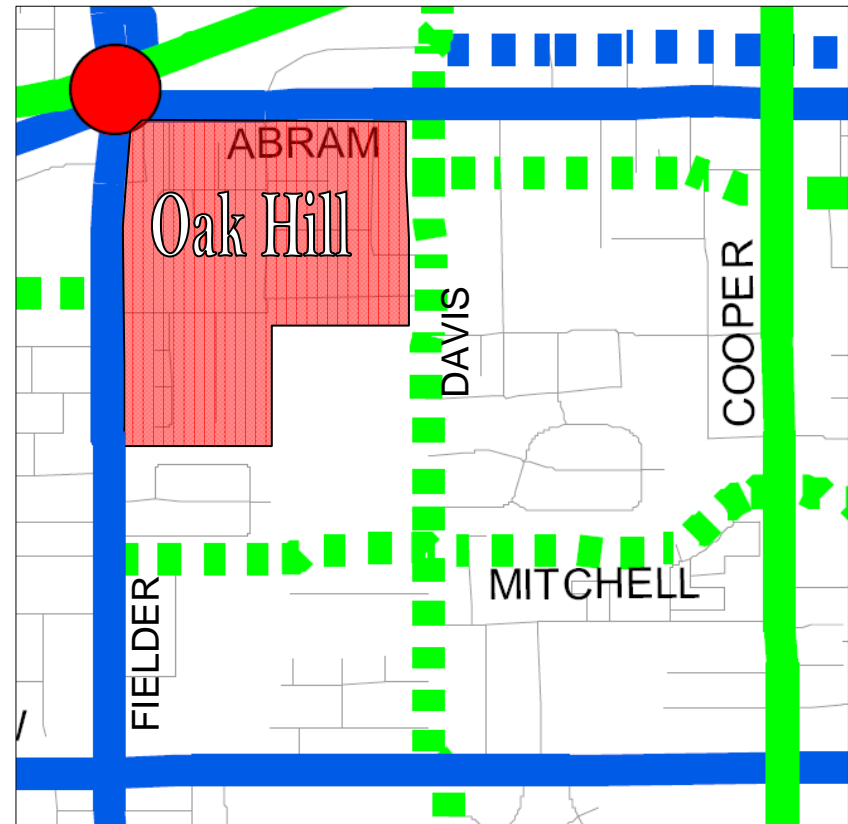
The Arlington Thoroughfare Development Plan (TDP) contains a hierarchy of roadways, each of which is intended to serve defined needs with a specific balance between movement and access. The elements of the plan include freeways, strategic regional arterials, major arterials, minor arterials, collector streets and veloweb (bicycle). The plan was created with a computer model of daily traffic volumes for the year 2025 using projected growth trends, patterns and land uses. Using the existing thoroughfare street segments as a base, a network of roadway elements was developed to serve projected demands while maintaining acceptable levels of circulation and congestion.

The Oak Hill neighborhood is bordered on three sides by roadways shown on the plan: West Abram Street, South Fielder Road and South Davis Drive.

The City's Comprehensive Bikeway Plan is a component of the Thoroughfare Development Plan. It represents efforts to identify and address bikeway facility needs in the community. One of the goals is to provide a system that links residences, employment centers, schools, parks and transit facilities to promote the use of bicycles as an alternative mode of transportation.

West Second Street is identified as a bicycle route on the bikeway plan. It provides a route that connects to Norwood Drive, which serves as a route from points in west Arlington. The route ends at Davis Drive, on the western edge of the UTA campus.

Thoroughfare Plan Roadways		
Roadway	TDP Classification	Typical Design
Abram Street	Minor Arterial	4 lane divided 90' r.o.w.
Fielder Road	Minor Arterial	4 lane divided 90' r.o.w.
Davis Drive	Major Collector	4 lane undivided 70' r.o.w.



Source: Public Works & Transportation Department

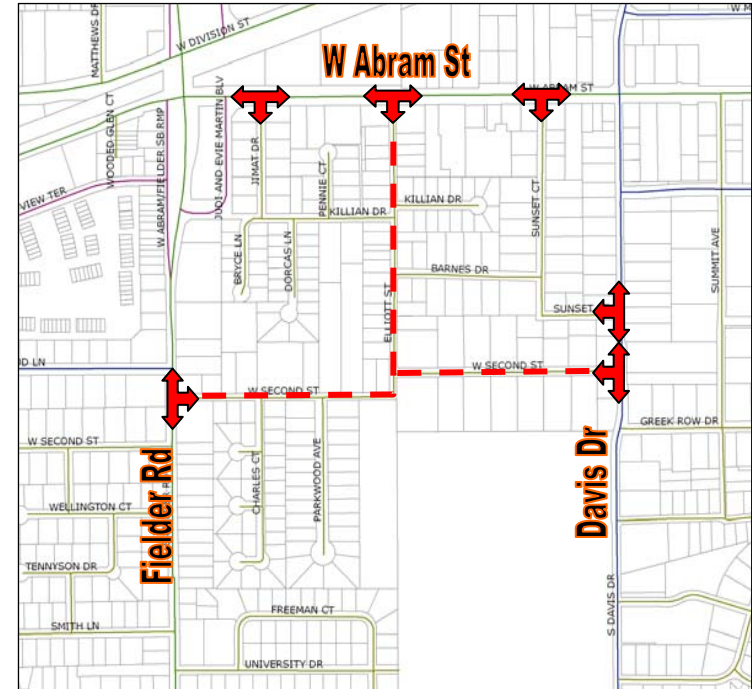
Points of Access to the Neighborhood & Traffic Flow

There are several points of access from the surrounding street grid into the neighborhood. Three points of access are located on West Abram Street at Jimat Drive, Elliott Street and Sunset Court. Two points of access exist on South Davis Drive at Sunset Court and West Second Street.

There is only one point of access on South Fielder Road at West Second Street. This intersection has restrictions on left turns from South Fielder Road. Left turns are prohibited between 7-9 a.m. and 4-6 p.m. on weekdays. A traffic signal at this intersection is preferred by the neighborhood, but current traffic control guidelines do not warrant a signal at this location.

Elliott Street is the only north-south street that connects to West Second Street. West Second Street is the only east-west through street, connecting South Davis Drive and South Fielder Road.

The intersection of West Abram Street and South Fielder Road is a grade-separated intersection. The South Fielder Road bridge, constructed in 1974-1975, carries north and southbound traffic over West Abram Street, the UP Railroad and West Division Street (U.S. 180). Access to West Abram Street from South Fielder Road is available from Judi and Evie Martin Boulevard, which runs adjacent to the Fielder Museum property.



Traffic Counts

Traffic counts on several streets surrounding the neighborhood are available, but counts within the neighborhood are not. 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. No adjustments are made for seasonal, day of week, construction, accident or other trends. The table to the right shows traffic counts from 2004-2006 on selected streets.

Traffic Counts			
Street	2004	2005	2006
South Fielder Road (south of West Mitchell Street)	23,093	22,032	22,099
West Abram Street (between Elliott Street and Sunset Court)	8,150	11,336	7,802
West Mitchell Street (west of Davis Drive)	6,744	3,356	6,097

The Central Sector Plan indicates that the volume capacity of South Fielder Road, between West Park Row and West Abram Street, is 24,000 vehicles per day. The Plan also notes that West Abram Street, between South Cooper Street and South Fielder Road, has a volume capacity of 28,000 vehicles per day. Both streets were operating under capacity based on 2006 traffic counts. Volume capacity data was not available for Mitchell Street.

Office Development on West Abram Street

The following is a list of the businesses located on West Abram Street and South Davis Drive as of October 2007.

West Abram Street office development		
Address	Tenants	Type of Business
1202 Abram St W	vacant	vacant
1204 Abram St W	Donna M. Goodrich, Ph.D.	Psychologist office
	R. Jon Leffingwell	Psychologist office
	Beth A. Maxwell, Ph.D.	Psychologist office
1206 Abram St W	All American Awards	Trophies, plaques and awards store
1210 Abram St W	Lone Star House of Quilts	Quilt shop
1300 Abram St W	Roger D. Allen, Attorney at Law	Attorney office
1304 Abram St W	Madearis Studio	Photography studio
	Michael Phillips, Attorney at Law	Attorney office
1306 Abram St W	SBM Ltd.	General business office
1320 Abram St W	Alliance for Children	Children's advocacy center
1400 Abram St W	Hill Gilstrap	Attorney office
1404 Abram St W		
1408 Abram St W	Hill Gilstrap	Attorney office
	Rattikin Title Company	Title company
1500 Abram St W	Respiratory Associates of Texas	Medical staffing and continuing education agency
1600 Abram St W	vacant	vacant
1616 Abram St W	Fielder Museum	Cultural organization
304 Elliott St	Pars Academy	Cultural organization
600 Davis Dr	Institute of Religion – Church of Jesus Christ of Latter-Day Saints	Religious education

Source: Community Development & Planning Department



Gas well drilling

Gas drilling and production has taken place in Arlington since 2006. By September 2007, the City of Arlington had approved 31 gas well permits and issued 16 permits. Also, a comprehensive revision to the gas drilling and production ordinance was completed in October 2007. The City provides public information related to gas well drilling on its website at www.arlingtontx.gov/planning/gas_drilling.html.

The University of Texas at Arlington partnered with Carrizo Oil and Gas, Inc., for the exploration and development of natural gas on campus property. The University held a forum on August 8, 2007, to present information on gas drilling plans for the campus and to answer questions from the public. As of December 2007, seismic research was completed and drilling on a site at the southeast corner of the campus was commenced. The University maintains public information related to these activities on its website at www.uta.edu/naturalgas.

Some residents in the Oak Hill neighborhood expressed concerns about gas drilling in the city and on the UTA campus. Several signs and banners opposing gas drilling were placed in yards and on fences in Oak Hill and in surrounding neighborhoods.



INTERNAL INFLUENCES ON NEIGHBORHOOD

This section examines some of the internal factors as they relate to the Oak Hill neighborhood area.

Building construction

No new housing construction has occurred in the neighborhood over the last two years. A building permit for a new single family house was submitted in 2007 for property at 1401 West Second Street. Most building permits were issued for remodels or alterations to existing houses, and for portable buildings and fences.

Demolition permits for two properties were issued in the last two years. Houses were demolished at 1209 and 1505 West Second Street, and the properties are presently vacant.

If a building is determined to be 50 years of age or older, the demolition or relocation of a building is automatically stayed for a period of up to 30 days to allow the Landmark Preservation Commission an opportunity to determine whether the building or structure is historically significant. This requirement of the City Code potentially affects a large number of houses in the Oak Hill neighborhood. The following subdivisions, on average, have homes 50 years of age or older: Elliott, Robert Fielder, Iondale, Jerry Jordan, North Oak Hill Acres, Oak Hill Acres, Summit Grove, Vellenga Acres and Wilemon.

Land use

Land uses contribute to the character of the neighborhood. The 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 the neighborhood's character.

The properties along West Abram Street are transitioning from residential uses to office and service oriented businesses. Many of the businesses have kept the existing residential structures to use for business purposes, while new buildings have been constructed to mimic the residential appearance.

Lot Splits

In March 2007, the Planning and Zoning Commission denied a replat of Lot 8R, Oak Hill Acres Addition. This property is located at the northeast corner of West Second Street and Elliott Street. The property owner proposed to divide the property into two lots to construct two residences. The Commission found that the subdivision of the lot was not consistent with the existing lots in the neighborhood.



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 a better place to live, work and play. Compliance with these standards can reduce vandalism, deter crime, maintain property values and prevent deterioration of a neighborhood.

One of the strategies identified by the Plan is to provide incentives to reduce property code violations. This strategy ties into one included in the Central Sector Plan that “encourages neighborhoods to participate in improving the looks of their neighborhood.” The strategies help improve the aesthetics of the area, and provide an opportunity for neighbors to come together in a concerted effort.

