HANA

Heart of Arlington Neighborhood Action Plan

January 2013

City of Arlington, Texas

What is HANA

HANA is a coalition of neighborhoods located immediately south of downtown Arlington and extending south to Pioneer Parkway. HANA's area of interest is bounded on the east by Collins Street, on the west by Cooper Street, and on the north by Border Street. It is a large, diverse community that includes some of Arlington's oldest residential areas and buildings, especially on Center Street and First Street, as well as a substantial number of houses built in the middle of the twentieth century. Much, but not all, of the area is marked by "sign toppers" on the street signs that display both the name "Heart of Arlington Neighborhood Association" and the name of the original addition or subdivision in which the street is located.

Acknowledgments

Ordinance No. 13-016

An ordinance adopting the Heart of Arlington Neighborhood Action Plan, a component of the East Sector and Central Sector Plans of the Arlington Comprehensive Plan

WHEREAS, Texas Local Government Code, Section 213.002, authorizes municipalities to adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, the Comprehensive Plan for the City of Arlington was adopted on December 22, 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 East Sector component of the Comprehensive Plan was adopted by Ordinance No. 97-65 on May 6, 1997, which outlined issues and strategies to create a community built on partnerships, in which interaction between all stakeholders creates a strong sense of cultural and community pride that produces activism resulting in safe, beautiful, vibrant, clean and strong neighborhoods and business areas; 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, in January 2010, City staff began working with the residents of the Heart of Arlington Neighborhood Association on preparing a plan for their neighborhood, generally bounded by UTA Boulevard/Border Street on the north, Collins Street on the east, Pioneer Parkway on the south, and Cooper Street on the west; and

WHEREAS, on April 3, 2013, 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 Heart of Arlington Neighborhood Action Plan as a component of the East Sector and Central Sector Plans of the Arlington Comprehensive Plan; and

WHEREAS, on May 7, 2013, 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 Heart of Arlington Neighborhood Action Plan as a component of the East Sector and Central Sector Plans and the Comprehensive Plan of the City of Arlington, Texas.

2.

Further, the City Council recommends the development of alliances necessary to accomplish the strategies identified in the Heart of Arlington Neighborhood Action Plan.

3.

Further, the Heart of Arlington Neighborhood Action Plan is intended to be used as a guide for evaluating development proposals within the boundaries of the neighborhood and for reviewing development proposals in areas adjacent to the neighborhood.

4.

A copy of the Heart of Arlington Neighborhood Action Plan is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND GIVEN FIRST READING on the 7th day of May, 2013, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 21st day of May, 2013, by a vote of _9_ ayes and _0_ nays at a regular meeting of the City Council of the City of Arlington, Texas.
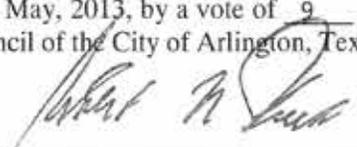
_____
ROBERT N. CLUCK, Mayor

ATTEST:

_____
MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY _____

(2)

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A task force of residents from the Heart of Arlington neighborhoods, representing the Heart of Arlington Neighborhood Association (HANA) and all residents, businesses, tenants, and other entities, has developed this Neighborhood Action Plan to guide the evolution of our neighborhood in the coming years. The City of Arlington provided professional assistance with this plan in order to help HANA residents achieve these broad purposes:

- Preserve the character and enhance the aesthetic appeal of our neighborhoods.
- Establish guidelines and/or policies for protecting the integrity and character of our neighborhoods.
- Plan for the future sustainability of our neighborhoods.
- Build relationships among residents and between the neighborhoods and outside businesses and agencies.
- Identify which types of development are appropriate for the HANA area and where future development should occur.

Center Street and Mesquite Street are the major north-south streets. Park Row Drive is the primary east-west street. Johnson Creek flows through the neighborhoods from southwest to northeast. The creek and the adjoining land, much of which is owned by the City and designated as a linear park, are major geographic features of the area.

All HANA neighborhoods are affected by their proximity to downtown Arlington and to the University of Texas at Arlington and the development of both. The City has a goal of maintaining strong, viable neighborhoods, and the University has an interest in the well-being of its neighbors. An important role of HANA is to facilitate communication and provide a point of contact for discussing and evaluating development and redevelopment.

HANA is a voluntary organization of residents supported by members who pay dues of ten dollars per year. Meetings and activities are open to all residents, although voting and serving on HANA's board are restricted to dues-paying members. The association's purpose is to inform residents about activities and developments that have a direct impact on their lives and their neighborhoods, to advocate on behalf of the area, and to help make the neighborhoods safe, enjoyable places to live, work, and play. HANA is managed by a board of volunteers elected by and from the dues-paying members.

Creating the Neighborhood Action 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 it contains recommendations that are created by the neighborhood residents. The plan, once approved and adopted by the Planning and Zoning Commission and the City Council, becomes an amendment to Arlington's Comprehensive Plan.

Starting the Process

In August 2009, a small group of HANA residents began initial discussions with the Community Development and Planning Department about assisting them in creating a neighborhood action plan.

Work began in earnest in January 2010, with a meeting of over 25 residents at Grace Lutheran Church to discuss a neighborhood survey.

One of the initial exercises conducted by the residents was to identify the numerous planning and development issues in the HANA neighborhoods. The residents used a technique known as SWOT Analysis, which analyzes the strengths, weaknesses, opportunities, and threats in the neighborhood.

This analysis helped identify the positive and negative issues that face HANA from an internal and external point of view, and many ideas were discussed and evaluated. The results from this brainstorming session were used to determine the goals and action statements for the HANA Neighborhood Action Plan. A full list of the issues for each category, and the associated ranking, is included in the Appendix.

HANA meeting

Meetings with residents and HANA members were held over the following months, and the meetings were advertised through email and the HANA website. Ultimately, a smaller group of volunteers began to meet on a monthly basis to guide the project through the planning process. While these meetings were also open to all residents, a core group with the interest and time to invest in the project worked together as a task force to see it to completion. This task force discussed and debated issues and topics of interest to HANA, which resulted in a clear and concise action plan of strategies, ideas, and direction on the future of our neighborhoods. The task force worked with and advised City staff during the preparation of this plan, and served as the liaison between HANA residents and the City.

Task Force

This task force met, on average, monthly throughout the duration of the planning process. Most meetings lasted two to three hours, and were held at Grace Lutheran Church, which is located within the HANA planning area. These meetings do not include time the task force spent canvassing the neighborhood to discuss ideas and issues with residents, coordinating efforts to distribute and collect information, discussing special topics online or in person, or conducting periodic neighborhood meetings.

The committee spent time at the meetings identifying and studying issues related to the HANA neighborhoods; drafting goals and actions; and studying topics such as sustainability, traffic calming, park improvements, and redevelopment opportunities.

Grace Lutheran Church meeting rooms

The task force was responsible for writing, editing, and reviewing this document as it was drafted during the process. The plan is meant to reflect the immediate and future goals and desires of HANA, and these activities helped ensure that the plan achieved that end. Taking on this task also created ownership of the plan by the residents, which is an important factor to achieve successful implementation of the recommendations.

Principal Planning Themes

The information and topics presented in this plan are the direct result of the many hours of volunteer time put in by the task force. The study and research performed by the task force identified these principal themes for the Plan.

PRINCIPAL PLANNING THEMES FOR HANA	
Community partnerships	Sustainability
Land use and redevelopment	Parks and green spaces
Housing and apartments	Public safety
Mobility	

Within each section that follows, these subjects are explored in detail. Each section describes a particular goal, a listing of strategies and policies designed to achieve that goal, and detailed discussion and background information on the subject as it relates to HANA.

Neighborhood Assessment Survey

In conjunction with the preparation of the neighborhood plan, a voluntary neighborhood survey was provided to all residents in the HANA area. The purpose of the survey was to gather general information and opinions about issues in the neighborhoods, and it offered an opportunity to allow residents who could not participate in meetings to be able to provide input on the issues discussed in the plan.

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. The survey was conducted using an internet-based survey program, supplemented by paper copies as needed. Postcards with information on how to complete the survey were mailed to the 1,540 households in HANA. At the end, 145 surveys were completed for a response rate of 9.4%.

Heart of Arlington Neighborhood Plan

The Heart of Arlington Neighborhood Association (HANA) is working with the City of Arlington to create a neighborhood plan for our area. A Neighborhood Action Plan is our best chance to shape the future of our Heart of Arlington neighborhood and we need your input. **How YOU can participate:**

- Fill out the Neighborhood Assessment Survey available online now at URL. We want you to express your opinions and to share your concerns and thoughts with us. If you need a paper copy of the survey, please call Clayton Husband at 817.459.6668.

- Sign up for the HANA Yahoo! Group to receive information about meetings and take part in discussions. Online at groups.yahoo.com/group/HANA-NAP

- Attend HANA meetings. Come meet your neighbors and tell us how you feel about living in the area, what you like and what could be better.

Clayton Husband AICP
817.459.6668
clayton.husband@arlingtontx.gov

Responses to the survey are noted throughout this document in relevant locations. A full copy of survey results, including responses to open-ended questions, is listed in the Appendix.

How This Plan Is To Be Used

The Heart of Arlington Neighborhood Action Plan is intended for use by the City Council, the Planning and Zoning Commission and other appointed boards, the City government administration and staff, residents, businesses and developers, and others with an interest in the future of central Arlington.

It is the declared policy of HANA and the City of Arlington that this plan is to be used to:

- Establish the vision and policies that relate to HANA's physical, social, and economic growth and development.
- Guide evaluation and decision-making with respect to land use patterns, zoning changes, capital improvements, and other developments.
- Identify the neighborhoods' short- to long-term plans and develop the methods, strategies, and partnerships required to accomplish the strategic goals.
- Provide input on matters of public policy as they relate to HANA.

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

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

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

Relationship to Existing Adopted Plans

HANA neighborhoods are located in the East Sector and Central Sector Plan areas. While these sector plans have not been updated since their completion in 1997 and 1999 respectively, they represent the current planning policy and directions in Arlington.

The HANA Neighborhood Action Plan is a further refinement of the East and Central Sector Plans, and represents the future desired by HANA residents for growth and development within our neighborhoods. The direction in the Neighborhood Action Plan is considered the current policy for the planning area. Where recommendations from existing adopted plans conflict with the policies of this Neighborhood Action Plan, this plan shall govern.

Amendments to the Plan

The HANA Neighborhood Action Plan is intended to be a dynamic document that responds to changing conditions within the neighborhoods. As circumstances change and new issues arise, the Neighborhood Action Plan must be revised or updated as needed. Proposed amendments should be made after thoughtful and careful analysis and input from residents.

Implementation

Adoption of the plan by the City demonstrates its overall commitment to implementing the HANA Neighborhood Action Plan. However, each action item requires separate and specific execution through the individual or joint efforts of HANA residents, the City of Arlington, and other agencies and organizations. As the action items and strategies in this plan are considered for implementation, these questions should be considered:

» How will the proposed action be realized and what will it cost?
» Who is responsible for implementing the action?
» What are the possible funding sources for projects recommended in the plan?

"Destiny is not a matter of chance, but a matter of choice. It is not a thing to be waited for, it is a thing to be achieved."

- William Jennings Bryan

COMMUNITY PARTNERSHIPS

The residents of HANA should play a leading role in determining the future of their neighborhoods. In order to achieve this goal, residents must develop partnerships and relationships with a number of organizations and community associations. This Neighborhood Action Plan is offered as the blueprint for forming these connections.

> *GOAL*
> *Enhance recognition of the HANA area within the city and further develop neighborhood identity and relationships among residents, non-resident property owners, business owners and managers, non-profits, and UTA.*

City of Arlington and Development Community

HANA's relationships with the City of Arlington and the development community are important. As the built environment is one of the strongest influences on any neighborhood, maintaining open communication with the City and developers ensures that HANA residents have a voice in the growth and redevelopment of the area.

HANA Participation in the Development Process

Increased communication among citizens, City leadership and staff, developers, and other interest groups must be open and timely regarding activities and issues affecting the quality of life in HANA. Our desire for better representation and input in development decisions has led to the creation of the following policy, which is clear, concise, and fair to all parties, and would allow for discussions and problem-solving efforts to begin early in the decision-making process.

The policy set out below is adopted as the official mechanism for community input and comment on any future zoning changes or construction projects within and adjacent to HANA, including the downtown district south of Abram Street. We further recommend that this process be adopted by the City of Arlington for use in all relevant public and private development projects.