Road conditions & Infrastructure

Several streets within the neighborhood are proposed for mill and overlay in 2008. These streets include Barnes Drive, Charles Court, Elliott Street, Killian Drive, Killian Court, Parkwood Avenue, Pennie Court and West Second Street. The Public Works & Transportation Department will contact property owners several weeks before construction starts to explain the project.

Micro-surfacing, micro-sealing and asphalt overlays improve mobility, extend the life of pavement and seal the surface of the street to prevent moisture buildup and deterioration.

Low water pressure was identified by several residents as a problem in the neighborhood as part of the survey.



Sidewalks

There are no sidewalks on the interior streets within the neighborhood and limited sidewalks along the perimeter streets.

The neighborhood assessment survey indicated that 83% of the respondents do not see a need for sidewalks within the neighborhood. Residents that attended the August 9, 2007, neighborhood meeting expressed support for construction of sidewalks along the perimeter streets of Fielder Road, West Abram Street and Davis Drive.

Social Network & Community Services

The Oak Hill neighborhood is not an incorporated neighborhood association. On November 12, 2007, the Board of the Arlington Historical Society, which is based at the Fielder House museum, formed a partnership with the Oak Hill neighborhood. Geraldine Mills, director of the Arlington Historical Society, worked with the neighborhood group on this project, and the Board agreed to be a 501(c)(3) sponsor for the Oak Hill neighborhood for the purpose of neighborhood matching grant applications made to the City of

Arlington. The partnership will also allow the neighborhood to assist the Society in making applications for future grants related to the Fielder House.

The residents have identified a goal to create a community watch organization, and are currently working toward achieving that goal. An informational meeting was held on November 17, 2007, at the outdoor courtyard area at Hill Gilstrap offices on West Abram Street. Officer Douglas Glotfelty and Lieutenant Jerry Hataway of the Arlington Police Department presented information about the police department and explained how to organize a community watch group. They also provided crime prevention tips and answered questions from the residents about crime in and around the area.

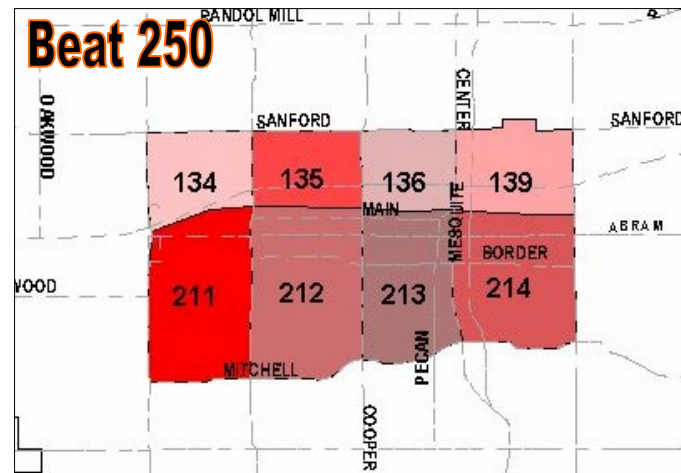
Crime Rates and Police Protection

The Arlington Police Department divides the city into several geographic subsets. First, the city is divided into four districts: North, East, South and West, with deputy chiefs assigned to each district. Each district is then divided into police sectors. There are 9 sectors within the city, with a lieutenant assigned to each. Police sectors are further divided into police beats. A sergeant and uniformed officers are assigned to each of the beats. Finally, the city is divided into police reporting areas to handle service calls.

The Oak Hill neighborhood area is located in the North District, Sector K, Beat 250 and Police Reporting Area 211. Beat 250 is shown in the map on this page. The table below shows the number and types of selected police calls for the Oak Hill neighborhood area between June 2, 2006, and July 5, 2007.

Police Calls	
Call Type	Number
Abandoned Vehicle	1
Accident – Hit and Run	4
Accident – Major	3
Accident – Minor	1
Alarm – Residential	5
Assault – Aggravated	1
Assault – Domestic	1
Burglary of a vehicle	3
Burglary – Residential	6
Criminal Mischief Report	5
Driving While Intoxicated	1
Fraud	1
Runaway	1
Sexual Assault Report	1
Theft /Theft of a motor vehicle	0
Threat/Harassment	2

Source: Arlington Police Department



Fire Protection

The Oak Hill neighborhood is primarily served by Fire Station No. 1, located at 401 West Main Street. A portion of the neighborhood is in the service area of Fire Station No. 3, located at 1820 South Fielder Road.

Fire Station No. 3 was built in 1956. In December 2007, the construction of a new facility started with the demolition of the existing station. The new station will be larger with more room to house additional fire service equipment. The fire station will have a community assistance room, which will allow them to further expand community outreach programs such as blood pressure screenings and fire safety information.

Station No. 3 and its crew members have relocated to Fire Station No. 14 at 2000 West Green Oaks Boulevard. Other nearby stations are also assisting with coverage of Fire District No. 3, along with additional support from the Pantego Fire Department



Effective 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 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)*

Educational Resources

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

Both Swift Elementary and Bailey Junior High were rated “Recognized” by the Texas Education Agency for the 2005-2006 school year. Arlington High School was rated “Academically Acceptable” for the same year.

Arlington Public Schools in Oak Hill neighborhood				
School	Location	Year Built	Enrollment May 2007	Percent Minority
Swift Elementary	1101 South Fielder Road	1973	584	55.6%
Bailey Junior High	2411 Winewood Street	1968	789	45.8%
Arlington High	818 West Park Row Drive	1956	2,580	44.8%
Arlington ISD totals			63,050	68.6%

Source: Arlington Independent School District

Parks and Recreation

There are no public or private parks located in the neighborhood. The closest parks are Fielder Park and College Hills Park, both of which are neighborhood parks. Many of the survey respondents indicated they visited these two parks. The other park most often mentioned as visited was River Legacy. Walking and jogging trails, biking trails, playgrounds and passive open areas were noted by survey respondents as useful and desired parks facilities.

O.S. Gray Park, a 20-acre park located west of the neighborhood on West Abram Street, is presently undeveloped. Bond funds in the amount of \$200,000 were approved in 2005 to begin development of the park. The development of the first phase of the O.S. Gray Natural Area is expected to begin in fiscal year 2008, and will include a parking lot, walking trail and pavilion.

Park Facilities near Oak Hill neighborhood			
Park	Location	Size	Amenities
Fielder Park	1100 South Fielder Road	6 acres	Playground, picnic area, restrooms, facility lighting, tennis, basketball, grills
College Hills Park	151 University Drive	1 acre	Picnic area, playground, basketball, practice field
O.S. Gray Park	2021 West Abram Street	20 acres	Nature area

Source: Parks & Recreation Department *Guide to Arlington Parks*

Historic Resources

The Central Sector Plan identifies a need to preserve historic buildings. Specifically, the Plan calls for encouraging the City to provide incentives for preserving historic structures and educating the public on Arlington’s historic structures.

In 1987, the City hired Hardy-Heck-Moore to survey and document historical sites in Arlington. The survey was updated in September 2007 by Komatsu Architecture, in conjunction with the Community Services Department. The survey, title *Arlington Historic Resources Survey Update*, includes “the identification, documentation, and assessment of pre-1960 buildings, structures, neighborhoods and object in Arlington that possess architectural, historical and cultural value.”

Sites were evaluated for their preservation importance based on the following criteria. The descriptions are taken directly from the study text. Overall, the study assigned high priority ranking to 190 properties, medium ranking to 244 properties, and low ranking to 257 properties.

High priority. Property has either been subject to previous historic designation on a local, state or national level or has the best potential for such designation because of their relative architectural, historical or cultural significance. Properties contribute significantly to local history or broader historical patterns and are considered to be the most significant resources within the city.

Medium priority. Include properties that are not eligible for individual historic designation because they possess only a moderate level of significance for their physical attributes and/or historical associations. Though not identified as

architecturally significant, these properties are valuable resources that add to the area’s overall character and contribute moderately to local history or broader historical patterns.

Low priority. Properties in this category are not considered individually eligible for historic designations because they represent typical examples of more recent common local building forms, architectural styles or plan types with no known historical associations.

Thirty-two properties in the Oak Hill neighborhood were identified and evaluated as to their preservation importance. These properties are shown in the table below.

Historic Resources			
Address	Date	2006-07 Survey Priority	1987 Survey Priority
1200 W Abram St	ca. 1940	Low	Low
1204 W Abram St	ca. 1940	Medium	N/A
1206 W Abram St	ca. 1930	Medium	High
1210 W Abram St	ca. 1915	High	High
1300 W Abram St	ca. 1925	Medium	Medium
1500 W Abram St	ca. 1935	Medium	Low
1616 Abram St	ca. 1914	High	High
408 S Davis Dr	ca. 1941	Low	N/A
410 S Davis Dr	ca. 1941	Low	N/A
412 S Davis Dr	ca. 1941	Low	N/A
602 S Davis Dr	ca. 1940	Medium	N/A
604 S Davis Dr	ca. 1940	Low	N/A
501 S Fielder Rd	ca. 1940	Medium	N/A
503 S Fielder Rd	ca. 1939	Medium	N/A
613 S Fielder Rd	ca. 1940	Low	N/A
617 S Fielder Rd	ca. 1940	Medium	N/A

Historic Resources			
Address	Date	2006-07 Survey Priority	1987 Survey Priority
619 S Fielder Rd	ca. 1940	Medium	N/A
621 S Fielder Rd	ca. 1940	Medium	N/A
623 S Fielder Rd	ca. 1940	Medium	N/A
713 S Fielder Rd	ca. 1940	Low	N/A
216 Pennie Ct	ca. 1925	Low	Low
1204 W Second St	ca. 1940	Medium	N/A
1206 W Second St	ca. 1941	Low	N/A
1207 W Second St	ca. 1939	Medium	N/A
1209 W Second St	ca. 1942	Medium	N/A
1304 W Second St	ca. 1941	Medium	N/A
1308 W Second St	ca. 1941	Medium	N/A
1309 W Second St	ca. 1941	Medium	N/A
1312 W Second St	ca. 1941	Medium	N/A
1502 W Second St	ca. 1925	High	High
1601 W Second St	ca. 1925	Low	Low
1607 W Second St	ca. 1925	High	High

Source: Arlington Historic Resources Survey Update, September 2007

The survey also focused on subdivision development that took place in the years immediately following World War II. Subdivisions established between 1945 and 1960 were identified and rated on the same three-tier system used for structures using criteria that included characteristics of design or layout, distinctive aspects of landscape design, and the presence of community facilities such as schools and stores.

Five subdivisions in the Oak Hill area were included in the inventory of post-war subdivisions. Wilemon Subdivision (Parkwood Avenue) was ranked as a high-priority subdivision. Of the remaining four, Robert Fielder and Summit Grove were ranked as medium priority, and Jerry Jordan and O. Medlin were ranked as low priority.

John M. Elliott home (1210 West Abram)

John M. Elliott and his wife, Sally Russell Elliott, purchased this home on West Abram Street. Elliott was a director of the Citizens National Bank at the corner of Main and Center. Built around 1913, this home is an outstanding example of a hipped roof bungalow with classical influences. The porch and entry detailing are especially noteworthy, as is the cross-hatched wood that adorns the windows. (*Arlington Landmark Preservation Commission*)

The building is currently the home of Lone Star House of Quilts.



Fielder House (1616 West Abram)

The Fielder House was built in 1914 by prominent banker James Park Fielder and wife, Mattie. Fielder was an Arlington commissioner and served on the original board of the present UTA. This two-story brick Prairie-style home was built on a 215-acre site surrounded by live oaks, orchards and gardens. Once known as "Home on the Hill," today it is the home of the Fielder Museum, the Arlington Historical Society and the Arlington Preservation Foundation. The Fielder House has a Texas Historical Marker on the site, and it is a Registered Texas Historic Landmark. (*Arlington Landmark Preservation Commission*)



Chapter 4

Implementation Program Conservation District Overlay Neighborhood Design & Character Recommendations Funding Resources Amendments



General Implementation Strategies

The residents of the Oak Hill neighborhood have taken an important step in shaping the future of their local community. The Oak Hill 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 residents.