Action Plan: Enhance HANA's relationship with the City of Arlington
» Encourage HANA residents to participate in City focus groups, boards, and commissions.

» Educate residents about where and how to get information.

» Encourage HANA residents to subscribe to the City's online newsletter.

Policy for HANA Neighborhood Contact

The neighborhood contact policy is intended to provide an opportunity for HANA neighborhood residents to discuss a development proposal in an informal manner before an application is submitted to the City of Arlington. By sharing information and concerns early in the design and review process, all parties involved have the opportunity to identify ways to improve a proposal before the proposal has progressed far into the formal review process.

The applicant must contact the Heart of Arlington Neighborhood Association board to request a meeting. The meeting must occur at a mutually convenient time for all parties, and the applicant or his representative must attend. The board may schedule the meeting with the board only, the general membership, or a committee. Additional meetings may be scheduled if all parties agree.

The feedback and comments from HANA are advisory only and are not binding on the applicant. HANA may choose to publicly support or oppose any development application. This process is viewed as a collaborative approach between HANA and the applicant, as a clear understanding and documentation of the issues discussed can benefit all parties during the application review process.

Proposals that must comply with the Neighborhood Contact Policy

This policy applies to all property located within the boundaries shown on the map on page 19. This area includes some property outside the HANA planning area.

The following types of proposals must fulfill the Neighborhood Contact Requirement.

1. Proposals that involve a request for a change in zoning designation.
2. Proposals that involve a request for a specific use permit or gas well permit.

To the extent that it is feasible, applicants associated with the following types of proposals are encouraged to fullfill the Neighborhood Contact Policy.

1. Proposals that involve the construction of townhouse residences, apartment buildings, or mixed-use buildings.
2. Proposals that involve construction, expansion, or conversion of real property for purposes associated with any religious or non-profit entity.
3. Development in non-residential zoning districts or the Downtown Business Improvement District (south of Abram Street):
   - Proposals that will add more than 5,000 square feet of building area to existing buildings.
   - Proposals for new construction of buildings 10,000 square feet in area or larger.
   - Proposals that involve the construction of an apartment building or mixed-use building.

Neighborhood Contact Area Map
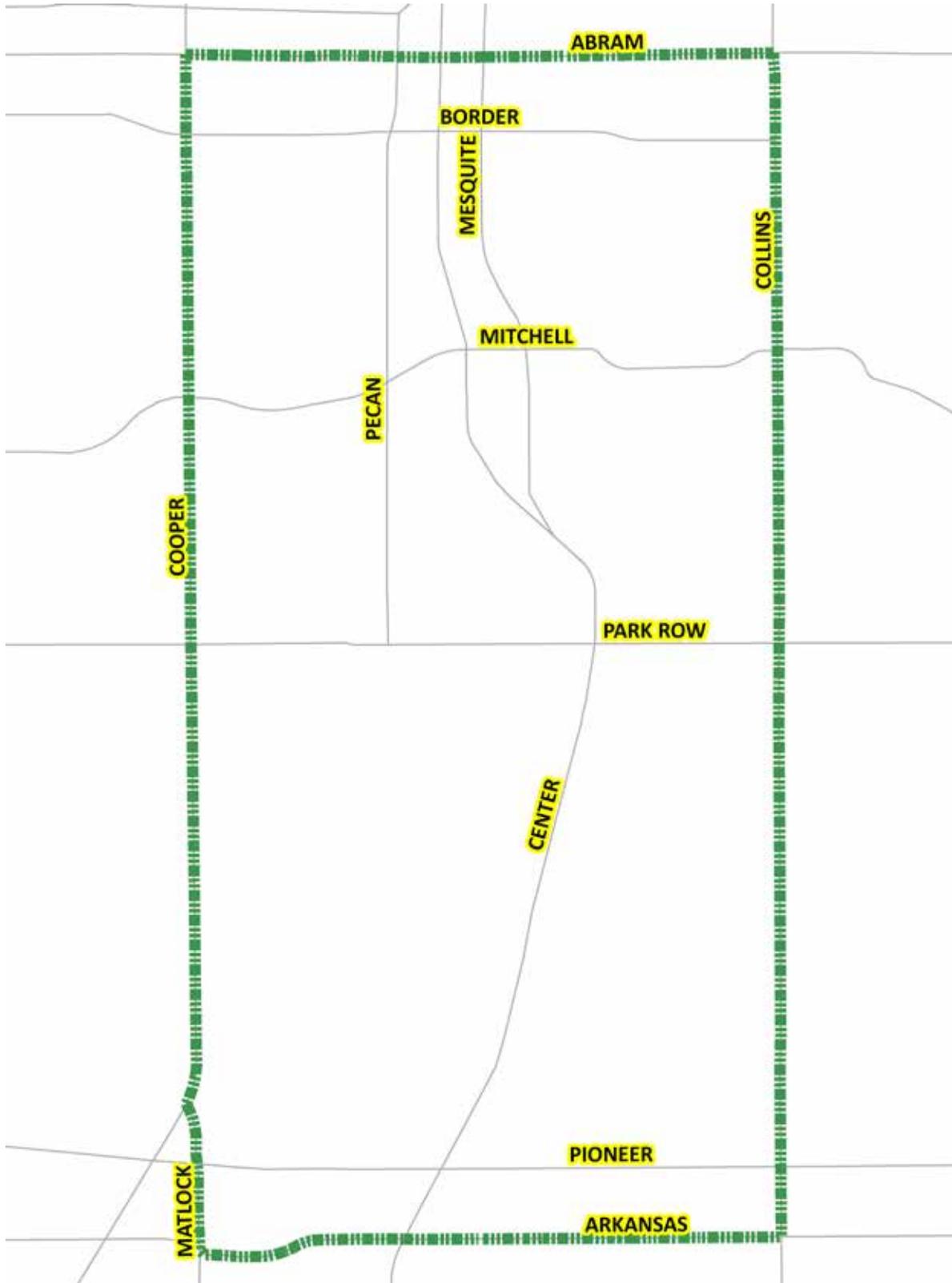
University of Texas at Arlington

The University of Texas at Arlington (UTA) is the largest organization within and around HANA. The northwest section of the HANA planning area is dominated by the University campus and parking areas. The recent development on the eastern and southern sides of the university campus has led to numerous concerns about land use compatibility, so a close rapport with UTA is vital. A more detailed discussion about development issues related to the UTA campus is covered in other sections of this plan.

Action Plan: UTA

» Cultivate a close and continuing relationship with UTA with the goal of increased participation in UTA's planning efforts in the HANA area.

» Schedule occasional briefings between UTA and HANA, including other interested neighborhood groups, to discuss common issues of concern and future plans for campus development.

» Encourage UTA to adopt a code of conduct or "good neighbor program" for students who rent houses in the neighborhoods that surround the campus.

» Encourage HANA residents to subscribe to UTA's online newsletters.

Public and Private Schools

Schools are essential assets to the HANA community. The relationship between the schools and HANA's neighborhoods contributes directly to the strengthening and development of each other. By working together, the various resources of schools and neighborhoods can become essential components of on-going neighborhood development efforts.

The Arlington ISD serves the entire HANA area. While there are only two public school campuses located within HANA – Blanton Elementary and Carter Junior High – the area is in the attendance zones of five different elementary schools, two junior high schools, and one high school. See map of school attendance boundaries on the following page.

AISD PUBLIC SCHOOLS SERVING HANA		
School	**Location**	**Enrollment**
Berry Elementary	1800 Joyce St	821
Blanton Elementary	1900 S Collins St	715
Crow Elementary	1201 Coke Dr	647
South Davis Elementary	2001 S Davis Dr	754
Swift Elementary	1101 S Fielder Dr	624
Bailey Junior High	2411 Winewood	793
Carter Junior High	701 Tharp	972
Arlington High	818 W Park Row	2,884
AISD Totals		64,702

Source: Arlington Independent School District. Enrollment as of January 22, 2013. www.aisd.net

There are also several private schools that draw from the area. Within HANA there are four schools serving students of varying age groups: Ameen People Montessori School, First Presbyterian Church, Grace Lutheran Church, and Madinah Academy. Private schools outside the planning area that cater to students from elementary through high school grade levels include Pantego Christian Academy, the Oakridge School, and St. Maria Goretti Catholic School.

Action Plan: Public and Private Schools

» Investigate opportunities to establish working relationships between HANA and the faculty and staff at Blanton Elementary, Carter Junior High, and Arlington High through community-based projects.

» Encourage community residents to volunteer as mentors or tutors at schools in the neighborhood.

» Invite principals and faculty from local schools to HANA quarterly meetings.

Elementary School Attendance Zones
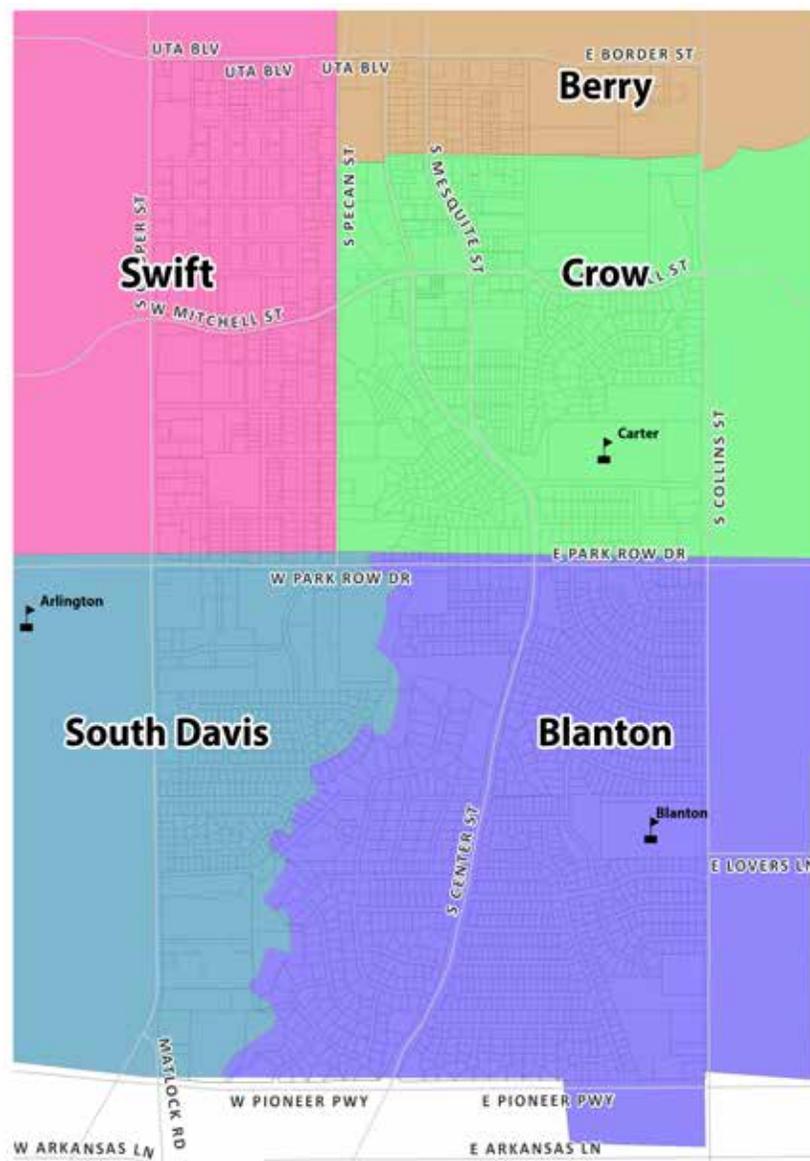
Businesses, Institutions, and Non-Resident Property Owners

HANA recognizes that the businesses, institutions, and neighborhoods inherently support each other and are interdependent in many ways. Neighborhood businesses provide local residents with job opportunities and are a convenient source of day-to-day goods and services. Businesses and institutions play a central role in defining a neighborhood's identity and character. HANA residents are an important source of customers and workers for local stores, restaurants, and service providers. The neighborhoods and businesses both help maintain and improve the area's livability and attractiveness.

HANA is home to a large number of apartment complexes and rental properties. Over half of the housing in HANA is made up of apartment units. While the issues associated with housing and apartments are covered in a separate section, the relationship between the HANA organization and non-resident property owners and their tenants is important.

Action Plan: Foster HANA's relationship with local businesses and institutions
» Build a relationship with the Downtown Arlington Management Corporation to achieve common goals.
» Establish relationships with neighborhood churches, schools, and social agencies to connect providers with those in need of service.
» Reach out to local businesses in the HANA area.

Action Plan: Cultivate HANA's relationship with non-resident property owners and tenants
» Create contact mailing lists for non-resident property owners and apartment complex managers.
» Reach out to non-resident property owners and landlords who live in Arlington and the surrounding areas to encourage their involvement in HANA and participation in finding solutions to problems facing the neighborhood.
» Create a HANA liaison with apartment complex managers and residents to engage them in neighborhood activities and plans.
» Create a database of apartment complex managers and management companies as well as owners of other rental properties for use in communicating about neighborhood issues.

HANA Residents and Neighborhoods

The success of HANA depends on our residents and neighborhoods. The Association is instrumental in promoting activities, communicating information, educating residents, and building strong social bonds. It is critical for HANA to support its residents and neighborhoods so the Association can continue to grow in numbers and influence. Of the respondents to the neighborhood survey, 60% were aware that HANA has a website, and 63% were aware they could join the Association.

Action Plan: Raise awareness of HANA
» Develop welcome packages for new residents that include information about HANA, a list of contacts, facts about the association, and other important information.
» Include information about HANA's mission and regular activities in flyers or advertisements.
» Use all available forms of media for communication, including the HANA website and other forms of social media to make HANA recognizable to a more diverse group of people.

» Promote more community events throughout the year, such as neighborhood block parties, seasonal events, and similar activities.

Action Plan: Increase membership and participation in the HANA organization
» Target the area east of Center Street and south of Park Row Drive for seeking new members and increasing participation.
» Invite the business community, faith-based organizations, and schools to participate in HANA activities.
» Explore ways to increase communication between English speaking and non-English speaking neighbors.

"A good plan is like a road map:
it shows the final destination and
usually the best way to get there."

- H. Stanely Judd

SPOTLIGHT ON PARTNERSHIPS

In August 2012, an early-morning fire destroyed an apartment building at the Spanish Park apartments on West Park Row, diplacing numerous residents. Following the fire, HANA residents coordinated donations of clothing, blankets, and other items to assist the families who lost their home.

The building was eventually demolished, leaving only the foundation in place. On the advice of Councilmember Lana Wolff and HANA representatives, instead of rebuilding, the apartment owners requested help from the Arlington Urban Design Center to turn the area into a private park and family space for the residents of Spanish Park. The design of the project was completed in January 2013 and includes additional parking, open play space, a covered seating area, and a decorative vine-covered wall.

GREEN DASH INDICATES SPACES FOR PARKING LOT WATER RUN-OFF RETENTION

MINI-SOCCER GOAL WALLS

EXISTING LOWER TIER SLAB; UTILIZE AS OPEN PLAY SPACE; APPROXIMATE SQ. FT = 1,300

RED DASH INDICATES GREEN SCREEN WALL (IVY) FOR PARKING LOT BUFFER

COVERED SEATING AREA

ORANGE ARROWS INDICATE PEDESTRIAN PATH FROM PARKING LOT / OPEN SPACE

PLAYGROUND AREA

EXISTING PARKING LOT

DEMO TWO TOP TIER SLABS; NEW PARKING LOT INCLUDES (21) 9'X18' PARKING SPACES; APPROXIMATE SQ. FT = 6,500

ARLINGTON FIRE CODE:

503.2.5 DEAD ENDS:

DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN SHALL BE PROVIDED WITH AN AP-PROVED AREA FOR TURNING AROUND FIRE APPARATUS.

1:20

Spanish Park Apartments Open Space — Partial Parking Lot Scheme

URBAN DESIGN CENTER

Land use and zoning are two of the most significant elements that affect the character of a neighborhood. The mixing or separation of land uses in an area, and the zoning designations on individual properties, can strongly influence the quality of life for residents and business owners.

> **GOAL**
> *Encourage new development, redevelopment, and future land use patterns that add long-term value to the community, both within HANA and around its perimeter.*

Land Use and Zoning

The HANA planning area occupies 1.75-square miles developed with a diverse mix of land uses.

South of Park Row Drive, the land uses and zoning are predominantly single family residential. There are, however, large pockets of apartment and commercial uses and zoning districts mostly found along Cooper Street, with limited locations on Collins Street. East Park Row Drive is predominantly developed with office, commercial, and institutional uses. West Park Row between Center Street and Johnson Creek is and should remain developed as single-family residences.

North of Park Row Drive the land use and zoning is more diverse, especially that part close to the downtown area and UTA. Most of the area north of Johnson Creek and east of Center Street is zoned for duplex, apartment, and commercial development, though there are a large number of single-family houses. The land use and zoning along Cooper Street is mostly commercial and apartments. UTA and downtown Arlington affect the land use and development patterns in the northwest area.

The UTA campus occupies over half of the area north of Park Row Drive and west of Center Street. The part of the campus that houses offices, classrooms, dormitories and other buildings is generally located north of Mitchell Street. Most of the surface parking lots for the campus, however, are located south of Mitchell Street, and they are a concern to many in that immediate area. The effect of UTA development on HANA is discussed in more detail below.

A zoning map of the HANA area is included in the Appendix. The map shows the zoning districts as of October 2012.

HANA Land Development Policy Map
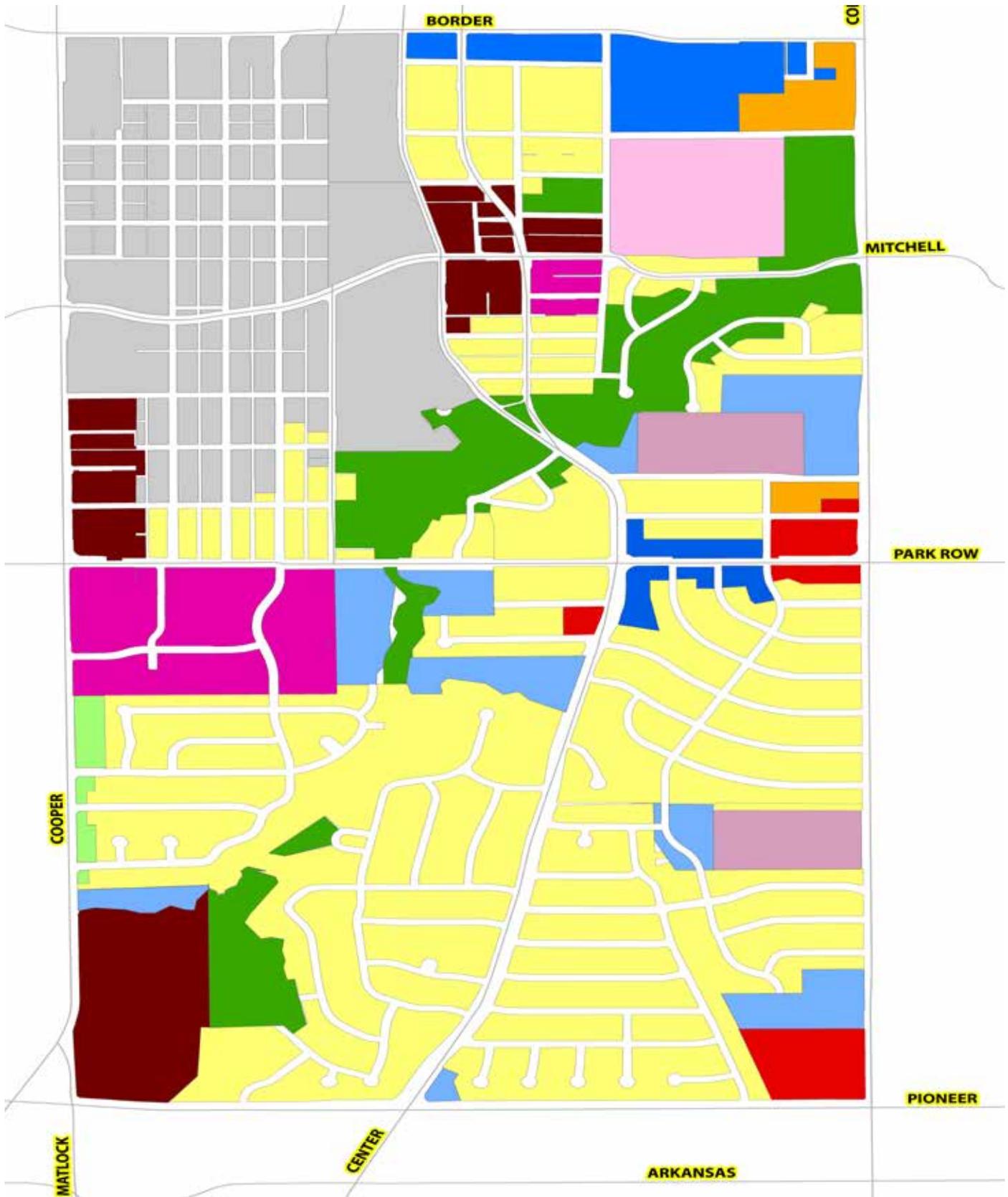
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Sec. 213.005, Texas Local Government Code

Development Policy Map

The HANA development policy map is an essential tool that illustrates how the residents envision the area to develop, grow, and mature. The map, shown on page 22, provides a guide for evaluating development proposals and land use decisions in the HANA area.

The map recommends a range of potentially appropriate land uses and intensities, and provides guidance on future development and zoning decisions. This map is not considered a future land use map or a zoning map. While a future land use map dictates specific land uses for specific parcels, the development policy map focuses on future development patterns for HANA. In addition, the map does not impose zoning or development restrictions on any property.

The map is intended to be used in tandem with the direction provided by the HANA Neighborhood Action Plan to illustrate desired future development patterns, guide zoning and land use decisions, and protect both private and public property investments in the neighborhoods.

Low Density Residential
High Priority Redevelopment Area
Multifamily
Neighborhood Commercial
Office
Mixed Use
Development Pressure Area
Cemeteries
Schools
House of worship
Parks Property
UTA

HANA's Development Policy Map contains 12 color-coded categories. These categories describe the types of future land uses determined to be suitable for the HANA area, and they are considered to be the public policy on future land uses throughout the planning area. Full descriptions of each category are provided below. Photos are included that illustrate the appropriate future development in each area, and for comparison purposes in some area, photos are provided that depict the existing development appearance and style.

Low Density Residential

This category encompasses HANA's single-family neighborhoods. Most of the neighborhoods are already developed, though some vacant lots exist. Clustered housing, town houses, duplexes, and other housing types are consistent with this designation, provided the appropriate zoning exists on the property.

High Priority Redevelopment Areas

This category applies to two areas in HANA that have potential for redevelopment, and where new investment in property, housing, and business is highly encouraged and desired. The presence of underutilized land and buildings combined with the availability of existing utilities and streets provides opportunities for infill and redevelopment. HANA considers both of the areas described below to be the highest priority areas for any redevelopment that occurs in the neighborhods.

During the late 1960s, a shopping center and numerous apartment complexes were constructed in a 40-acre area at the southeast corner of Cooper Street and West Park Row Drive. This development mostly exists in the same design style and pattern 50 years later. This area is the subject of a detailed redevelopment study discussed later in this section, and the study sets out land use and development patterns preferred by HANA in this location.

Existing development in the area of Cooper Street and Park Row Drive

The southeast corner of Mesquite Street and Mitchell Street contains 4.5 acres of multifamily property ranging from duplexes to apartment complexes. Most of these properties were constructed in the late 1960s and early 1970s and have seen little change since. Stagnant property values and minimal property maintenance have created an area that is ripe for new development. Recent construction on the UTA campus and an interest in new apartment development on Center Street shows that redevelopment is possible in the broader area.

Existing development in the area of Mesquite Street and Mitchell Street

Multifamily

This category applies to apartment buildings and other higher density residential developments, including the senior housing facility near E Second Street and Collins Street. The map does not recommend any new areas for multifamily housing that are not part of a mixed-use development.

Existing Multifamily Development in the HANA area

Preferred Multifamily Development in the HANA area

Neighborhood Commercial

HANA's neighborhood commercial areas are primarily found on Collins Street at the intersections of East Park Row Drive and East Pioneer Parkway. There is also a small area located in the 1500 block of South Center Street. Businesses located in these areas provide goods and services not only to HANA residents but also to neighborhoods east of Collins Street.