The following are general recommendations for the implementation of the Oak Hill neighborhood plan.

Development Policy. The City Council should adopt the neighborhood plan as the official City policy for evaluating development proposals within the boundaries of the neighborhood. The plan should also be used as a guide in reviewing development proposals in areas adjacent to the neighborhood.

Implementation Program. The Implementation Program included in this chapter contains summaries of the goals and strategy statements from this neighborhood plan, time frames in which the task should be initiated and possible outside partners and resources to assist in implementation. Through this effort, the City of Arlington is able to budget for any necessary expenditure 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.

Conservation District Overlay. In order to implement the goals and objectives of the Oak Hill Neighborhood Plan and specific neighborhood design and character standards, the Plan recommends that a conservation district overlay be established in four areas within the Oak Hill neighborhood. These areas are located within the boundary of the planning area.

Neighborhood Design and Character. Neighborhood design and character recommendations are also included in this chapter. Their purpose is to identify desired standards and guidelines that assist in preserving the critical design features of the various areas in the neighborhood. These design features could be enacted in a more formal framework through the use of a conservation district overlay, as described in the City of Arlington zoning ordinance.

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

Amendments. An integral part of implementation is a procedure for revision. The goal and policy-oriented nature of the plan will reduce the revisions needed but changing circumstances will, nonetheless, mandate revision from time to time. To accommodate such changes an orderly procedure is necessary. A suggested procedure for amending the Plan is included in this chapter.

Implementation Program

Listed below are selected goals and strategies that can be refined into more specific targeted actions for implementation. Some goals and strategies are policy oriented and included in the next section. The time frame identified below is the recommended time in which the actions should be initiated. Also listed below are possible agencies or outside resources with which the neighborhood could partner with or seek other assistance through to implement the actions.

Goals / Strategies	Targeted Actions	Time Frame	Partners / Resources
1. Create a safe environment for families			
1.A <u>Implement a crime watch program</u>	Coordinate with Arlington Police Department to create crime watch program in the neighborhood	Fall 2007	City - Police
1.B <u>Improve streets and lighting</u>	Correct ponding water at Sunset Court and Barnes Drive by using City of Arlington Ponding Program	Fall 2007	City - Public Works & Transportation
	Address drainage issues at Parkwood Avenue intersection with West Second Street by using City of Arlington Ponding Program	Fall 2007	City - Public Works & Transportation
1.C <u>Incorporate aesthetic methods of traffic control to reduce speeding</u>	Redirect traffic at West Second Street and Elliott Street using one-way turns	Spring 2008	City - Public Works & Transportation Arlington Tomorrow Foundation grants
	Add decorative street lighting with directional signs at West Second Street and Elliott Street intersection, possibly using UTA streetlamp design	Summer 2008	Oncor UTA Administration Arlington Tomorrow Foundation grants
1.D. <u>Provide incentives to reduce property code violations</u>	Introduce a “yard of the month” recognition program	Summer 2008	Neighborhood newsletter
	Make use of local free labor, such as YMCA teens, church organizations and UTA social and service fraternities and sororities to assist those in need with property maintenance	Ongoing	YMCA of Arlington UTA Greek Life Local churches
	Partner with City of Arlington Community Services department for neighborhood improvement projects	Fall 2007	City - Community Services City - Neighborhood Matching Grant program
	Allow teen court to assign community service projects in the neighborhood	Ongoing	City - Municipal Court City - Teen Court
	Encourage residents to join the City of Arlington Code Ranger program	Fall 2007	City - Community Services
2. Protect property values and enhance quality of life			
2.A <u>Ensure the primary land use is single family detached dwellings</u>	Strengthen relationships with absentee landlords through communication and sharing neighborhood plans	Summer 2008	Neighborhood newsletter Steering Committee
	Inform code enforcement of violations regarding the number of unrelated people living in a dwelling and junk or inoperable cars parked in the street	Ongoing	City - Community Services
	Encourage property owners to park in driveways only or on surfaces allowed by City codes	Summer 2008	Neighborhood newsletter

Goals / Strategies	Targeted Actions	Time Frame	Partners / Resources
2.B <u>Acquire new signage for streets</u>	Design a new logo to represent the neighborhood, possibly through a design contest	Spring 2008	UTA Art+Art History Department Arlington Historical Society
	Create new street signs for all streets using the new logo	Spring 2008	City - Neighborhood Matching Grant program City - Public Works & Transportation Arlington Historical Society
2.C <u>Bury existing utility lines</u>	Investigate the costs and timing, discuss with neighborhood residents and coordinate any plans with TXU and City of Arlington	Fall 2008	Oncor City - Public Works & Transportation
2.D <u>Create new green spaces and a neighborhood park</u>	Form partnership with UTA to purchase the house and property west of Maverick Stadium and fronting on West Second Street and develop property as a neighborhood park and gathering place	Fall 2008 / Winter 2009	UTA Administration Grant funding
	Use grant funding opportunities (local, state and national) to develop the property as a neighborhood park with landscaping, walking trail, lighting and benches	Fall 2008 / Winter 2009	UTA Administration Grant funding
3. Preserve the historic and unique character of the neighborhood			
3.A <u>Celebrate the area's diversity and heritage with annual gatherings</u>	Choose dates for biannual gatherings	Fall 2008	Neighborhood newsletter Steering Committee
	Develop a schedule and format for gatherings, such as "come dressed as your home's original owner" or "have each street choose a theme and serve as hosts"	Fall 2008	Neighborhood newsletter Steering Committee
3.B <u>Document the history of the area and its former residents</u>	Publish the neighborhood history	Fall 2007 Fall 2008	Neighborhood Plan Neighborhood newsletter Arlington Historical Society
	Create a neighborhood tree, like a family tree, with streets for branches to show residents the history of ownership of each house	Fall 2008	Neighborhood newsletter Arlington Historical Society
3.C <u>Protect the native trees, post oaks and black jack oaks</u>	Hire an arborist or partner with UTA School of Architecture to do a tree study in the neighborhood, establishing specimens and ages of trees	Summer 2008	UTA School of Architecture International Society of Arboriculture
	Create a directory of arborists for future trimming of trees	Fall 2008	Neighborhood newsletter Steering Committee International Society of Arboriculture
3.D <u>Ensure that the subdivision of large lots, infill development and new construction are consistent with the scale of the area</u>	Using building permit and tax roll information, determine setbacks, lot size, building heights, lot coverage and average home size for each street in the area	Fall 2007	Neighborhood Plan City - Community Development and Planning
	Work with the City's permit department to implement guidelines for new construction through the use of a Conservation District Overlay	In progress	City - Community Development and Planning Conservation District Overlay

Goals / Strategies	Targeted Actions	Time Frame	Partners / Resources
4. Strengthen the relationship with the University of Texas at Arlington and the City of Arlington			
4.A <u>Encourage residents to attend and participate in UTA events</u>	Work with UTA to provide discounts for local residents to festivals, the Maverick Activities Center, the Planetarium and fine arts events	Summer 2008	UTA Student Affairs
	Purchase a block of tickets for residents for UTA weekend events, such as the Texas Scottish Festival and Highland Games, winter celebration, sporting events and other happenings	Summer 2008	UTA Student Affairs
	Volunteer with UTA during Special Olympics	Spring-Summer 2008	UTA Volunteers Special Olympics Texas
	Establish a neighborhood newsletter for the dissemination of neighborhood news and events and publication of the area's history	Spring-Summer 2008	UTA Department of Communication Neighborhood newsletter Steering Committee
4.B <u>Establish a neighborhood plan recognized by the City of Arlington</u>	Volunteer steering committee work with City officials to write plan for neighborhood	COMPLETED	Steering Committee City - Community Development and Planning
	Present plan to the Planning & Zoning Commission and City Council for adoption	COMPLETED	Steering Committee City - Community Development and Planning
4.C <u>Prevent the encroachment of businesses into residential areas</u>	Establish a relationship and meet with local business owners to share concerns and expectations about the neighborhood area	Ongoing	Steering Committee
	Establish boundaries for business encroachment into the neighborhood	Fall 2007	Neighborhood Plan
	Report any code violations to the City	Ongoing	City - Community Services
4.D <u>Work with the City of Arlington and businesses to improve aesthetics and parking</u>	Carefully located business driveways and parking areas with respect to adjacent residential development		City - Community Development and Planning
	Establish tow-away zones where necessary		City - Public Works & Transportation

Conservation District Overlay

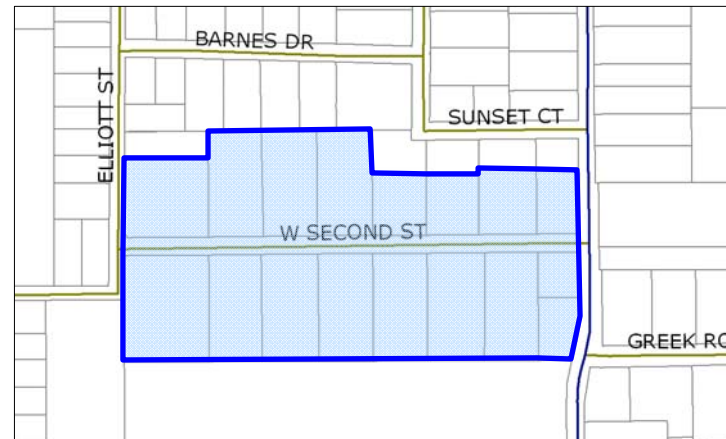
In order to implement the goals and objectives of the Oak Hill Neighborhood Plan and specific neighborhood design and character policies, it is recommended that a Conservation District Overlay be established for certain areas within the Oak Hill neighborhood. These areas are located within the boundary of the planning area. The four identified areas are described below, and suggested standards are included with the description.

It is important to note that the adoption of the Oak Hill Neighborhood Plan does not actively implement the recommendations for the conservation district overlay areas. Each area must meet the conditions and application requirements contained in the Arlington Zoning Ordinance, including but not limited to property owner participation, public notice and public hearings.

The intent of a conservation district overlay for the Oak Hill neighborhood is not to make any existing property or lots non-conforming. The regulation would apply only to the construction of new houses, additions to existing houses and newly created lots.

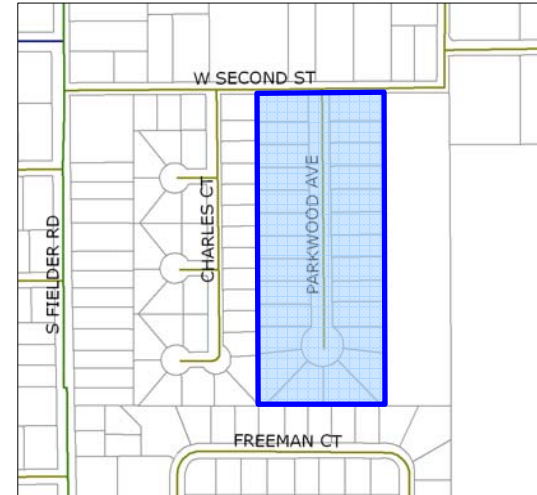
West Second Street

1. The minimum lot size should be 39,000 square feet (just less than one acre).
2. Front yard setbacks should be within ten (10) percent either direction of the median setback of all existing homes on the same side of the block face.
3. The maximum square footage of newly constructed single family residences should be no larger than 3,700 square feet.
4. The maximum building height should be thirty (30) feet or two stories.
5. The orientation of the front door entrance of a residence should be consistent with the majority of the existing homes on the block face. The front door entrance to the residence should face the street that is the official address of the lot.