Appropriate style of neighborhood commercial development for HANA

Office

This category applies to areas of existing office development, and to areas where land uses are recommended to be limited to offices due to their adjacency to residential property. There are two general areas designated on the map.

The area along East Border Street, between Center Street and Collins Street, is mostly developed with low-rise office buildings, though there is one high-rise office building at the intersection with Mary Street. Low-rise office buildings with landscaped open spaces are preferred in this area and considered compatible with the adjacent single-family residential area.

Properties fronting East Park Row Drive between Center Street and Meadow Lane are a mix of offices and churches. It is critical to the protection of the adjoining residential areas that land uses in this area be limited to offices and other low intensity uses.

Existing office development

Existing office development

Recommended style of office developent
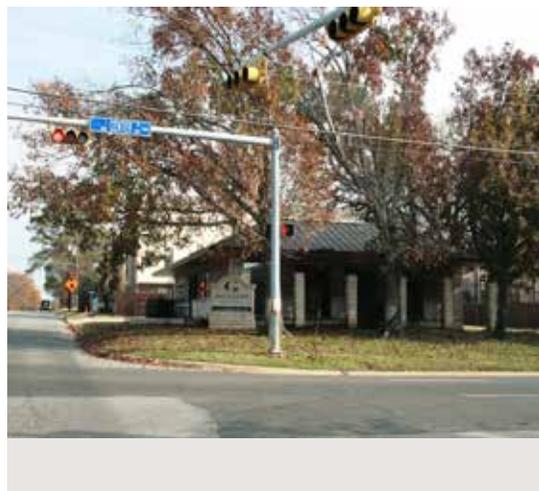
Recommended style of office development

Mixed Use

There are three areas where mixed-use development is desired in HANA. Two areas are located adjacent to the UTA campus, and one at the intersection of Pioneer Parkway and Cooper Street. These areas are presently developed, and land uses range from duplexes and apartment buildings to offices, retail stores, and other commercial activities.

This category generally applies to neighborhood shopping centers and pedestrian-oriented retail areas. Typical uses would include convenience stores, restaurants, supermarkets, drug stores, professional offices, retail stores, and personal services that cater to the surrounding neighborhoods. Mixed-use projects with upper story housing are supported by this designation, including "vertical mixed use" that includes higher density housing. Higher intensity residential, office, and shopping development and reinvestment are welcome in these areas. Photos below illustrate acceptable mixed use styles.

Grand Rapids, Michigan

Glenwood Park, Atlanta, Georgia

Seattle, Washington

West 7th Street, Fort Worth

Development Pressure Area

There are several houses abutting South Cooper Street from Lovers Lane to Lynda Lane. These are the only single-family properties that abut South Cooper Street in the planning area, and it is expected that there will be significant pressure to redevelop the properties.

Retail stores, restaurants, and a car wash are located on the west side of Cooper Street in this area. A strip shopping center was developed north of Lynda Lane in 1972, several years after the houses were built. The property across Cooper Street experienced a similar shift from residential to commercial in the 1970s and 1980s. If a similar change were to occur on the east side of Cooper Street, it is important to have a suitable transition between different uses in this area to protect nearby residents and houses.

East side of Cooper Street

East side of Cooper Street

Cemeteries

At the southeast corner of Mary Street and East Second Street, there are multiple historic cemeteries located on 27 acres of land. This category identifies this area. The present boundaries of the cemetery encompass several old cemeteries: the original "Old Cemetery" of Arlington, the W.W. McNatt Cemetery Addition, the original Masonic Cemetery, intervening portions of the "City Cemetery," and Parkdale Cemetery. The "Old Cemetery" has marked graves dating back to 1875 and numerous graves in the 1870s and 1880s.
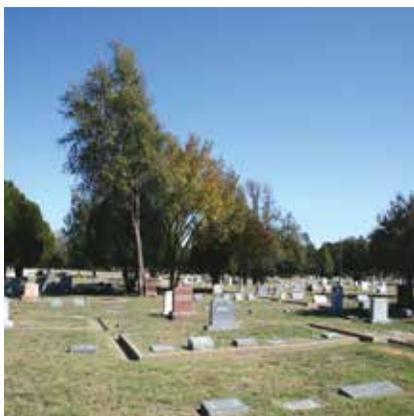
Parkdale Cemetery

Historic Marker

Schools

This category identifies the existing locations of the two public schools in HANA: Blanton Elementary School and Carter Junior High School.

House of Worship

This category identifies the locations of the 21 existing houses of worship in HANA.

Parks

This category identifies the locations of existing City park property in HANA. Most of the property shown is Julia Burgen Park and related property, though other portions of the Johnson Creek area are City-owned parcels.

UTA

This category identifies property owned by the University of Texas at Arlington.

College Park development on UTA campus

The Green at College Park, located at the corner of S Center and Mitchell

Action Plan: Development Policy

» Support or oppose zoning changes as needed to preserve the neighborhood and/or assure that development respects the neighborhood context.

» Encourage higher-density and mixed-use developments in areas identified on the HANA development policy map.

» Encourage mixed-use development over single-use development around the UTA campus.

» Retain single-family residences as the primary residential development type, including construction of infill residential houses when and where appropriate, except as identified on the HANA development policy map.

Redevelopment and Revitalization

The Heart of Arlington Neighborhood Action Plan promotes revitalization of the area through new development, redevelopment, and infill opportunities. As Arlington grew outward from downtown over the years, new residential and commercial development followed. This left behind deteriorating commercial areas and maturing neighborhoods in the center of the city, particularly in the HANA area. The redevelopment of and reinvestment in these original commercial areas are crucial to the health of the HANA area and its neighborhoods. Older commercial corridors and neighborhoods hold great potential for redevelopment.

The HANA area developed over the course of the last 75 years, with most housing construction taking place immediately after the end of World War II. Many of the commercial properties are older developments dating from the 1970s and earlier. These shopping centers and offices are mostly located near Cooper Street and Park Row Drive and on Collins Street at the major intersections. Over time, several residences have been converted into offices on Park Row Drive east of Center Street, and near the intersection of East First Street and Mary Street.

Apartment complexes, which are discussed in detail starting on page 41, have seen little change over the years as well. Excluding student housing or UTA-owned facilities, there are 37 apartment complexes within HANA. Of these, 68% were constructed in the 1960s; the newest complex was built in 1998. An opportunity exists for investment in the redevelopment of these older complexes into new housing or mixed-use areas.

Redevelopment of property in downtown Arlington has occurred in the past five years, with the addition of Founders Plaza, Levitt Pavilion, and several new restaurants. In addition, significant new development is taking place on the UTA campus, particularly the College Park project along South Center Street and South Pecan Street.

Shopping center on Tharp Street

Converted houses on E. Park Row Drive

To address these challenges and build on recent successes, this Neighborhood Action Plan establishes the following strategies to improve the type and quality of development in the HANA neighborhood area.

Action Plan: Redevelopment and Revitalization

» Promote the redevelopment of aging shopping centers within and adjacent to HANA.

» Promote the re-use of existing buildings and infill development as effective sustainability practices.

» Encourage the redevelopment of existing shopping centers and commercial areas before development takes place on vacant commercial property.

» Promote the use of shared parking lots in non-residential areas.

» Encourage commercial property owners to add trees and other landscaping to parking lots where possible.

» Encourage the City to continue to invest in street, water, and sewer improvements in downtown and in central Arlington.

» Support the redevelopment of areas identified on the development policy map as redevelopment areas and mixed use areas.

Cooper Street & Park Row Redevelopment Study

During discussions about redevelopment opportunities, the Task Force identified the southeast corner of South Cooper Street and West Park Row Drive as a prime area for redevelopment. In order to explore this concept more fully, the Arlington Urban Design Center was asked to evaluate redevelopment scenarios for the area, including recommendations on mixes of land use, site design, open space and landscaping, building massing, and streetscape design.

The redevelopment study focused on approximately 40 acres of land that is presently developed with a mix of retail buildings, offices, and apartments. The study envisions a compact development that includes different arrangements of commercial uses, townhomes, apartments, student housing, and senior housing. Recommendations on streetscape, landscaping, building design, and sustainability features are included. A complete copy of the study components is included in the appendix.

The conceptual designs created by the Center do not establish any development requirements or other restrictions for these properties. This project is incorporated into the HANA Neighborhood Action Plan to serve as a guide to future development and investment decisions in this area and around HANA. The study is intended to provide an overarching vision for desired redevelopment in HANA, and as a visual statement of preferred development types and styles in the neighborhood.

There are great challenges to achieving this vision. Assembling the right amount of property and financing for a mixed-use project are complicated, and there are no similar types of development in Arlington today. While mixed-use developments of this nature are prominent in the Fort Worth-Dallas area and other parts of the country, this development type is lacking in Arlington. If these hurdles can be overcome, HANA would welcome this type of investment where appropriate.

Economic Development

HANA recognizes that businesses and neighborhoods inherently support each other and are interdependent in many ways. Neighborhood businesses provide local residents and college students with job opportunities and are a convenient source of day-to-day retail goods and services. Businesses often play a central role in defining a neighborhood's identity and character. Neighborhood residents are a convenient source of customers and workforce for local stores, restaurants, and service providers. Neighborhoods and businesses both help maintain and improve the area's livability and attractiveness to businesses, residents, and customers.

Commercial investment in the HANA area has been minimal. While many businesses have opened or changed over the years, construction of new buildings or renovation of existing ones has been lacking. New commercial investment in the Cooper Street, Park Row, and Collins Street corridors could transform underutilized properties and attract new businesses, customers, and further investment.

Action Plan: Economic Development
» Pursue the development of a grocery store or supermarket to serve the area, capitalizing on the neighborhood's proximity to UTA.
» Secure major tenants in downtown Arlington to spur development of smaller businesses that feed on that traffic.
» Encourage residents to shop locally in or near HANA whenever possible.
» Support the construction of mixed-use buildings that contain residences, retail stores, and office space in areas identified on the development policy map.

UTA and Downtown
The physical and socioeconomic environments in HANA are greatly influenced by both the UTA campus and downtown Arlington. Both have a dominant presence in the northern portions of the HANA planning area.

A large portion of the UTA campus is located within the northwest area of HANA. Of the 420-acre campus, approximately 195 acres (46% of the campus) are part of the HANA planning boundary. In addition, downtown Arlington anchors the very north end, with Center Street and Mesquite Street providing a direct connection from the HANA neighborhoods into downtown.

UTA
Development on the UTA campus has a direct effect on the HANA neighborhoods. In 2009, construction work began on the College Park District area of the campus, which includes a park, special events center, student apartments, retail stores and restaurants, and an 1,800-car parking garage.

The construction phase of this new and intensive development affected numerous properties east of the campus. Parking of construction workers' private vehicles on the neighborhood streets was a major nuisance to residents for many months. In addition, the parking of construction vehicles and the lengthy lane closures on Center Street were nuisances to residents in the area. This this type of development in the area is supported. However, when similar projects are developed in the area, the effects s of construction must be carefully planned to avoid detrimental effects to the existing residential environment. Supported locations for higher density and mixed-use development are identified on the development policy map.

The area of campus south of West Mitchell Street and west of Pecan Street also poses concerns not only with future UTA development but also with the current uses of the property. This section of campus is dominated by surface parking lots, which have encroached into an older neighborhood over the years. Overall, almost 40% of the residential neighborhood has been lost to parking lots since 1970. If development were to occur in this area, HANA's preference is that existing campus parking lots be converted into projects similar to the College Park District. The protection of the existing single-family residences in this area is a major goal of this plan.

Downtown

While there has been recent business growth in downtown Arlington, there has been little effect on the development pattern in the northern areas of HANA. Much of the business expansion in downtown has been through the renovation and occupancy of existing buildings. However, there is still some vacant or underused property in the southern downtown area that has potential to be redeveloped over time.

Since the Downtown Business zoning district extends to East First Street, some type of transition area between intensive downtown development and the residential area in HANA must be considered. Low-rise office buildings and corresponding uses are preferred for this transition area. If housing is ever proposed, the style should mirror the existing residential development pattern in this area.

Action Plan: UTA and Downtown

» Encourage the City to modify development requirements to require transition zones adjacent to UTA and downtown development projects to protect existing residential properties from incompatible building heights and uses.

» Work with developers through the neighborhood contact process to design projects that enhance and protect existing residential properties.

College Park District on UTA campus

Preferred development style for E. First Street

*"We do make a difference -- one way or the other.
We are responsible for the impact of our lives.
Whatever we do with whatever we have, we
leave behind us a legacy for those who follow."*

- Stephen Covey

The Heart of Arlington is a mature area with a housing development pattern that has evolved over the past century as Arlington grew south of the downtown area. HANA has 3,249 housing units, of which 53% are apartment units. The typical house in the HANA planning area was built in 1959 and has 1,530 square feet of living area.

The age and mix of housing in HANA brings an interesting set of challenges and opportunities. The variety of housing styles – single-family houses, duplexes, townhouses, and apartments – combined with the diverse development pattern north of Park Row Drive creates a residential blend not found in many other areas of Arlington. This plan's recommendations for housing is organized around the following themes: single-family residential properties, apartments and rental properties, code compliance, and rehabilitation and revitalization.

> GOAL
> *Maintain and enhance the quality, condition, and appearance of existing residential properties.*

Single-Family Residential Property

Home ownership stabilizes and revitalizes neighborhoods, is a source of personal pride and self-worth, and increases and focuses a family's emotional investment in the surrounding community. Homeowners are more likely to maintain and improve their property, thereby improving the neighborhood as a whole.

There are 1,534 single-family residences in HANA. Of the residents who responded to the neighborhood survey, 94% said they owned their homes. However, renters were much less likely to respond to the survey. Tenure of homeowners in the neighborhoods is also high. Over 61% of survey respondents say they have lived in their neighborhood for more than 11 years, and 35% for more than 25 years. Maintaining a high ownership rate is important to the neighborhoods.

MEDIAN HOUSE PRICE	
MLS Area	**September 2012**
Arlington	$128,200
Austin	$197,500
Collin County	$220,000
Dallas	$176,500
Denton County	$179,500
Fort Worth	$123,300
Garland	$108,300
Irving	$147,500
Northeast Tarrant County	$175,700
Texas	159,000
Data represent Multiple Listing Service housing activity only. Residential data include single-family, townhouses, and condominiums.	
Source: Real Estate Center, Texas A&M University	

The median home price in Arlington is one of the lowest in the Metroplex. However, despite affordable housing prices, the home ownership rate in Arlington is only 55%. An analysis of ownership records from the Tarrant Appraisal District estimates that 77% of the houses in HANA are owner-occupied, considerably higher than the city as a whole. The number of rental properties versus owner-occupied homes is increasing as older owners move out of their homes and rent their houses for supplemental income or sell them to investors, especially in the neighborhoods within walking distance to the UTA campus. Investors may also see HANA as a ripe area

for purchasing houses to rent to college students. The care and maintenance of these rental houses is of significant concern to longtime residents.

Action Plan: Single Family Residential Property

» Promote home ownership opportunities in the neighborhoods, especially for first time homebuyers.

» Educate renters on programs for first time homebuyers that are available through the Arlington Housing Authority.

» Make residents aware of foreclosure assistance programs to help those in need of preventing foreclosure on their property.

Estimated Owner Occupied versus Rental Properties
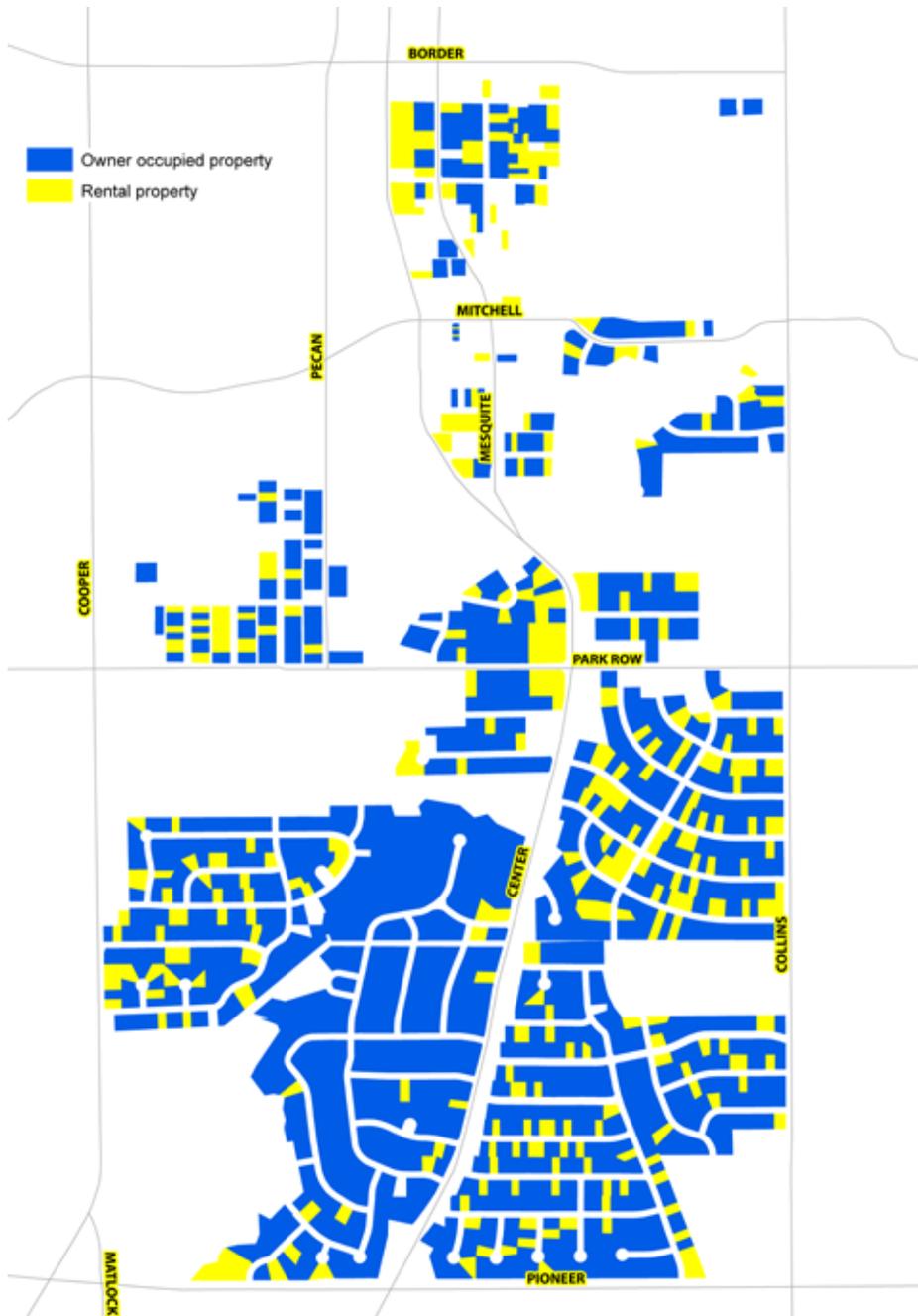
Source: Tarrant Appraisal District data (2012)

Apartments, Rental Properties and Student Housing

In Arlington, 35% of all housing units are located in apartment complexes. In HANA, apartment units make up 53% of all housing units. There are 1,739 dwelling units located within 32 apartment complexes, not including apartments located on the UTA campus. The average age of the apartment complexes is 40 years, with most having been built in the 1960s. Associated property values have decreased about 3.5% over the last five years.

Most of the complexes are concentrated near the intersection of South Mesquite Street and East Mitchell Street, and in the South Cooper Street corridor south of Park Row Drive. Five of the complexes have over 100 units, with the largest being the Spanish Park apartments on West Park Row. Spanish Park, built in 1967, is typical of the style of apartments that exist in the HANA area. Many complexes were built at the time of a sudden and rapid population boom in Arlington. The complexes have seen little updating over time, becoming housing in great need of repair and maintenance.

LARGEST APARTMENT COMPLEXES IN HANA	
Complex Name	Units
Spanish Park	374
Casa Serena	195
Primrose @ Johnson Creek	140
Hidden Hollow	128
Woodwind	126

Concerns over the long-term sustainability of the existing apartment inventory, the high number of police calls associated with complexes in the area, low rental rates, and little interest by local management in maintaining or improving the properties are several of the reasons this plan recommends the redevelopment or revitalization of older apartment developments. Respondents to the neighborhood survey noted the appearance of the apartments in HANA as one of the things they liked the least about their neighborhoods, as deteriorating apartment complexes tend to negatively affect nearby single family residential properties.

Each year, apartment complexes are required to be inspected to ensure that the complex meets minimum standards for safety, livability, and maintenance. With 100 being a perfect score, lower scores indicate that problems exist with the property, buildings, or individual units. Most complexes in HANA scored relatively high during 2011, but several complexes did not. The complexes with the lowest scores are shown in the adjacent table.

ANNUAL PROPERTY INSPECTION SCORES AND LIFE SAFETY VIOLATIONS - 2011		
Complex Name	Score	Violations
Casa Serena – S Cooper St	76.5	8
Spanish Park – W Park Row	82.5	9
Mitchell East – E Mitchell St	85.5	7

Given the proximity of the UTA campus, it is to be expected that the number of apartments may exceed the number of single-family homes. Of the almost 33,000 students enrolled, over 10,000 live within five miles of the campus. Over the past several years, there have been three new privately owned and operated student housing projects built in the UTA area, one of which is on Pecan Street. In addition, there are 214 apartment units and 1,942 dormitory rooms located on the portion of the UTA campus within the planning area. As more examples of this type of student housing are built, their locations must be planned with care to avoid long-term detrimental effects to the HANA area.

Many single family houses in HANA near the UTA campus have become rental houses for students. Concerns reported include too many cars parked at the property, late-hour noise, litter, and property

maintenance. To help lessen some of these concerns, HANA should encourage UTA to create a code of conduct or "good neighbor" program for students who rent houses in area neighborhoods. In 2012, over half (51%) of all freshmen lived in campus-based housing or residence halls, though only 13% of all undergraduates live on campus.

Action Plan: Apartments, Rental Properties, and Student Housing

» Replace or redevelop older existing complexes instead of constructing new apartment complexes.

» Support the development of mixed-use projects in areas identified on the Development Policy Map.

» Encourage future private student housing projects to locate in areas south of Mitchell Street and west of Mary Street, with appropriate transitions between projects and single-family residences.

» Promote the construction of apartments and dormitories at UTA that include parking structures and non-residential uses as a replacement of existing surface parking lots around the campus.

» Encourage the renovation or replacement of apartment complexes or rental properties that are in poor condition.

» Use the relationship with UTA to keep abreast of and provide input on the location of new student housing projects near the campus.

» Limit the number of age-restricted housing communities within HANA so that younger families are not pushed out.

» Educate property owners and tenants on their respective rights and responsibilities, specifically in regards to property maintenance.

Apartment complex

Student housing project on S. Pecan Street

The table below contains a complete list of apartment complexes within HANA. The locations of apartment complexes are shown on the map on the page 42.

APARTMENT COMPLEXES IN HANA				
Complex Name	Address	Units	Density	Year Built
-	901 S Mesquite St	3	23.49	1975
-	907 S Mesquite St	4	16.51	1984
-	601 S Elm St	8	23.71	1980
A'Dar Square	307 Rose St	18	37.34	1961
Appleton Square[1]	920 S Mesquite St	20	21.66	1962
Arlington Central (Tristar)	320 E Fourth St	16	26.55	1983
Bel-Aire	808 Tharp St	89	30.07	1985
Campus Vista	811 S Mesquite St	16	73.06	1963
Canyon Oaks	320 E Mitchell St	10	27.09	1980
Caribe	100 E Third St	15	30.80	1969
Casa Serena	2005 S Cooper St	195	24.34	1968
Center Chase	111-201 E Third St	54	27.55	1986
Center Court South[1]	1001 S Center St	52	44.07	1967
Center Oaks[1]	101 Hosack St	14	27.58	1983
Dos-Y-Quatro	319 Rose St	16	30.77	1968
Four Oaks	1111 S Oak St	36	43.90	1969
Goodrich	306-312 E Mitchell St	20	33.00	1968
Hidden Hollow	2019 Coopers Corner Cir	128	26.83	1979
Kelly	106 E Third St	13	38.58	1963
Lavoy	317 E Mitchell St	15	32.68	1972
Mary Kay	705 S Center St	15	39.06	1963
Meadow Creek	805 S Center St	58	37.42	1966
Mitchell East	304 E Mitchell St	15	34.62	1950
Oxford	604 Causley Ave/603 Hiett Ave	50	36.0	1965
Park Ridge	1620 S Pecan St	42	16.87	1985
Primrose @ Johnson Creek	400 S Collins St	140	16.38	1998
Richlyn	425 S Oak St	18	45.11	1968
Spanish Park	420 W Park Row Dr	374	30	1967
South Campus	603 Causley Ave	55	44.57	1965
Sunshine Apartments	913 S Center St	16	30.65	1968
Woodcrest	500-601 Woodcrest Ln	88	14.0	1966
Woodwind	1605 S Cooper St	126	25.87	1969

[1] As the time of adoption of this plan, these properties were proposed for redevelopment into a new five story, 335-unit apartment complex.