Parkwood Avenue

1. The minimum lot size should be 13,500 square feet.
2. Front yard setbacks should be within ten (10) percent either direction of the median setback of all existing homes on the same side of the block face.
3. The maximum square footage of newly constructed single family residences should be no larger than 3,300 square feet.
4. The maximum building height should be thirty (30) feet or two stories.
5. The orientation of the front door entrance of a residence should be consistent with the majority of the existing homes on the block face. The front door entrance to the residence should face the street that is the official address of the lot.



Charles Court

1. The minimum lot size should be 9,500 square feet.
2. Front yard setbacks should be within ten (10) percent either direction of the median setback of all existing homes on the same side of the block face.
3. The maximum square footage of newly constructed single family residences should be no larger than 3,600 square feet.
4. The maximum building height should be thirty (30) feet or two stories.
5. The orientation of the front door entrance of a residence should be consistent with the majority of the existing homes on the block face. The front door entrance to the residence should face the street that is the official address of the lot.



South Davis Drive

1. The minimum lot size should be 18,000 square feet.
2. Front yard setbacks should be within ten (10) percent either direction of the median setback of all existing homes on the same side of the block face.
3. The maximum square footage of newly constructed single family residences should be no larger than 3,100 square feet.
4. The maximum building height should be thirty (30) feet or two stories.
5. The orientation of the front door entrance of a residence should be consistent with the majority of the existing homes on the block face. The front door entrance to the residence should face the street that is the official address of the lot.



Neighborhood Design & Character Recommendations

Neighborhood design and character recommendations 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 various areas in the neighborhood. The 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 requirement for property development within the Oak Hill neighborhood area. Rather, they convey the vision expressed by the residents for the future of the neighborhood. These design features could be enacted through the use of a conservation district overlay, as described in the Arlington Zoning Ordinance and referenced in this document.

Residential Construction

- The front door entrance to the residence should face the street that is the official address of the lot.
- The material used on the exterior walls of the houses is encouraged to generally 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.
- Houses should not exceed thirty (30) feet or two stories in height.
- To maintain a balanced pattern of housing sizes along a street, the maximum square footage of newly constructed single family residences is encouraged to be no larger than two-times the average size of the existing average square footage established in 2007. This baseline is displayed in the table to the right, and is based on data obtained through the Tarrant Appraisal District in 2007.

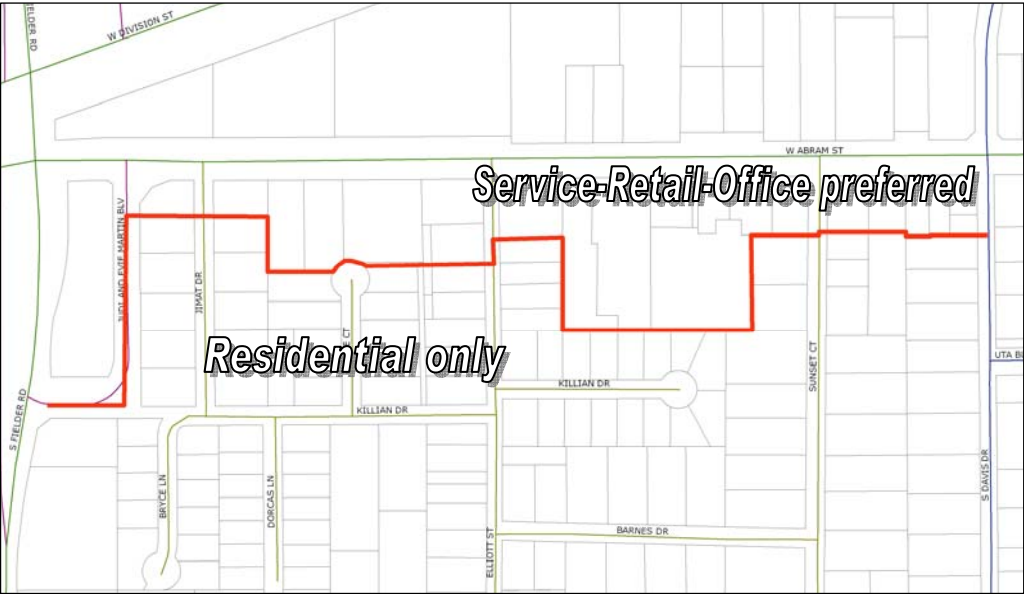
Maximum New House Size Recommendations		
Street	Average House Size (sq ft)	New House Size (sq ft)
Abram St	2,658	5,316
Barnes Dr	1,556	3,112
Bryce Ln	2,287	4,574
Charles Ct	1,780	3,560
Davis Dr	1,553	3,106
Dorcas Ln	2,431	4,862
Elliott St	1,204	2,408
Jimat Dr	1,783	3,566
Killian Dr	1,483	2,966
Parkwood Ave	1,660	3,320
Pennie Ct	1,403	2,806
W Second St	1,828	3,656
Sunset Ct	1,965	3,930

Infill Development

- The development of vacant property within the interior of the neighborhood should be single family residential.
- The development of vacant property along West Abram Street should be encouraged to develop as service, retail and office uses, as described in the Central Sector Plan. All new buildings should be constructed with a residential architectural character.
- The teardown of existing residences solely for the purpose of constructing a new larger residence is discouraged, especially if the new residence is out of scale with the existing houses on the block face.
- Renovations to and expansions of existing homes are encouraged, especially when the renovation or expansion is consistent with the style, form and structure of the existing or original structure.

Land use

- The predominant land use within the neighborhood should be detached single family residential.
- Service, retail and office uses on West Abram Street should be limited on the amount of penetration in the single family area of the neighborhood. The recommended boundary is shown by the red line on the map below. A Central Sector Plan strategy supports the development of these uses in this area given its location near UTA and Downtown. This development trend is also making use of older homes in the area.



Lot requirements

- Lots should conform in width, depth and area to the predominant pattern established by the existing lots located on the same block, having due regard to the character of the area.
- Front yard setbacks should be within ten (10) percent either direction of the median setback of all existing homes on the same side of the block face.

Signs

- Neighborhood identification signs should be designed and added to all street signs in the neighborhood. Funds for this project should be sought through the City of Arlington Neighborhood Matching Grant program.

Streetscape

- Preferred front yard fence materials include picket-style fences, non-solid wood construction or ornamental iron. Chain link fences are discouraged in front yard locations, but are appropriate for rear yards.
- The preservation of trees in the neighborhood is highly encouraged. The primary species include post oaks, black jack oaks, pecans or otherwise healthy native trees. Other appropriate species are noted in the landscape section of the City of Arlington Zoning Ordinance.
- Tree-lined streets are very desirable in the neighborhood. Property owners are encouraged to plant trees in front yards to enrich the appearance of the streets within the area.

Transportation

- Sidewalks should be constructed on the perimeter streets of the neighborhood. These streets are South Fielder Road, West Abram Street and South Davis Drive. The construction should conform to the standards contained in the City of Arlington Design Criteria Manual.
- Driveways for business and non-residential properties should only be constructed on perimeter streets, if practicable. If a driveway must be located on an interior street, care should be taken to minimize the affect on any adjacent residential property.
- Tow-away zones should be established where necessary or warranted within the neighborhood.

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.

Several of the strategies and issues identified in this plan may be candidates for future capital improvement projects, such as street and park improvements.

Street Maintenance Sales Tax. In January 2003, a 0.25-percent sales and use tax went into effect in Arlington. The sales tax is dedicated to the repair and maintenance of existing and aging streets. Funds go toward maintenance, rehabilitation and repair of public streets that existed at the time of the election. Micro-surfacing and asphalt overlays may be used, which could extend the life of pavement by five to seven years. These processes improve ride-ability, increase skid resistance and seal the surface of the streets to prevent moisture damage and deterioration.

Public Works & Transportation Department information indicates that in 2008, nine of the twelve streets in Oak Hill are proposed for milling and overlay.

Neighborhood Matching Grants. The Arlington's Strong Neighborhood Initiative (ASNI) strives to reinvigorate Arlington's neighborhoods and ensure sustainability by leveraging resources, increasing citizen participation and encouraging community stakeholder collaborations. ASNI's Neighborhood Matching Grants program gives neighborhood organizations the opportunity to implement public projects with City funds to be matched equally by a private source of funds, donated funds, labor and/or in-kind contributions.

In September 2007, the Oak Hill neighborhood steering committee, in partnership with the Arlington Historical Society, submitted two grant proposals to the Neighborhood Matching Grants program. The grant proposals were for street sign toppers and assistance with a neighborhood newsletter and website. The grant proposals were successful, and were awarded in November 2007 at the Neighborhood Summit.

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 will be 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.

In April 2008 the City of Arlington, as a partner with the Oak Hill neighborhood, received a grant for \$50,000 for beautification projects in the neighborhood. The grant would assist with the construction of sidewalks on South Davis Drive and the construction of a landscaped neighborhood entry sign on one of the bounding streets.

Amendments

The Oak Hill Neighborhood Plan is intended to be a dynamic document, and one that is responsive to the changing conditions within the neighborhood and Central Sector. As conditions 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 Oak Hill 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 in order to achieve a more clearly defined goal or objective which is the result of a work plan item.

The Plan should be amended by using the same process in which it was created. Residents of the neighborhood may request that City Council begin amending the Plan by submitting a petition to the Council. Also, the City Council may vote to initiate an amendment to the Plan.

After Council authorizes the amendment process, the Community Development and Planning Department begins the preparation of the changes with the steering committee appointed by the neighborhood. The committee will work with and advise the planners while they prepare the changes to the neighborhood plan. The planners, with the advice of the committee, will write draft recommendations which address the relevant issues and solve the problems that necessitated the changes.

Once the amendments are complete, the planners will arrange for the updated plan to have a public hearing before the Planning and Zoning Commission and the City Council. Before the hearing, a draft copy of the revisions will be mailed to all property owners in the area. The revised plan will remain an element of the City's comprehensive plan.

During the preparation of the plan, the following subject matters arose as topics of discussion. These subjects could be considered as future amendments to the plan.

- 1. In November 2007 at the Neighborhood Summit, residents from the University Hills subdivision expressed interest in being a part of the Oak Hill neighborhood planning area. The addition of this subdivision could be a future amendment to the plan.*
- 2. The area of the neighborhood adjacent to Fielder Road struggles with a unique set of circumstances related to traffic, noise, access and future development. Since many of these issues came to light towards the completion of the plan, it may be more appropriate to concentrate on these issues in more detail through a future amendment to the plan. This will allow the residents living on Fielder Road can participate in a more detailed study.*

Appendices

1. History of the Oak Hill neighborhood
2. Neighborhood Assessment Survey Questions
3. Selected Responses to Survey Questions
4. Responses to Open-Ended Survey Question
5. SWOT Issues and Rankings

1. History of the Oak Hill neighborhood

Researched and written by Tom Cogdell

The land on which we live is roughly the northwest quarter of the Owen Medlin league. Here is its description in the title granted April 14, 1856 by the State of Texas to Mathew J. Brinson, assignee of Owen Medlin.

In Denton District Tarrant County about nine miles (southeast) of Birdville, by virtue of Peters Colony Certificate Number 5 issued by the Clerk of the County Court of Tarrant County to said Medlin and by him transferred to the said Brinson, beginning at James Hyden's northwest corner at a stake, proceeding north one mile to a stake, west one mile to a stake, south one mile to a stake, and east one mile to the place of beginning.

Those stakes in the prairie were located in the document with respect to their distance and direction from landmark oaks, but the surveyor's path would now be described as "beginning at the intersection of Park Row and Cooper Street in Arlington, north on Cooper, west on Abram, south on Fielder and east on Park Row."

No value is given for the transfer of the patent. It might have been to settle a debt or for a few hundred dollars cash, but one can only wonder at the present value of the property.

To set the scene further, the Republic of Texas was short on money in the 1840s and made an empresario grant in 1841 to a group of American and English investors led by William S. Peters of Louisville, Kentucky. The grant was continued with additions during Texas' statehood. The Peters group was supposed to survey the Peters Colony land located in North Texas, advertise it, and settle it, 640 acres (one square mile) to a family. The families surrendered certificates awarded them for services to Texas, time of arrival in Texas or purchased from those who owned them.