Apartment Complexes in HANA

Code Compliance & Property Maintenance

Property maintenance codes exist to help sustain property values, reduce vandalism, deter crime, and prevent deterioration in the neighborhoods. The most common violations found in the HANA area are shown in the tables below. While there are large concentrations of code violations in the single-family areas, the violations noted also occur in areas with apartments and businesses.

MOST CITED CODE COMPLIANCE PROBLEMS FROM THE NEIGHBORHOOD SURVEY	
High weeds and grass	Illegal dumping and litter
Property cleanliness	Fences in disrepair
Abandoned and junk vehicles	Vehicles parked in yards
Unsafe buildings	Houses in need of repair

CODE VIOLATIONS REPORTED IN HANA 2009-2010	
Description	Number
High Weeds and Grass	338
Unclean Premises	325
Parking in the Yard	245
Overhanging Tree Limbs on Public Right-of-Way	197
Nuisance Outside Storage	178
Nuisance Landscape	106
Other - Non Life Safety	91
Recycle Bin/Trash Out Too Early	84
Water Leakage	79
Graffiti	76

Action Plan: Code Compliance and Property Maintenance

» Support City-initiated efforts to clean up residential properties that have perpetual violations.

» Improve compliance with property standards regulations by educating residents about the "Top Ten Code Violations" found in the city.

» Provide residents and property owners with information on how to fix up and clean up their properties to comply with City codes.

» Investigate the feasibility for HANA to form a volunteer group to plan community clean-ups throughout the neighborhoods and assist needy residents with basic property maintenance.

» Promote maintenance and beautification of front yards by establishing a yard of the month program.

» Encourage residents to participate in the City's Code Ranger Program.

» Continue to invite City code compliance officers to attend HANA meetings.

» Encourage landlords to include clauses in their leases that require their tenants to abide by City codes, and provide tenants with fliers listing the rules they must follow.

» Encourage renters to learn about their rights and responsibilities and to report violations to the City's code compliance officers.

Rehabilitation and Revitalization of Housing

One of the challenges that HANA faces is the age of existing housing. The majority of the older homes in Arlington, built between 1950 and 1969, are located in the Central and East Sectors. During this same period, over 80% of the residences in HANA were constructed.

The housing market has changed dramatically over the past 60 years, and many homebuyers today desire amenities that some houses in the neighborhoods may not have. The average house size in HANA is 1,530 square feet, 54% of the houses have a single-car garage or no garage at all, and almost 40% have only one bathroom. Combined with outdated styles, finishes, and materials, these factors make it more difficult to sell the houses to new homeowners. Continued improvements to the housing stock by existing homeowners and investors can help make the market for houses in HANA more competitive with newer subdivisions.

Action Plan: Rehabilitation and Revitalization of Housing

» Encourage the rehabilitation of houses instead of demolition and rebuilding in order to promote sustainable building practices.

» Connect residents to financial incentives and resources for financing green housing retrofits and weatherization improvements.

» Encourage property owners to repurpose old building materials instead of disposing of them in the landfill.

» Inform residents of available City programs related to rehabilitation of housing, such as weatherization, home improvement incentive program, emergency repair grants, and accessibility modifications for the disabled and elderly.

» Increase housing opportunities for current and future residents of HANA by encouraging sites that mix housing, office, and retail uses, with careful consideration of the location of these sites to avoid harming existing neighborhoods.

House in Arlington renovated through the Housing Rehabilitation Program.

Historic Resources

According to the 2007 Arlington Historic Resources Survey, there are 74 sites in HANA identified as having historic significance or cultural value. Of these sites, 27 are rated as "high" based on their current architectural historic integrity. The sites range from single-family houses and businesses to churches and education buildings, including three buildings on the UTA campus. While the sites are located throughout the HANA area, they are most concentrated in the area between South Center Street and Mary Street. A full list of sites is included in the appendix.

There is one area in HANA named to the National Register of Historic Places in 2004. The South Center Street Historic District, one of Arlington's best existing examples of early twentieth century bungalow neighborhoods, extends along South Center Street generally between East First Street and East Third Street. Development occurring on the UTA campus directly across Center Street has led to concerns about the long-term preservation of this district.

Ghormley-Arnold Home - 404 E. First St

In addition, the Arlington Historic Resources Survey also rated a number of subdivisions that were developed in the years immediately following World War II. Subdivisions established between 1945 and 1960 were identified and rated 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. Four subdivisions in the HANA area have "high" ratings in the survey: College Oaks, Elm Shadows, Glynn Oaks, and Mill Creek Estates.

An available tool to assist in protecting some of these areas is the conservation district overlay. While it is not practical for an overlay to be considered for the entire HANA area, individual neighborhoods, or selected areas within HANA, are possible candidates for designation.

Action Plan: Historic Resources

» Explore the creation of a conservation district overlay to protect the properties in the South Center Street Historic District, generally including property bounded by South Center Street, East First Street, Mary Street, and East Third Street.

» Support the use of a conservation district overlay for other areas of HANA that could benefit from protection and/or preservation , specifically in the following areas: Brasher-Keith Addition on Park Row Drive between S Center Street and Johnson Creek

» Identify and encourage the preservation of historic buildings and their surroundings that contribute to the unique quality of the neighborhoods.

Houses in South Center Street Historic District, listed in the National Register of Historic Places in 2004.

The McKinley-Woodward home, located at 400 E. First Street. The photo on the left shows the original owners, Jesse S. McKinley and his wife, Susan Hannah Collins, standing in front of the house. The photo on the right shows the house in December 2012. The structure is believed to be one of the oldest in the city.

Mobility issues are significant for HANA. Its central location and proximity to downtown and UTA place it near some of the larger traffic generators in Arlington. A safe and efficient transportation system for vehicles, pedestrians, bicycles, and other mobility devices is important to the long-term livability of the HANA neighborhoods.

> **GOAL**
> *Assure safe and efficient mobility for cars, trucks, bicyclists, and pedestrians, to provide for rede-velopment opportunities while protecting the stability and residential character of the neighbor-hoods.*

Thoroughfares and Streets

The Arlington Thoroughfare Development Plan (TDP) provides long-range plans for roadway facilities needed to meet the growth within Arlington. The TDP identifies several thoroughfares in the HANA area, as listed in the table. The two types of roadways - arterials and collectors – are designed to accommodate high to moderate traffic volumes and provide longer travel distances through the city, as compared to local roads that provide access to individual lots.

The TDP allows for flexible roadway design that takes into account the context of the streets and the character of the area adjacent to the roadway. Since a single type of street design will not satisfy all the different development types within HANA, the design of roadway can be specified to address the individual needs of each area. The design for any future roadway improvements in HANA should allow flexibility in street side and pedestrian areas, lane widths, median widths and on-street parking.

THOROUGHFARES IN HANA	
Major Arterials (lanes)	**Major Collectors (lanes)**
S Cooper Street (6)	Mitchell Street, west of Center Street (2)
Pioneer Parkway (6)	UTA Boulevard (2)
S Collins Street (6)	Pecan Street, south of Mitchell Street (2)
S Center Street[1] (3/4)	
S Mesquite Street (3)	
Minor Arterials (lanes)	**Minor Collectors (lanes)**
Park Row Drive (4)	Mitchell Street, east of Center Street (2)
[1]S Center Street is 3 lanes north of Johnson Creek.	

Action Plan: General Roadway Recommendations

» Provide safety zones or barrier-free openings in medians where pedestrian crossings are located on multi-lane roads.

» Install landscaped medians on arterial roads or wider sections of other roads.

» Encourage privately owned and operated transit options in the city limits.

» Request that the City design major streets that are appropriate to the context of the neighborhood in which the street is located.

Specific Roadway Recommendations

During the Task Force discussion about transportation topics, several potential street projects were identified for further study to determine their appropriateness and viability for the neighborhoods.

Center Street / Mesquite Street

Center Street and Mesquite Street serve as a gateway from HANA into downtown Arlington, and development in the area will influence development patterns within HANA. Through the northern reaches of the HANA area, both roads are one-way roads with three lanes. The roadways merge as they cross Johnson Creek near Robin Lane. Between Park Row Drive and Pioneer Parkway, Center Street is a 4-lane divided roadway with a landscaped median.

Should Center Street become a continuous link between Interstate 30 and Interstate 20, increasingly large volumes of traffic will pass through the HANA area. Planning and design strategies need to be prepared by the City in consultation with HANA for the local sections of Center Street and Mesquite Street to calm traffic to pedestrian-friendly speeds as well as enhance pedestrian connectivity and safety. It is imperative that the road be designed to make it safe for pedestrians and bicyclists, and to calm the flow of traffic at appropriate locations. Bicycle lanes on Center Street are encouraged.

The median on Center Street between Park Row Drive and Pioneer Parkway should be preserved. Additional street trees and landscaped area are desired in this median. If Center Street should be widened and rebuilt between Pioneer Parkway and Interstate 20, HANA urges the City to use this same general context design – median, trees, and landscaping – for that portion of the road as well.

Between the roadway split and Park Row Drive, the street is approximately 80 feet wide and does not have a median, making it difficult for pedestrians to cross. The roadway design is out of context with the existing development. Numerous residences, a church, Carter Junior High School, and Julia Burgen Park are all located in this area. HANA urges the City to modify this roadway by constructing a pedestrian crossing area between Robin Lane and Tharp Street to create a safer environment for people walking to the park or school.

Pedestrian refuge on multi-lane street

Mid-block pedestrian crossing

Pecan Street

The Thoroughfare Development Plan denotes Pecan Street as a major collector street between Mitchell Street and Park Row Drive. This designation most likely persists from the time when Pecan Street provided a connection between Park Row Drive and Main Street. After the review of the TDP in this area, and noting that portions of Pecan Street are now owned by UTA and First Baptist Church, the HANA Task Force is of the opinion that Pecan Street should be reclassified from a major collector street to a local street. Most of the UTA campus and parking lots are accessible from other streets that serve a collector function.

The reclassification of Pecan Street would assist in protecting the existing single-family residences in this area south of the university. The plan further recommends that the City and UTA study this area in detail, focusing on how development in this area and access to the campus will affect the residents and properties in the neighborhood.

Pecan Street between Park Row and Mitchell

Intersection of Pecan Street and Park Row Drive
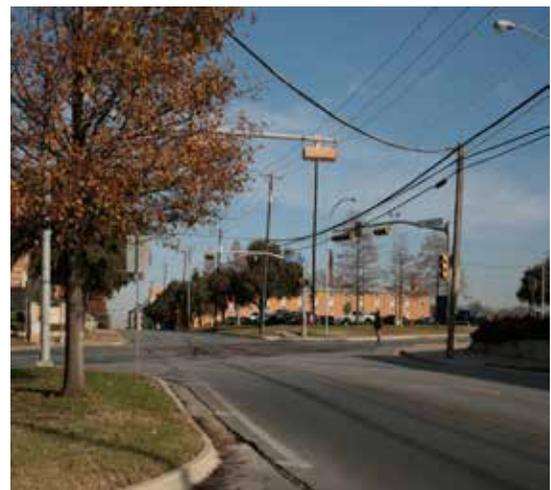
Intersection of Pecan Street and Mitchell Street

South Cooper Street

Carrying more than 60,000 vehicles per day, South Cooper Street is the most heavily traveled roadway in the HANA area. This roadway provides direct access to a large number of homes and businesses, and there are numerous concerns about the roadway design and the safety of drivers and pedestrians in the area south of Park Row Drive.

Beginning in mid-2012, the Texas Department of Transportation started construction to replace the center turn lane with medians on South Cooper Street between Mitchell Street and Arkansas Lane. The location of median breaks between Park Row Drive and Pioneer Parkway are of interest to HANA. There are four entrances into the neighborhood on this portion of the roadway, and only Inwood Drive is a signalized intersection. If the median breaks limit the number of left turns across South Cooper Street, there is worry that traffic will increase on Inwood Drive.

HANA is concerned with pedestrian and traffic safety around the Cooper Street and Matlock Road intersection. It is common to see pedestrians crossing Cooper Street mid-block around the apartment complexes in the area, and vehicle access to local businesses is difficult during periods of heavy traffic. The hill and curve in Cooper Street, combined with the awkward intersection at Matlock Road, creates a difficult and dangerous situation for the residents and business owners in the area.

HANA would prefer to see a permanent design solution to the Cooper Street/Matlock Road intersection, and will continue efforts to persuade the Texas Department of Transportation and City to make this area safer for residents.

Aerial photo of the Cooper Street, Matlock Road, and Pioneer Parkway intersections

Traffic Calming

A survey of HANA residents suggests that cut-through traffic and on-street parking issues were minor issues in most neighborhoods, with 33% and 26%, respectively, stating they were problems. However, 59% reported that high-speed traffic was a problem in the neighborhoods. HANA recognizes that traffic speeds can be reduced and pedestrian safety improved using traffic calming techniques, and recommends their use in the neighborhoods. Since not all techniques are appropriate in all locations, the preferred traffic calming devices for use within HANA must be based on the recommendations of the individual studies of each project area and the input of affected local residents.

During the Task Force discussion about traffic calming, the following areas were identified as potential projects, and they are recommended for further study. The review and study of each project must include participation by and input from residents in the area in conjunction with the City. This Plan also recommends the periodic evaluation of other streets in the neighborhood to determine if previously unknown problems exist.

Brookview Drive – Inwood Drive area

Review and study Inwood Drive and Brookview Drive between S. Cooper Street and W. Park Row Drive. Include in this study Lynda Lane and Lovers Lane. This area of the neighborhood experiences significant cut-through traffic from drivers who avoid traffic signals at the intersections at Cooper Street and Inwood Drive and at Cooper Street and Park Row Drive. Traffic volumes appear especially higher in the mornings and evenings. UTA students are frequently observed using Inwood Drive and Brookview Drive as a cut-through to the campus. Pedestrian safety is a concern on these streets due to lack of continuous sidewalks and children walking to school.

Inwood Drive at Cooper Street

Brookview Drive

Center Street

Pedestrian safety is a concern on S. Center Street from the Johnson Creek bridge to Park Row Drive. As previously discussed on page 50, the road is very wide at this location, and the lack of a median or crosswalk makes it difficult for pedestrians to cross the roadway. This problem is especially true for students that have to cross S. Center Street to get to Carter Junior High school on Tharp Street. The roadway design is out of context with the existing residential, church, school, and park.

S. Center Street between Park Row Drive and Johnson Creek

Looking south on Center Street at the split with Mesquite Street

Park Row Drive and Center Street

Pecan Street

Review and study Pecan Street between Mitchell Street and W. Park Row Drive. This section of the road carries traffic from apartment complexes and single-family residences. The road is wider than needed for its two-lane designation, which makes it vulnerable to higher vehicle speeds. The design of any improvements must be sensitive to the existing tree line, which is very close to the curb and pavement.

Pecan Street at Park Row Drive

Pecan Street

Mary Street

Review and study Mary Street between Border Street and Mitchell Street. This portion of Mary Street is a straight 0.4-mile long stretch of road without a stop sign. This section passes through an area with homes, a Little League baseball park, and several businesses. This portion of roadway is prone to high-speed traffic.

Mary Street near Senter Park

Mary Street at East Second Street

Meadow Lane – Southridge Drive – Tucker Boulevard

Review and study Tucker Boulevard between S. Center Street and S. Collins Street. This roadway provides a direct connection between these two streets, and is a primary access road into the neighborhood. The length and width of the street increases the possibility of speeding traffic, which is dangerous on a street that has only single-family residences.

Review and study Meadow Lane from E. Park Row Drive to Tucker Boulevard, and Southridge Drive from Tucker Boulevard to E. Pioneer Parkway. These streets are the main access roads into the neighborhoods in the southeast area of HANA. The length and width of the roads makes them vulnerable to higher vehicle speeds, which is unacceptable in a residential area.
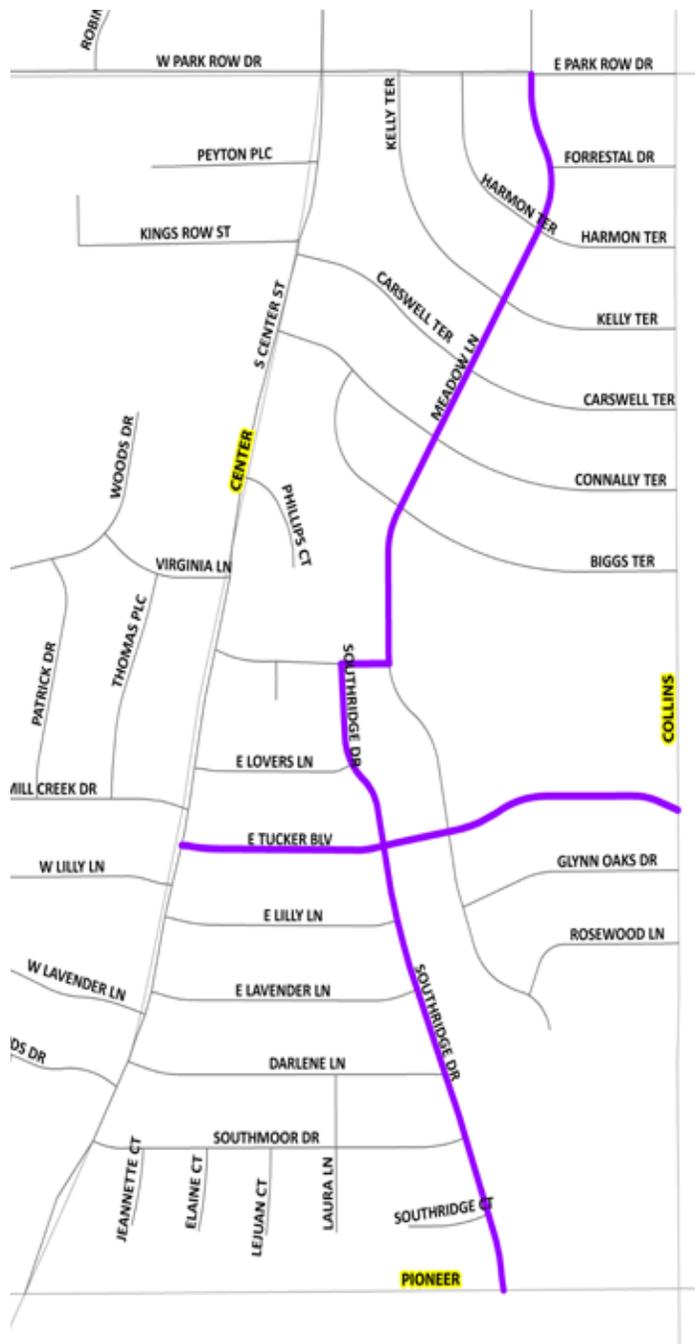
Tucker Blvd at Southridge Dr

Meadow Lane

Southridge Drive

Traffic Counts

Traffic counts are available for several major streets in and around HANA. However, counts are not typically conducted on local neighborhood streets, yet these are often the places where residents experience the most problems with speeding and cut-through traffic.

Two streets most mentioned as problems with speeding and cut-through traffic were Lovers Lane/ Brookview Drive, Inwood Drive, and Harmon Terrace. Geographically, these three roads provide a direct connection between Park Row Drive and either South Cooper Street or South Collins Street. During periods of rush-hour traffic, it is common to see drivers using these roads to by-pass the congestion.

A table of traffic counts for the HANA area is shown below. Between 2006 and 2011, counts significantly increased on Center Street, Mesquite Street, Cooper Street, Park Row Drive, and Pioneer Parkway. The increase in traffic on Center Street is of most concern to HANA as this street runs through the heart of the neighborhoods. In addition, the increased traffic on Park Row Drive is troubling as those portions of the road serve many residences, some of which front Park Row Drive.

TRAFFIC COUNTS							
Location	2006	2007	2008	2009	2010	2011	2012
Center St (E Lovers Ln to E Inwood St)	12,872	14,528	14,528	-	14,281	13,141	12,940
Center St (north of Park Row)	8,892	-	-	-	15,567	-	15,567
-							
Collins St (Biggs Terr to E Inwood St)	25,280	25,945	25,945	-	-	27,377	33,694
Cooper St (north of W Inwood Dr)	41,459	50,444	51,521	-	61,547	69,118	53,148
Cooper St (south of UTA Blvd/Border St)	34,040	41,217	26,920	50,947	51,346	63,766	40,782
Mesquite St (E Second St to E Third St)	3,368	5,089	4,790	-	11,240	5,621	6,127
Mitchell St (Collins St to Dover Ln)	4,884	3,734	3,734	3,734	3,845	4,353	4,437
E Park Row (Kelly Terr to Harmon Terr)	14,059	14,337	-	-	-	27,081	21,479
W Park Row (east of Pecan St)	14,748	-	14,981	-	29,241	24,418	20,451
W Park Row (by Arlington High School)	15,586	15,586	14,972	24,720	18,861	17,845	18,861
E Pioneer Pkwy (Center St to Southridge Dr)	27,238	39,856	32,367	-	38,456	33,430	38,456
W Pioneer Pkwy (Coral Dr to Center St)	25,933	38,239	17,360	40,207	56,105	45,234	49,957

Notes:
1. All traffic counts one-time counts for a 24-hour period, excluding weekends.
2. Traffic on all road segments is not necessarily counted every year.
Source: City of Arlington, Department of Public Works and Transportation

Vehicles and Parking

Vehicle parking along neighborhood streets is in itself a method of traffic calming, as it can slow down traffic. However, it can also make it difficult for residents to navigate the neighborhood streets and lead to safety concerns for pedestrians and bicyclists.

Parking issues are a localized problem in HANA, predominantly found in the neighborhoods south and east of the UTA campus. Of the survey respondents, 26% said vehicles belonging to college students were a cause of parking problems in their neighborhood. These parts of the campus have numerous surface parking lots, and it is believed that many students park in the neighborhood streets rather than purchase a parking permit from the University. HANA urges UTA not to construct any additional student parking lots in this area. However, new construction that includes a parking structure in combination with residential or mixed-use development would be welcomed.

On-street parking near UTA

The most-cited source of parking problems, identified by 71% of respondents, was the belief that too many vehicles are owned by residents. This was a common response from residents in the southeast area of HANA, where many homes have single-car garages and narrow driveways. On-street parking is widespread in these areas. This problem also exists in areas with a large number of rental properties, as the parking provided is usually insufficient for the number of cars owned by the residents. HANA encourages the City to modify its parking codes to allow front and/or side yard parking when permeable paving is used, and to allow driveways to be constructed of materials other than concrete or asphalt.

While there are sections of some streets in HANA that are wide enough to allow parking on both sides and two cars to pass going opposite directions, the majority of the local streets are wide enough to allow only three car widths. Parking on both sides of the street is generally not a problem unless there is a concentration of parked vehicles on both sides of the street.

Action Plan: Vehicles and Parking

» Persuade UTA to reduce the amount of on-street parking by students in areas outside the campus.

» Explore the creation of "no parking zones" or resident-only permit parking in areas of high student on-street parking streets south of campus, such as College, West, Oak, and Pecan streets, if it becomes a significant problem.

» Encourage residents with single width driveways to consider widening the driveways at their houses or take other measures to provide more off-street parking in order to reduce the number of cars parked in the street.

» Encourage shared parking arrangements wherever possible among businesses and churches to reduce the number of parking lots needed.

Pedestrians and Bicyclists

The City's hike and bike system master plan identifies long-term capital improvement related to sidewalks, bicycle lanes, and multi-use trails. When asked what type of parks and outdoor facilities they like to use, 77% of HANA residents surveyed said "walking or jogging trails" and 49% said "biking trails". Few of these types of options are available locally within the area.

Sidewalks can be found in many neighborhoods in HANA. They are most prevalent in the area east of Center Street and south of Park Row Drive. Other areas have sidewalks, but mostly along the major streets and within the UTA campus. Residents were split on the need for new or additional sidewalks. While 50% said that new sidewalks were desired, 35% said none was necessary. The desire for adding sidewalks varied from neighborhood to neighborhood.