Owen Medlin was a member of a group of pioneer settlers who came from Missouri and settled along the Tarrant-Dallas county line east of what is now Grapevine. They were founders in 1846 of

the historic Lonesome Dove Baptist Church. Owen Medlin possessed Robertson Third Class Certificate Number 1584 for 640 acres by virtue of the date of his arrival in Texas, and sold it 'unlocated' to Matthew J. Brinson. This gave Brinson the right to pick 640 acres of unoccupied land.

Captain Matthew Brinson was from Shelby County in East Texas, as was Colonel Middleton Tate Johnson. They served together in the Mexican War and on missions of the Texas Rangers. Brinson, who married Middleton Tate Johnson's daughter, Louisa, chose to locate Medlin's league where it is. Although Johnson's Station was thriving, it was not until the railroad came through that Hayterville was founded in 1875, and renamed Arlington in 1877.

The townsite centered where Center Street now crosses the railroad and extended one half mile in each direction. The Owen Medlin league was still in the country. Brinson himself made his homestead near the southeast corner of the present campus of the University of Texas at Arlington (UTA), where Trading House Creek meets Johnson Creek. He owned 140 acres there and 1120 acres further south reaching nearly to Johnson Station. Like many pioneers, he preferred to live in the woods of the Cross Timbers, near a source of water, and farm cotton on the blackland prairie. For a time he was in business in Fort Worth, but came back to Arlington in 1859. He was Mayor of Arlington 1881-1884 and 1889-1891.

The development of the northwest part of the Owen Medlin league can be learned from a title abstract by Elliott and Waldron Abstract Company, simplified as follows.

In a warranty deed from M. J. Brinson to Fred A. Brinson, Owen Medlin Lot 2, which was being transferred, was bounded by a line starting at the northwest corner of the Owen Medlin league (near the Fielder House), going south 645 varas (1/3 mile), east along a line which is the south boundary of those lots on West Second Street between Davis Drive and Elliott Street (adjoining the UTA stadium land), continuing along West Second Street east of Davis Drive to the west branch of Trading House Creek (at the UTA Indoor Swim Building), then northwest following the creek to its origin at Abram Street (just a low place on

Abram Street at The Tin Cup), and west on Abram to the Fielder corner, approximately 160 acres.

Subsequently, the 160 acres was repeatedly divided, part passing in 1872 back to M. J. Brinson, in 1873 to Jesse W. Hill, in 1876 to Mollie I. Gee and in February 1910 to James Park Fielder. Fielder, a banker who was Mayor of Arlington during 1909, built his house in the northwest corner in 1914 and operated a farm and orchard. He raised and sold chickens. Later, he and his wife, Mattie B. Fielder, took an active role in developing the neighborhood, filing a plat in 1925 along part of West Second Street near Elliott Street and naming it Oak Hill Acres. Eventually, they sold not only the lots in Oak Hill Acres, but also much of the rest of the acreage, some to other developers and some to individuals whose land has been passed on down to the present day as part of the Owen Medlin Survey.

On March 8, 1910, J. P. Fielder conveyed a 10-acre tract to Joe A. Elliott, who filed a plat for the Elliott Addition to Arlington, Texas. On September 30, 1922 he filed an affidavit correcting errors in the 1910 plat, thus making it the Revised Elliott Addition and mentioned Elliott Avenue, then in existence, as part of the tract. Mollie Gee had previously conveyed a 21-foot strip on the north to the public for what was described as the Arlington and Fort Worth Public Road. Joe A. Elliott and his wife Eliza, married in 1879, lived with his mother, Sarah, in the Johnson Station area in 1880. He was active in several other developments in Arlington and later had his homestead on a hill north of Division Street northwest of the Fielder House.

Wagon roads existed along the four boundaries of the Owen Medlin league as early as 1893. The Texas and Pacific Railroad right of way cut off a slice of the north boundary at the west edge when it was graded in 1876. The Northern Texas Traction Company (interurban) came through downtown Arlington in the middle of Abram Street beginning in June 1902. However, its track moved onto the north shoulder of Abram just west of Davis Street from there to its convergence with the railroad, where it curved to follow the south side of the railroad continuing west. Abram Street veered dangerously across both rail tracks at an acute angle, forming the notorious Death Crossing, named for the many train-automobile collisions that occurred there. A replaced crossing

further east that crossed the railroad perpendicular to its path was safer. Then the hazard was eliminated, as well as direct connection to Division Street, by the Fielder Overpass.

The first development within the neighborhood was in the Elliott Addition, though there is evidence for houses along Abram Street earlier. From deed records, Joe A. Elliott sold parcels to Martha R. Burke, Robert Carswell, Mrs. Mollie Poole, Ed M. Forlines and H. F. Moore between 1910 and 1930. Some of these were probably speculative ventures on the part of the purchasers, for some were for six lots, and tax records indicate that they were not taxed until later, when a structure was built. The first tax assessments were to Vernon Roberts, J. O. Hardie, Mrs. Olive Dawson, Mary Blanche Fowler, L. Thompson, W. B. Hiatt and Mary Griffith, James Knapp, Joe Delk and A.T. E. Haynes on the west side, lots 1-29 of Block 3 and part of Block 2. On the east side, on lots 2-30 in Block 4, were owners Mr. and Mrs. O. L. (Irma B.) Killian, J. O. Hardie, Everette L. Crabtree, Robert Carswell and J. G. Smith, V. A. Norman, W. M. W. Splawn, Maude M. Crouch, Bergman Produce Co. and W. T. Angell.

The times at which development of other parts of the neighborhood occurred can be roughly conceived by the filing dates for plats of the later developments.

Residents of the neighborhood who had an impact include the following:

Mollie I. Gee lived on the west end of Abram Street before 1893, where her house appears on the Sam Street map roughly opposite the Masonic Home. On the 1910 census she is a widow. She appears in the 1915 Arlington telephone directory.

James Park Fielder, Mattie B. and sons **James, Jr.** and **Robert** built the fine home in the northwest corner of the area beginning in 1914, but according to Geraldine Mills of the Arlington Historical Society divided time between living in Alvarado and Arlington until about 1920. They appear in the 1920 and 1930 census (occupation farmer) and in the 1942 Arlington telephone directory with RFD 2 given for the address.

The Arlington city limit on the west remained unclear on maps until a 1952 map shows it on Fielder Road.

Irma M. Barnes lived with her mother Ellie Barnes on Abram Street in 1930, while **Oscar L. Killian** lived with his father **Burwell W. Killian** nearby. They married that year and afterward were involved in real estate in the area. They platted the Summit Grove Addition on Barnes Drive and Sunset Court in 1947. Barnes Drive could not be completed to Elliott Street until they acquired lots 8-18 of the Elliott Addition, dedicated lot 10 to the city for the street, and turned houses on the corner lots from facing west to face Barnes Drive. On July 3, 1951, the young Mayor Tom Vandergriff signed notice of assessment of the cost of paving Sunset Court and Barnes Drive, gravel roads until then.

In deed restrictions for Summit Grove, one specification is that all houses must connect to city sewage, if available, and if not to a sanitary means of disposal. This suggests that services by the city were just becoming available. In 1942 the Killian's lived on Abram Street just east of Davis Drive.

Vernon Roberts is said to have personally built four houses on Elliott Street in the 1940s, all in the south part of the Elliott Addition.

The telephone listings give an undercount of people living in the neighborhood because a telephone was an expense that was a hardship for some during the 1930s and 1940s. However, compare the number of houses listed by street in 1942 with 1949.

- 1942: Abram Street (8): E. J. Bradley, H. Bailey Carroll, Mrs. Buena Davis, Les Dublin, Jr., George E. Jenkins, B. B. McBride, Mrs. Albert R. Parsons and J. P. Fielder.
West Second Street (2): G. L. Perkins, R. W. Tanner.
- 1949: Abram Street (8), West Second Street (2), Elliott Street (5), Parkwood Avenue (11), Sunset Court (3), Barnes Drive (2) and Davis Drive (2).

The explosive growth was just beginning, for the 1950s were years of strong growth, and in 1960 there were 11 telephone listings each on Elliott Street and Barnes Drive, for example. That is, they were fully developed.

Tarrant Appraisal District posts Official Public Records for properties in the county on their web site which includes a date of construction of each house. While the dates are correct for most homes, there are errors for many older homes built before 1947.

Before these records were computerized, the tax records were kept as tax assessor's cards, which are now in the Tarrant County Administration Building. These reveal the date on which older properties entered the tax records, owner's name at that time and deed record book and page for the transaction in which the property was acquired. The earliest date given may indicate that there was a house there, since that is likely when tax collection was enforced. It often coincided with division of a 6-lot space into four homesteads, especially on Elliott Street where lots were 50 feet wide and most houses are now on 75-foot frontages.

For some properties there may be a drawing of the home's footprint, dimensions, distance to the street, description of building materials, number of rooms, presence of plumbing and year built. For Elliott Street homes, the oldest in the neighborhood, considering only those for which the year of construction given ranges from 1923 to 1947 on the cards, the corresponding electronically stored date ranges from 1946 to 1952. After 1947, there is good agreement of dates given for each house. After the tax system was computerized, the tax assessor cards were no longer updated, so comparable details are not available for new houses.

It is clear that homes in the neighborhood span 80 years time and are built in a variety of styles, from bungalows on pier and beam foundations to attractive modern homes of conservative design on concrete slab foundations. There is no great disparity in size, but much individual character. This is no neighborhood of tract houses. With attractive trees and gardens and a sense of open space that the breezes can penetrate, it is quiet enough outdoors to hear the bells chime at Santa Maria Greta Church, the bands play at

Maverick Stadium, and the trains announce their approach to the Davis Drive crossing. It is a gracious place to live.

Information from Maps

Following are some observations about what is found on early maps and what was added later. Many of these maps were located in Special Collections at The University of Texas at Arlington (UTA), where generous help was provided by Kit Goodwin, Brenda McClurkin and Ben Huseman.

Map of Texas comprising the grant of the Texian Emigration and Land Company. J. M. Johnson, Richardson, Cornhill, London, 1843. (UTA)

This is a Township and Range map based on the point at the junction of the Elm and West Forks of the Trinity River, from which surveyors would in the future lay out their grid. Features shown are Dallas and Cedar Springs, a network of trails, Bird's Fort and a few land patents, mostly on the west bank of the Trinity south of Dallas.

Some creeks have their modern names, such as Fossil Creek and Five Mile Creek. However, the creeks through Arlington are called Caddo Creek (now Village Creek) and Trading House Branch (now Johnson Creek). The East Line of Cross Timbers is shown bisecting the future location of Arlington. The sections are numbered and it is possible to recognize that the Owen Medlin patent is Number 33 in Township 1S, Range 3W, based on identifying the west branch of Trading House Branch shown on the map as the creek now having its head in the Owen Medlin and passing through UTA on its way to Johnson Creek. That west branch is now called Trading House Creek.

Sam Street's Tarrant County. Texas Map Publishing Company, Fort Worth, Texas, 1893. (Tarrant County Archives)

This is a General Land Office (GLO) map of land patents to which a lot of information has been drawn in, towns and small communities, railroads, wagon roads in rural areas, homesteads with owner's names and rent houses as

unidentified small squares. In the margin are county officer's names, precinct numbers (Arlington 6, Johnson Station 7) and explanation of symbols used. The Matthew J. Brinson homestead is shown, near where the UTA southeast corner now is. The college is shown as a single building. The O. Medlin league is bordered by four wagon roads, contains one homestead (Gee) and seven rent houses, two along Abram and five dispersed, likely tenant houses near cotton fields.

From the center of Arlington and following the edge of the Cross Timbers is a wagon road reaching Johnson Station, now the route of Center Street, but Johnson Creek has the abbreviated name Station Branch.

Arlington and Vicinity, Topographical Map compiled by second year ROTC, North Texas Agricultural College, May 26, 1924. (UTA)

Cooper Street is named Mansfield Pike. From Mansfield Pike, Abram goes west to Death Crossing over both the Northern Texas Traction Company (Interurban) and Texas and Pacific Railroad tracks, intersecting with the Bankhead Highway.

West Second Street going west passes the old NTAC athletic fields (now site of the UTA Activities Building), crosses Trading House Creek and dead ends at Davis Drive, which at that intersection is shown with the small zigzag in its north-south course that we still have.

A short segment of Fielder Road turns into a country lane. The Fielder house, built in 1914, old Arlington High School, Ransom Hall and the larger Masonic Home are represented.

Official Map, Arlington Texas, Myers, Noyes and Forrest, Engineers, 1926, W. G. Hiatt, Mayor. (UTA)

Division Street is labeled Bankhead Highway. Abram Street, not named, is illustrated with the interurban track down the middle through town, but veering off to the north side shoulder after passing Davis Drive until it curves to parallel the T and P rails.

The city limit is shown clearly across the south part of town following Johnson Creek and Trading House Branch, turning straight west to dead end at Davis Drive. Outside the city limit, no street names are given, but Davis Drive, West Second, Sunset Court and Elliott are illustrated. Elliott Addition and Oak Hill Acres are the only named subdivisions in that part of the map.

1943 Official Map, Arlington Texas, Robert W. Gibbins, County Engineer. (UTA)

This is identical to the drawing made in 1926 but for:
 The Bankhead Highway is also named State Highway No. 1.
 Interurban track is removed.
 Present Fielder Road is named Henry Road.
 Elliott, Second and Altman Avenue (Sunset Court) are the only streets in the neighborhood.
 No buildings are shown, but tracts are labeled Arlington High School and N. T. A. C. Athletic Field.
 The city limits are still vague, discontinuous.
 W. F. Altman is Mayor.

Universal Map of Arlington, Texas, Universal Map and Drafting Company, Fort Worth, 1952. (UTA)

The neighborhood is finally shown inside city limits, except for the land where Charles Court will be.

Sunset Court is named. Completed streets are Barnes, Killian west of Elliott, Jimat and Parkwood. Norwood Street west of Fielder is drawn, but named M. Brinson Road along its western end.

Some structures are shown, the Masonic Home, A. S. C. (Arlington State College) campus and football oval, Arlington Downs and Buick-Oldsmobile-Pontiac Assembly Division of General Motors Corporation.

Arlington Quadrangle, Texas, 7.5 minute series, USGS, 1959. (UTA)

Killian east of Elliott and Pennie Court are added. Development west of Fielder is under way. Buildings shown include Saint Maria Goretti School, West Side School at Border and Summit, new Arlington High School at Cooper and Park Row, and a substantial campus for the college.

Division Street is U.S. 80 and the city limit is along Forest Edge Drive.

Street Names and Persons for whom they are named

The source for most of these is J. W. Dunlop's memoir now in UTA Special Collections. Others come from interviews with family members of the honored person.

Abram Street	Abram Harris, an early land owner
Davis Drive	Dean D.D. Davis of North Texas Agricultural College
Fielder Road	J. P. Fielder family, formed Oak Hill Acres
Jimat Drive	Jim + Mat, from James and Mattie Fielder
Elliott Street	Joe A. Elliott, formed Elliott Addition
Barnes Drive	Ellie Barnes, mother of Irma Barnes Killian
Killian Drive	Oscar L. and Irma B. Killian, formed Summit Grove Addition
Dorcas Lane	Dorcas Benson, formed Wildflower Estates and Wildflower Estates West
Bryce Lane	son of Dennis and Dorcas Benson
Pennie Court	unknown
Charles Court	unknown
Altman Avenue	Mayor W. F. Altman, later renamed Sunset Court

2. Neighborhood Assessment Survey

I. NEIGHBORHOOD CHARACTERISTICS

1. What street do you live on?
2. Do you own or rent your dwelling?
 - own
 - rent
3. Please check the year the structure was built (if known)
 - 2000 or later
 - 1990 – 1999
 - 1980 – 1989
 - 1970 – 1979
 - 1960 – 1969
 - 1950 – 1959
 - 1940 – 1949
 - 1939 or earlier
4. How long have you lived in this neighborhood?
 - less than one year
 - 1-2 years
 - 3-5 years
 - 6-10 years
 - more than 10 years
5. What attracted you to the neighborhood? (check all that apply)
 - people
 - schools
 - type of housing
 - convenience to work
 - location
 - other
6. Are you planning to move this year?
 - Yes
 - No

If yes, why?

- going from renter to owner
- need a larger house
- job relocation
- other

II. GENERAL NEIGHBORHOOD CONDITIONS, LAND USE AND ZONING

7. What do you like most about our neighborhood? (Rank in order of importance.)
8. What do you like least about our neighborhood? (Rank in order of importance.)
9. Do you agree with the way land is currently used in our neighborhood in regard to:
 - commercial development
 - single family housing
 - undeveloped land
 - other
10. Is there a problem with noise on your street?
 - from traffic
 - from commercial establishments
 - from recreational facilities
 - from dogs
 - from other residents
 - other

11. Overall, how do you rate the livability of your neighborhood?
- very good
 - good
 - bad
 - very bad
 - don't know

III. STREETS, SIDEWALKS AND LIGHTING

12. Are there drainage problems on your street?
- Yes no
13. Is additional street lighting needed on your block or elsewhere in the neighborhood?
- Yes no
14. Are there corners where bushes, trees or fences obstruct your vision of oncoming traffic?
- Yes no
15. Do you think a pedestrian safety problem exists at particular intersections or specific streets (including routes taken by children to school)?
- Yes no

If yes, please list the type of problem and where.

16. Do you feel there is a need for sidewalks in your neighborhood?
- Yes no

IV. TRAFFIC

17. Is through traffic a problem on your street?
- Yes no

18. Is through traffic a problem elsewhere in the neighborhood?
- Yes no

19. Do you think motor vehicles speed through the neighborhood?
- Yes no

20. Are the street or traffic signs (e.g., stop signs, street name signs, etc.) in your area:

	Yes	No
adequate	<input type="checkbox"/>	<input type="checkbox"/>
unobstructed	<input type="checkbox"/>	<input type="checkbox"/>
well-maintained	<input type="checkbox"/>	<input type="checkbox"/>

If not, please explain: _____

V. PARKING

21. Is parking in front of your house a regular problem for you or your guests?
- Yes no
22. Do you anticipate parking problems in the future?
- Yes no
23. If you have parking problems, what do you think are the causes?
- commuters
 - college students
 - commercial parking
 - not enough off-street parking for residents
 - other

VI. PARKS, RECREATION AND BEAUTIFICATION

24. What type of parks and facilities do you like and use? (Please check all that apply).
- walking or jogging trails
 - biking trails
 - playgrounds
 - picnic areas
 - athletic ballfields and/or courts
 - passive open areas
25. Do you visit any of the following park facilities?
- Fielder Park
 - College Hills Park
 - other
26. Do you think that we should promote the preservation of trees and other green or open space areas in the neighborhood?
- on public property
 - on private property
27. Are there median areas, parks or other public spaces that would be improved by landscaping?
- Yes no
28. Would you favor installing a neighborhood identification sign at an entrance point to the neighborhood?
- Yes no
29. Would you favor installing neighborhood identification signs on street sign poles in the neighborhood?
- Yes no
30. Do you think the neighborhood has a problem with:
- trash

- litter
- graffiti

VII. COMMUNITY SERVICES

31. Please rate the following services as G (Good), F (Fair), P (Poor), or N (No Opinion).
- police protection _____
 - fire/ambulance service _____
 - water/sewage _____
 - solid waste collection _____
 - street maintenance _____
 - library facilities _____
 - social services _____
 - schools _____
 - other _____
- Please specify other _____

32. Do the commercial establishments in or near the neighborhood:
- | | Yes | No |
|---|--------------------------|--------------------------|
| meet your daily shopping needs | <input type="checkbox"/> | <input type="checkbox"/> |
| keep premises clean and well maintained | <input type="checkbox"/> | <input type="checkbox"/> |
| provide adequate customer parking | <input type="checkbox"/> | <input type="checkbox"/> |
| have a negative impact on nearby residences | <input type="checkbox"/> | <input type="checkbox"/> |
| other | <input type="checkbox"/> | <input type="checkbox"/> |

VIII. PUBLIC SAFETY

33. Do you consider crime a problem in this neighborhood?
 Yes no
34. Have you or your neighbors been a victim of crime in your neighborhood?
 Yes no

If yes, what type of crime was it? _____

35. Is there a Neighborhood Crime Watch program on your block?

Yes no

If yes, is it active?

Yes no

IX. OPEN COMMENTS

36. We would appreciate your additional comments on any topic about your neighborhood.

3. Responses to Selected Survey Questions

The tables below show the responses to most of the questions on the survey. Not all percentages total 100% as the responses to some questions were left blank. For some of the “check all that apply” questions, the responses are referenced as to how many times that particular answer was given. Where applicable, a list of responses to the answer of “other” is provided.

I. NEIGHBORHOOD CHARACTERISTICS

<p>Do you own or rent your dwelling?</p> <p> own: 98%</p> <p> rent: 2%</p>	<p>charm of neighborhood, quiet, large lots, character of houses, little traffic</p> <p>wide lots, smaller houses, small neighborhood</p> <p>big lots, quiet street</p> <p>neighborhood look, large yards, small houses, etc</p> <p>convenience to shopping, beautiful mature trees</p>
<p>Are you planning to move this year?</p> <p> yes: 7%</p> <p> no: 93%</p>	<p>married into neighborhood</p> <p>convenience to church and relatives</p> <p>compromise between our 2 job locations</p> <p>mature trees, price, looked safe</p>
<p>How long have you lived in this neighborhood?</p> <p> less than one year: 6%</p> <p> 1-2 years: 9%</p> <p> 3-5 years: 9%</p> <p> 6-10 years: 9%</p> <p> more than 10 years: 66%</p>	<p>trees in neighborhood, cul-de-sac, swimming pool</p> <p>privacy, kids, college</p> <p>we inherited it, raised our family here</p> <p>my parents purchased it and remodeled our home in 1959. my brother and I inherited it. my husband and I raised our family here and continue to enjoy living here</p> <p>seclusion</p> <p>quiet neighborhood with fully grown shade trees</p> <p>big yards, somewhat remote</p> <p>prices were less expensive in Arlington compared to Dallas</p>
<p>What attracted you to the neighborhood? (response refers to number of times mentioned by respondents)</p> <p> people: 13</p> <p> schools: 13</p> <p> type of housing: 47</p> <p> convenience to work: 0</p> <p> location: 61</p> <p> other: (see comments to right)</p>	<p>trees, off busy street</p> <p>trees and bigger lots</p> <p>trees, quiet neighborhood, close to university</p> <p>be near wife’s parents</p> <p>I grew up on this street from age 4-19, moved back in 1991. Love it.</p> <p>it’s a nice quiet neighborhood, centrally located to Dallas and Fort Worth</p> <p>the older homes with large yards and heavily treed area</p> <p>this was my grandmother’s house. I have been familiar with area since 1962</p> <p>family home, we have been here since it was built</p> <p>large lots, older homes with character</p> <p>parents gave us the lot</p> <p>large lots, trees, wide street</p>

II. GENERAL NEIGHBORHOOD CONDITIONS, LAND USE AND ZONING

Is there a problem with noise on your street? (response refers to number of times mentioned by respondents)

- from traffic: 16
- from commercial establishments: 1
- from recreational facilities: 6
- from dogs: 12
- from other residents: 5
- other: 17 (see comments below)
 - trains
 - loud music sometimes
 - UTA stadium now and then
 - noise from concerts at UTA stadium
 - we occasionally have thru traffic speed through
 - work trucks parked on yards
 - frat house late night music
 - sirens and planes

Overall, how do you rate the livability of your neighborhood?

- very good: 72%
- good: 26%
- bad: 0%
- very bad: 0%
- don't know: 2%

III. STREETS, SIDEWALKS AND LIGHTING

Are there drainage problems on your street?

- yes: 33%
- no: 65%

Is additional street lighting needed on your block or elsewhere in the neighborhood?

- yes: 33%
- no: 65%

Are there corners where bushes, trees or fences obstruct your vision of oncoming traffic?

- yes: 29%
- no: 68%

Do you think a pedestrian safety problem exists at particular intersections or specific streets (including routes taken by children to school)?

- yes: 29%
- no: 65%

Do you feel there is a need for sidewalks in your neighborhood?

- yes: 24%
- no: 76%

IV. TRAFFIC

Is through traffic a problem on your street?

yes: 24%
no: 76%

Do you think motor vehicles speed through the neighborhood?

yes: 55%
no: 45%

V. PARKING

Is parking in front of your house a regular problem for you or your guests?

yes: 9%
no: 91%

If you have parking problems, what do you think are the causes? (response refers to number of times mentioned by respondents)

commuters: 2
college students: 7
commercial parking: 0
not enough off-street parking for residents: 6
other: 13(see comments to right)

Is through traffic a problem elsewhere in the neighborhood?

yes: 17%
no: 56%

Are the street or traffic signs (e.g., stop signs, street name signs, etc.) in your area:

	yes	no
adequate	81%	11%
unobstructed	64%	7%
well-maintained	69%	2%

Do you anticipate parking problems in the future?

yes: 14%
no: 82%

many have 1-car garages and driveways; also, rent houses that have college students
too many cars not using garage or driveway
residents have too many vehicles and don't use garage
several drivers in house
complaining neighbor
it's a court, so if someone has a party it is very congested
only parking problems are where housing density exists. Parkwood and E Killian have too many houses crammed in so people park in the street more often, unlike 2nd, Barnes, Elliott and Sunset
garage sales
cul-de-sac, fire plug
people who leave cars parked in street all the time
people parking the wrong way on curbs
only if multi-family housing or UTA stadium access from 2nd St were allowed

VI. PARKS, RECREATION AND BEAUTIFICATION

Do you think that we should promote the preservation of trees and other green or open space areas in the neighborhood?

- on public property: 82%
- on private property: 61%

Would you favor installing neighborhood identification signs on street sign poles in the neighborhood?

- yes: 58%
- no: 28%

Would you favor installing a neighborhood identification sign at an entrance point to the neighborhood?

- yes: 56%
- no: 27%

Do you visit any of the following park facilities? (response refers to number of times mentioned by respondents)

- Fielder Park: 35
- College Hills Park: 8
- other: 25 (see comments below)
 - Pantego (listed 4 times)
 - UTA walking track
 - River Legacy (listed 15 times)
 - Vandergriff
 - Lake Arlington
 - Veterans (listed 5 times)
 - Randol Mill (listed 2 times)
 - Meadowbrook
 - Ditto golf course
 - Doug Russell Park

Do you think the neighborhood has a problem with: (response refers to number of times mentioned by respondents)

- trash: 10
- litter: 11
- graffiti: 0

Are there median areas, parks or other public spaces that would be improved by landscaping?

- yes: 31%
- no: 46%

What type of parks and facilities do you like and use? (response refers to number of times mentioned by respondents)

- walking or jogging trails: 64
- biking trails: 29
- playgrounds: 24
- picnic areas: 28
- athletic ballfields and/or courts: 12
- passive open areas: 45

VII. COMMUNITY SERVICES

Please rate the following services as G (Good), F (Fair), P (Poor), or N (No Opinion).

	G	F	P	N	Blank
police protection	74%	16%	2%	5%	2%
fire/ambulance service	83%	2%	1%	11%	2%
water/sewage	64%	22%	10%	2%	2%
solid waste collection	94%	5%	0%	2%	2%
street maintenance	40%	43%	13%	1%	2%
library facilities	74%	4%	0%	15%	7%
social services	43%	4%	0%	37%	7%
schools	56%	12%	4%	21%	7%

Do the commercial establishments in or near the neighborhood:

	Yes	No	Blank
meet your daily shopping needs	79%	12%	9%
keep premises clean and well maintained	88%	1%	11%
provide adequate customer parking	87%	2%	11%
have a negative impact on nearby residences	9%	67%	24%

VIII. PUBLIC SAFETY

Do you consider crime a problem in this neighborhood?

yes: 12%
no: 84%

Is there a Neighborhood Crime Watch program on your block

yes: 5%
no: 75%

Have you or your neighbors been a victim of crime in your neighborhood?

yes: 55%
no: 39%

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

Below are the responses to the open-ended question number 7 in the assessment survey.

Best Neighborhood Feature	Next Best Feature	Third Best Feature
1 quiet, tree lined streets and lots	charm of houses, character	large lots
2 small town feeling	peaceful, quiet	lot size
3 big lots	older homes	big trees
4 location	size of lots	cost at time of purchase
5 overall look	quiet community	caring neighbors
6 quiet	central Arlington location	trees, park-like appearance
7 well kept homes	location	
8 quiet	good neighbors	
9 seclusion	manageable sized lot	location
10 people take care of houses and yards	location	
11 location		
12 close to UTA	close to work	close to I-30
13 location to work	care of homes and maintenance	neighbors, community, trees
14 non-cookie cutter homes	trees	people
15 nice people	little traffic	old growth trees
16 quiet neighborhood	mature shade trees	accessible to thoroughfare (Fielder)
17 peacefulness	security	curb appeal
18 old atmosphere	dead end street	less traffic
19 stable neighbors	safe	trees
20 everyone leaves you alone	fairly quiet	fairly low crime
21 quiet neighborhood	limited access	
22 quiet	wooded	no more homes being built
23 small	not much traffic	lots of trees
24 cul-de-sac layout discourages through traffic	friendly neighborhood	safe enough to walk, parts of neighborhood built during different eras giving it charming eclectic character
25 no thru traffic	central location	affordable
26 people	central Arlington location	homey atmosphere, trees
27 mostly single family housing	large yards (great gardens)	cul-de-sacs (single family)
28 location within the city	stable residential	quiet
29 quiet neighborhood		
30 central location	near hospital and doctors	near grocery stores and banks
31 central location	near doctors	near stores and banks
32 quiet, no thru traffic	neighbors watch out for each other	beautiful street
33 location	quiet	
34 era of homes and their spacious lots	diversity of trees and plants (age and species)	traditional families and lifestyles
35 single housing structures	location	trees
36 age	location	atmosphere
37 low crime	lots of shade, greenery	quiet
38 it feels like a neighborhood	nostalgic look and feel	style of houses range from the 40s to the 70s, each one is unique
39 quiet	friendly	
40 location	size of lot	

	Best Neighborhood Feature	Next Best Feature	Third Best Feature
41	quiet	large lots	responsible people
42	location	trees	lack of crime
43	long time neighbors	solitude, peaceful	safe to walk the neighborhood
44	quiet	everyone looks out for everyone	
45	quality houses	historic look	people
46	quiet	trees	location
47	trees	modest houses	location near UTA
48	peaceful	neighbors	location in metroplex
49	quiet, except for stadium	know our neighbors	
50	quiet	mostly well kept	
51	stable	quiet	well kept homes
52	lot size	trees	
53	people/unique area	age of homes	mature trees
54	large lots	trees	architecture
55	style of the homes	big yards	location
56	safe	quiet	
57	mature trees	central location	few tall wooden fences around lots
58	location	compatible neighbors	
59	quiet	great neighbors	within walking distance of services
60	single family housing	character of neighborhood	large lots
61	location	lot sizes	historical houses
62	privacy	individualism of houses	natural yards
63	good neighbors	generally quiet	close to shopping, doctors, hospital and church
64	neighborhood setting, trees	neighborhood lots, atmosphere	quiet street, tree lined, neighbors
65	lot size	trees	age of homes
66	large lots	single dwelling households	trees
67	large lots	trees	no McMansions
68	large lots with old growth trees	small cottage type homes	my neighbors, stable or increasing property values
69	historical character	small town feel	large lots, trees
70	trees	house spacing	character
71	location	trees and land	neighbors
72	character of homes	large lots	old trees
73	types of charming houses	land space	convenient location
74	country feel	location near my church	location to hospitals
75	large wooded lots	unique homes	single family housing
76	character of homes	large lots with many trees	single family housing
77	quiet	wonderful neighbors	centrally located
78	large yards	space between homes	central Arlington location
79	location	close to stores	nice neighborhood

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

Below are the responses to the open-ended question number 8 in the assessment survey.

Worst Neighborhood Feature	Next Worst Feature	Third Worst Feature
1 threatened development	tearing down existing houses	not keeping property up
2 fast cars down Elliott going to Abram, Davis or Fielder as a short cut		
3 rental property	unkempt property (homes and landscaping)	low water pressure
4 houses being torn down	prospect of multi-family homes being built	
5 traffic-traveling on street and turning around	occasional train noise	
6 noise on Judi Martin		
7 cars parked on street		
8 loud neighbors	street noise	
9 close to homes that are unkempt		
10 need green space closer to home		
11 too many renters	low water pressure	no parks in walking distance
12 rent homes	lack of yard care	parked cars on street
13 distance from work (Dallas)		
14 parked cars on street	people using front yards like a backyard	
15 conditions	land use	
16 rental property with slumlords		
17 houses not real big	neighbors quick to call city for length of grass	electricity goes out in storm
18 no dislikes		
19 renters	certain neighbors that don't keep their houses or yards up	
20 lots of barking dogs	streets need repair	low water pressure
21 untidy neighbors		
22 rental property that is not taken care of	intersection of 2nd and Fielder	concert noise from UTA stadium
23 tear downs of historic houses	people looking to buy rent houses	too much UTA traffic, thru streets
24 location near train		
25 water pressure		
26 name of street	small lot, backyard	red dirt
27 driveways		
28 lack of restriction on multi-family housing	housing density increase	road to and from Fielder on 2nd, road to Abram from Fielder, esp. when signal is red at Norwood
29 traffic	noise from college	noise from trains
30 fast cars	loud trains	out of place housing
31 no negatives so far		
32 not all homes maintained with same level of ownership pride		
33 traffic	unkempt yards	cars parked in yards
34 trains		
35 duplexes at Elliott/Abrams		
36 concerned about the future of the empty lots on 2nd Street		
37 need an additional street light, it is so dark		

Worst Neighborhood Feature	Next Worst Feature	Third Worst Feature
38 few rundown houses	yard not kept up	duplexes off Elliott
39 bad road (street)		
40 speeding down 2nd and Elliott	new construction out of character and size of historic homes too many cats	question mark on lot at end of street
41 slobby neighbors		
42 people who won't keep up their yards and can get away with trashy mess		
43 speeding on W 2nd		
44 speeding		
45 unkempt houses	too much yard art traffic speeding through	houses not code compliant lack of neighborhood protection/designation
46 some residential not well cared for, although this is changing		
47 lighting	junk in backyards junk in backyards	
48 junk in people's yards		
49 nothing		
50 slumlord who owns 2 crack houses on my block	lack of sidewalks	owner neglect, property rates too high
51 traffic		
52 lack of sidewalks	UTA encroachment upkeep or lack of: homes and yards	lack of streetlights unsafe conditions on streets due to speeding
53 rental property		
54 people who think they know best for others		
55 vacant houses	poorly kept yards and fences slum lords	occasional noise
56 homes/yards uncared for	utility wires	water pressure too low
57 street lights not always on at night	no sidewalks	no central park
58 speeders	high traffic on 2nd St and speeders	unnecessary noise levels from Maverick Stadium
59 possibility of development not in keeping with our existing neighborhood character		
60 all old ones gone		
61 thru traffic (speed)	students parking on street wires should be buried	rental properties W 2nd is a speedway at some times of the day
62 TXU butchering trees and the threat of a repeat		
63 lack of sidewalks		
64 speeding traffic	unknown future use of lots	parked cars on streets
65 threat of change to historical appeal		
66 loud traffic		
67 traffic on Fielder Rd	high speeds on Fielder Rd new buys are tearing down the older homes	loud vehicles, exhaust and stereos
68 traffic on Fielder Rd, excessive noise and speeding creates too much danger to pedestrians		
69 unused cars parked on front drives	unkempt yards	
70 duplex near Abram		

4. Responses to Open Comment Question from Neighborhood Assessment Survey

“We would appreciate your additional comments on any topic about your neighborhood.”

- We enjoy the neighbors - UTA, churches, people
- Very interested in keeping the character of neighborhood. Keep it single family homes. Build community spirit.
- Wonderful neighborhood. Great neighbors. It would be nice to create a walking area to connect with office complexes and UTA for recreational walks. We now use streets and contend with traffic.
- Biggest threats to neighborhood are multi-tenant housing and excessive renters. Would like to see a better relationship with UTA.
- Streets need repaving. Need more drainage for heavy water. Need mirror to see oncoming traffic corner of Fielder and 2nd St.
- I really think things are fine, and I really don't think we need a neighborhood committee trying to change things.
- I live next to a rent house, which is owned by a man who I consider to be a slumlord. Do owners have rights against renters?
- We have a good neighborhood. I see more rental property and potential for negative change if the city approves certain construction.
- Because several older homes in the neighborhood have been demolished we hope that new construction will be single family similar in size and character to the surrounding homes.
- We have a few neighbors on Charles that do not or can not take care of landscaping and lawns - also general clean up! This bothers me the most - it could cause me to move at some point.
- We have a lovely neighborhood and some of us are very close friends. It would be nice to plan events to meet other neighbors and welcome new ones.
- Please consider the idea of slowing traffic on Fielder. It would much improve the living conditions of homeowners whose homes are on Fielder and every one who drives on it, as well as the children who attend schools.
- Some neighbors have expressed concern about new properties for lease. Also, development of large open spaces is a concern for those of us backing up to the undeveloped land.
- We have many retired couples on our court (cul-de-sac) who watch over things pretty well, sometimes too well!
- The neighborhood as a whole is beautiful. I would say, however, that the duplexes on Elliott are not to the standard this neighborhood should expect. It'd also be nice if Pars Academy on Elliott was zoned residential, not commercial.
- I know there is a lot of open land near. I do not want high occupancy housing to go there. Large lot single housing only!
- I think one of the most important factors in having a nice, historical neighborhood is outside appearance. It would be great if everyone would keep their grass, trees, shrubs and edging looking nice year round.
- Would like to see flag pole fixed on our street. Also, trees and shrubs replaced like there used to be in the median.
- New development that does not fit the rest of the neighborhood.
- It is a wonderfully unique neighborhood in Arlington where neighbors interact and share history about Arlington's roots.

- We like the fact that it is an old neighborhood and all the housing fits the era when established (1940s and up). Friendly neighbors who want to preserve the grace and beauty of the surrounding neighborhoods.
- I am opposed to additional city intervention or restrictions in our neighborhood. Further, I do not believe the self-appointed "steering committee" is very interested in opinions other than their own.
- We would like to thank Mr. Frank Hill for all he has done for our neighborhood!
- Vacant homes on Davis
- The water hydrant at Barnes and Sunset has chronic leaking problems, sometimes for days or weeks before being attended to.
- We love living in this neighborhood and want to see it grow with new families.
- The city must help us maintain what quality of life remains; another "East" Arlington is creeping upon us - just look at south of Park Row between Cooper and Fielder. Would be nice to turn remaining open space in neighborhood into private or pocket parks. One place does not keep mowing done as often as it should.
- Please protect the post oaks. Help with traffic study. Prevent out-of-scale fill-in on vacant lots. No townhomes/apts.
- Speed bumps are needed on W 2nd.
- Please do not let anyone put in townhomes on his large lot. It's not in keeping with the neighborhood and could cause too much traffic.
- We have a unique neighborhood, and I would very much like to see it preserved. I am concerned with development that tears down existing small homes and puts up large homes completely out of character with the rest of the neighborhood. This is already happening, and we want to try to at least direct some of this development. These historical homes are worth saving, as well as the charm and old feel of our neighborhood. We do not have much history left to preserve in Arlington. Most people that move here did so to get away from cookie cutter development and zero lot lines, etc. I would like to see the city help us and protect us from such building in our neighborhood. Thank you
- We feel strongly that the character of our neighborhood needs to be preserved. We would also like to see more speed control and a central park space developed. Perhaps oil and gas royalties could be used? Cheers to PJ and the rest of the volunteers for all of their hard work.
- It should be against the law to rent houses with no electrical or water utilities and landlords should be forced to make improvements or have their homes demolished. Also, ordinances need to be in place so as to not allow shrubbery and landscaping to completely engulf a property to the point where entering the front would be impossible without a good pair of tree trimmers and a chainsaw. In addition, police ought to be able to figure out when drugs are being trafficked in our neighborhoods and do something about it.
- I hope that establishing a neighborhood plan will keep out multi-family development and aid in maintaining the existing "feel" that our neighborhood currently enjoys. I feel the speed limit on Fielder Rd should be dropped to 35 mph. This is a residential neighborhood with currently 40 mph limit. The traffic averages at least 50 mph (with many cars going far, far faster.)

- For the speeds on Fielder in general, the increased speed of northbound traffic to beat the traffic light and the poor visibility to south while facing west on 2nd and facing east on 2nd from west side of Fielder make the intersection of 2nd and Elliott a prime candidate for a fatality wreck.
- Are “Stop” signs always necessary? “Yield” signs at low traffic, especially “T” intersections are enormously more sensible. Increased fuel consumption (deceleration and acceleration) and increased air pollution at a dead stop and acceleration are considerable. Since even traffic lights have different pattern during the early a.m. hours then surely the feasibility of something more sensible is not out of the question. Besides, yield sounds much friendlier than stop!
- Handitran buses carrying one person often seen here. That operation is a financial sink hole. I would much rather the city would send their street crews to edge the grass at the curb in front of my house. After all it is your right of way. Or, how about the city being responsible for sewer repair from the curb to the sewer main?
- Any nonessential city employees for Parks and Recreation, Handitran, etc., don’t need to be working after 9:00 p.m. or Sundays, especially if being paid a premium over regular pay rate.
- Code enforcement should be allowed to address the issue of improperly constructed picket fences. I am not in favor of loose cannons with authority, but long term incremental blight conditions are fostered when certain situations are ignored. An immediate warning should be given when, at any time during normal duties, an officer observes a situation that does not comply. There should be one rule, among those for fences, that is completely unambiguous... All rails, all sides, all of the time are to be facing inward toward your property. Other code situations of high grass, motor vehicles, dilapidated house, etc. can be handled by complaint.
- I would like to see a designated pick up day on a monthly basis that allows disposal of items that are too large for regular trash pickup or recycle. This would help during times of storm debris and/or remodeling projects that residents are unable to transport to the dump or the new designated places on a quarterly basis.
- Abrams, Davis and Fielder Roads are too narrow to accommodate more traffic. We do not need commercial development in this older, single family neighborhood. I do not want tree, landscaping ordinances. I do not want size and height restrictions on new houses. Single family homes should be required for future development.
- Though crime is minor, a crime watch would help keep it that way! Also, more attention from the city on code enforcement. Many of us have given up trying to keep the neighborhood cleaner because of no follow through by the city to enforce regulations. It seems they don’t care! Also, the city pound needs to drop by more often and notice all the dogs and cats without leashes on our street.
- I really want to keep this a neighborhood of single family houses. I do not want to see commercial business in this area. We have easy access to any necessary commerce, so let’s not bring it in. There are some old trash trees that are due to be cut down and replaced before they fall.
- Our family will not fill out the “Survey” because we do not wish to support the neighborhood plan agenda. The questionnaire that has been handed out is just plain silly. By completing this questionnaire I could give the impression that our family would like a government entity to bestow some “power” to a group of individuals to wield as they please. That is not the case. Please entertain me as I comment on a few of your survey questions:

Neighborhood Characteristics: Who cares how long someone has lived at their house, when their home was built or for that matter if they plan to move.

General Neighborhood Conditions: I for one did not move into my home because I was attracted to the neighborhood; I was attracted to my home. Who cares what individuals do with their land/homes? For the love of Pete! They pay the mortgage not some silly committee. Noise...? Oh hey, how about the UTA stadium? Let's get them to move so it is not so noisy.

Streets sidewalks and lighting: If you have a problem with lighting, drainage etc, call the city or an individual contractor. If you want a sidewalk you pay for it. Don't make the entire neighborhood pay for changes that the committee deems necessary.

I thought that bushes and trees (landscape stuff) was not going to be a factor on this. I thought off of this was to protect the neighborhood from multifamily and business zoning. So why are we even talking about someone's bushes?

Traffic: Once again if there is someone speeding or acting like a fool, call them out. Why do we need a committee for commonsense?

Parking: I am just baffled by this one. How about this: Ask the person to move the car.

Parks, etc.: Either looking for a problem where one does not exist or just filling space on the questionnaire.

Community Services: We pay taxes for the majority of these services. If you are not pleased with the way the government works then change the government (Vote).

Public Safety: Wow, one non-taxable action we could do by ourselves, without the need for a government agency. A Neighborhood Watch! But then that would require real communication.

5. Issues and Rankings from SWOT Analysis

Strengths		
Issue	Score	Ranking
Old & established	9	19%
Older, established, unique homes	9	19%
Large lots and trees	8	17%
Safe feeling	7	15%
Quiet	4	8%
Convenient to downtown	3	6%
Proximity to UTA	3	6%
Location	2	4%
Easy access to I-20 and I-30	1	2%
Low turnover	1	2%
People care about neighborhood	1	2%
Cycling back to younger families	0	0%
Homes in good shape	0	0%
No school located in neighborhood	0	0%
Social organization	0	0%
Uniformity of house size	0	0%

Weaknesses		
Issue	Score	Ranking
Lack of standards for new & infill construction	10	20%
Lack of architectural guidelines	9	18%
Property maintenance by renters and owners	8	16%
Lack of green/open space	5	10%
Street conditions and maintenance	4	8%
Cut through traffic on Second and Elliott	3	6%
Disregard for smaller historical homes	3	6%
Water/sewer line conditions	2	4%
Lack of street lighting	1	2%
Lack of traffic and parking control	1	2%
No sidewalk on Davis	1	2%
No sidewalks	1	2%
Vacant lots	1	2%
Infrequent street sweeping	0	0%
No storm sewer/drainage	0	0%
Reduction of police patrol	0	0%

Opportunities		
Issue	Score	Ranking
Set future standards	10	22%
Support from city for neighborhood plan	9	20%
Develop relationship with UTA	5	11%
Future public park/playground	5	11%
Neighborhood involvement (newsletters, block parties, bi-annual meetings, neighborhood watch)	4	9%
Partnership with UTA on Boring property	4	9%
Traffic calming measures	4	9%
Creating pride in neighborhood	3	7%
PR opportunities for City	2	4%
Downtown development opportunities	0	0%
Improve median landscaping on Parkwood	0	0%
Understanding history of neighborhood	0	0%

Threats		
Issue	Score	Ranking
Multi-family residences affect property values	12	25%
New out-of-scale construction	10	21%
Subdividing properties	10	21%
Boarding/renting to UTA students	6	13%
Tear downs of existing homes	4	8%
Inconsistent, unwanted development	2	4%
Lack of crime watch	2	4%
Home repairs to older homes	1	2%
Property values lead to high turnover	1	2%
Car burglaries	0	0%
Decline of Division Street	0	0%
Lack of street lighting	0	0%
Reduction of police patrol	0	0%
TXU tree trimming	0	0%



Artwork by Barbara Hackney, 2008