Sidewalk construction on West Park Row, between Center Street and the Johnson Creek bridge, has been discussed in the past. Historically, residents along Park Row Drive have had mixed opinions about constructing sidewalks at this location. In addition, the existing right-of-way is limited, leaving little room for construction without obtaining easements from adjacent property owners. There is a well-worn path in the lawns along the street, which was created by school students and other pedestrians over the years. This plan recommends that this project be discussed with residents on West Park Row to determine whether constructing sidewalks in this area is desirable or viable.

Action Plan: Pedestrians and Bicyclist

» Add bicycle lanes as described in this section to encourage cycling as a means of transportation to schools and employment areas as well as a recreational activity.
» Encourage the addition of bicycle lanes on Center Street.
» Preserve the area along Johnson Creek in the Elm Shadows and Mill Creek subdivisions as a natural green space instead of constructing a hike and bike trail in this area.
» Improve safety and convenience of pedestrian circulation to, from, and within downtown and commercial areas by constructing sidewalks as specified in this section.
» Discuss with area residents whether sidewalk construction should be pursued along Park Row Drive between S. Cooper Street and S. Center Street. Consider using one side of the street as a pilot project.
» Make pedestrian routes within HANA accessible for all mobility levels, ages, and modes of transport, including wheelchairs and other electric wheeled vehicles.

Bike and Sidewalk Recommendations

During the Task Force discussion about hike and bike plan topics, several potential projects were identified for further study to determine their appropriateness and viability for the area. The following projects are included as part of the Neighborhood Action Plan and are recommended for further detailed study.

General Recommendations

» Sidewalk locations should respect the locations of existing trees and tree lines.

» Trees should not be removed to install a sidewalk; the sidewalk should meander around the trees.

» Permeable paving materials should be used when building sidewalks in areas with existing trees.

» Tree grates should be used when planting new trees along sidewalks and trails.

» Provide shaded rest areas with seating at intervals along main walking routes

Sidewalk meander around trees

Shaded rest area

W. Mitchell Street

Construct approximately 1.5 miles of bike lanes on W. Mitchell Street between S. Cooper Street and S. Center Street, and construct sidewalks on both sides of Mitchell Street between S. Center Street and Mary Street. The bike lanes and sidewalks would provide connections to UTA, multiple schools, local businesses, and downtown.

Mitchell Street at Mary Street

Mitchell Street between S. Center Street
and S. Mesquite Street

S. Pecan Street

Construct bike lanes on S. Pecan Street between UTA Boulevard and W. Mitchell Street through the UTA campus. This project would connect to the planned bike lane on S. Pecan Street between W. Mitchell Street and Park Row Drive.

Pecan Street entrance into UTA campus

Houses on west side of Pecan Street

Pioneer Parkway corridor

Construct sidewalks on both sides of Pioneer Parkway between S. Cooper Street and S. Collins Street. These sidewalks would provide connections to shopping, schools, and parks. This project requires coordination with the City of Arlington and the Texas Department of Transportation.

Pioneer Parkway corridor

Intersection of S. Center Street and Pioneer Parkway

Meadow Lane

Construct a new sidewalk along the east side of Meadow Lane between Biggs Terrace and E. Tucker Boulevard, including constructing a connection to the Blanton Elementary playground. This project would require coordination with the Arlington ISD.

Blanton Elementary sidewalk

Connection to playground

UTA/Johnson Creek Park connection

Construct approximately 1,200 feet of off-road trail from Pecan Street to Turtle Creek Drive, connecting Julia Burgen Park to Pecan Street. This project requires coordination with the City of Arlington, UTA, and private property owners to obtain easements for the trail.

Johnson Creek Greenway connection

Possible greenway connection on Pecan Street south of Johnson Creek

Street Maintenance and Street Lighting

There are approximately 28 miles of streets in the HANA neighborhoods. Each year the City inspects one-third of all the public streets to determine the condition of the pavement and rates the street's need for preventive maintenance or reconstruction. In the past six years, some streets in HANA have been repaved. In addition, there are a large number of streets in the southeast area of HANA that are rated low enough to be considered for reconstruction, but funds must be allocated by the City before any reconstruction could take place.

Southmoor Drive, Jeanette Court, Elaine Court, Lejuan Court, and a portion of Laura Lane are proposed to be rebuilt using Community Development Block Grant funding approved in 2010. As of November 2012, the design for these roads was underway, but construction had not commenced.

When residents were asked about the condition of streetlights in the neighborhood survey, 68% of the respondents rated the condition fair or poor. A follow-up question about whether additional lighting was needed on their block or elsewhere in the neighborhood, 49% said "yes," and 33% said "no." While several respondents indicated places where streetlights were desired, there is no clear consensus on whether street lighting is a significant problem in HANA.

When the Task Force reviewed street lighting, there was discussion about the effectiveness of the existing lighting. Due to the heavy tree cover in the HANA neighborhoods, much of the lighting is blocked by the trees that have grown over the last 50 years. If the lights are ever replaced in the future, shorter poles are recommended to be installed if possible.

Action Plan: Street Maintenance and Street Lighting

» Encourage residents to report street maintenance problems to the City and the HANA Board, so the organization may advocate on behalf of the residents.

» Review the areas identified as problems in the survey responses to determine if additional lights can be added.

» Encourage the City to install shorter light poles at the time any existing light poles are replaced, or consider removal of the light pole completely if preferred by the residents in the area.

» Urge the City to use solar-powered lighting and energy-efficient equipment as appropriate.

» Use shielded or hooded street lighting fixtures wherever possible.

"Continuous effort - not strength or intelligence - is the key to unlocking our potential."

- Winston Churchill

The Heart of Arlington Neighborhood Association views sustainability as the long-term social, economic, and environmental viability of all our neighborhoods. The concept of sustainability was discussed at length during the preparation of the Neighborhood Action Plan. In HANA, sustainability addresses the physical, social, and economic aspects of our neighborhoods and builds on the values of community, environmental stewardship, and economic opportunity.

A core principle of HANA's approach to sustainability is that it must be addressed at a neighborhood level, and that it is critical to engage directly the people who live, work, and visit in our neighborhoods to shape a sustainable future. Through this action plan, HANA articulates the importance of sustainability for our community, provides a wide range of recommendations for the area, and encourages the City to eliminate barriers where possible.

The Arlington LID Guidance Manual, prepared by the Texas Commission on Environmental Quality and the U.S. Environmental Protection Agency, provides a comprehensive approach to site planning, design, and pollution prevention strategies that create a more economically sustainable and ecologically functional landscape. HANA recommends the use of these principles.

> *GOALS*
> *1. Preserve HANA's natural and scenic resources.*
> *2. Promote the responsible use of HANA's resources to meet our present needs without compromising the needs of future generations.*
> *3: Encourage sustainable living and development in HANA.*

Parking, Vehicular, and Pedestrian Circulation

» Create safe, convenient, inviting pedestrian paths and sidewalks.

» Allow on-street parking along busy streets as a buffer between pedestrians and vehicular traffic.

» Create safe, convenient bicycle routes.

» Encourage businesses and nonresidential developments to connect parking lots between adjacent properties.

» Promote shared parking among businesses to reduce the overall need for parking lots.

» Encourage the City to allow permeable paving and alternative materials for sidewalks and driveways on private property.

» Integrate businesses selling goods and services into the community within walking distance in various neighborhoods within HANA to make walking and biking more practical and automobile trips shorter.

Sustainable Building Practices

» Promote/encourage the use of passive energy efficiency features such as natural lighting and natural cooling/heating.

» Promote rainwater reclamation features on buildings.

» Mitigate summer heat gain through natural shading (trees), roof overhangs, awnings, covered arcades, and similar features.

» Utilize light color materials to reduce solar heat gain in buildings.

» Discourage large expanses of unshaded exterior walls, particularly glass.

» Encourage use of natural ventilation (operable windows) in all buildings and their use for as much of the year as possible.

» Encourage natural day lighting in renovations, additions, and new buildings.

» Discourage large expanses of unshaded paved area.

» Utilize trees, trellises, and other features to provide summer shade to buildings and paved areas.

» Encourage the recycling and reuse of materials from buildings, paving, and roads rather than sending demolition items to local landfills.

» Encourage the use of alternative cladding materials that are made from recycled, renewable, or other sustainable materials.

» Recommend the use of durable building materials and encourage high-quality construction to minimize maintenance problems and costs.

» Encourage building designs that can be easily and economically modified to accommodate future needs and uses.

Light colored building materials

Shaded areas provide natural cooling

Rainwater capture

Energy Conservation

» Promote and encourage energy production using solar, wind, geothermal, or heat pump technology to capture and utilize renewable energy sources.

» Encourage the City to adopt ordinances that give residents and businesses the choice to use energy capture or conservation devices on private property.

» Promote/encourage passive energy efficient and sustainable features as a baseline for renovation and new construction before adding technological solutions.

» Encourage the City to promote any local, state, federal, or private programs and incentives that support energy and water conservation.

» Promote the personal and business use of energy efficient cars, machines, appliances, and devices.

» Encourage people to shift energy use, where possible, from peak to off-peak hours.

» Encourage the City to utilize solar energy at parks and other public facilities.

Solar panel in a residential area

Roof-mounted wind turbine

Solar powered traffic lights

Outdoor components of a residential heat pump

Gardening and Landscaping

» Encourage residents to plant vegetable gardens, and invite speakers to HANA meetings who can provide gardening advice.

» Encourage the composting of organic materials.

» Encourage the planting of indigenous or native plants and drought-tolerant plants instead of exotic or invasive species.

» Encourage water reclamation and re-use for landscaping and gardening.

» Discourage large expanses of grass that require large amounts of water and chemicals to maintain.

» Encourage gardening, community gardening, farmers markets, and other practices that reduce reliance on long-distance food supply networks.

» To help reduce runoff and erosion, install pervious surfaces for walking and parking as much as possible in lieu of impervious paving.

» Install underground power lines to allow tree canopy to mature on both sides of streets and roads to reduce heat gain on paved surfaces, to provide shade for properties, and to reduce chances for damage to power lines during extreme weather conditions.

Compost center at UTA campus

Community garden

Parking constructed with pervious material

Tree lined street

Other Sustainability Recommendations

» Promote the creation and retention of local jobs to reduce the need to drive long distances for employment.

» Encourage small repair shops to promote reusing and repairing items to prolong their useful life instead of throwing items away.

» Promote rental or library-like loaning of small machinery and tools, such as for repair, home maintenance, and gardening, so people without storage space can still have use of common tools.

» Encourage community workshops and classes where people can learn how to maintain and repair their homes and common household items.

» Encourage thrift stores, consignment stores, craft fairs, and yard sales to re-use and re-purpose clothing and other items.

» Promote the creation of book exchanges where anyone can donate, borrow, swap, or trade used books and reading material.

» Promote the use of hand tools and human powered tools where possible, such as rakes and brooms instead of leaf blowers.

» Encourage buying local goods and services and integrating neighborhood grocery stores and small service-oriented shops within the neighborhoods to reduce the need to drive long distances for everyday errands.

» Promote community education programs on sustainability issues.

» Create a sustainability library on the HANA website.

» Protect local wildlife by educating residents who live near creeks, wooded areas, and other wildlife habitats on how to live with common wildlife in urban areas.

» Discourage building in the Johnson Creek flood plain.

» Encourage the City to use sustainable practices in road repair and reconstruction and to maximize durability and longevity in infrastructure improvements.

» Encourage the City and residents to recycle and reuse materials where possible instead of sending them to the landfill, including donating salvageable materials to non-profit groups for reuse.

» Keep City services and offices centralized in the downtown area.

Drop-off for recycling

Retail store within a neighborhood

"In every walk with nature one receives far more than he seeks. "

- John Muir

Parks provide physical, social, and economic benefits to neighborhoods and residents. Trees and plants provide shade and habitat for wildlife. Open spaces offer recreational and social opportunities for residents. Studies also show that areas with parks have stable property values and an easier time attracting business development. The residents in HANA place high value on parks and the natural environment, and aspire to protect these assets for future generations.

> **GOAL**
> *Preserve, protect, and improve the quality and extent of natural open spaces for residents of all ages and abilities in a manner that complements HANA's role as an environmental steward.*

Julia Burgen Park and Johnson Creek Greenway

Julia Burgen Park is the largest park area in HANA, covering 67.4 acres along Johnson Creek between Park Row Drive and Collins Street. The park will eventually connect HANA to the Entertainment District through the Johnson Creek greenway. Since the park is currently undeveloped, an opportunity exists for HANA to have an active role in the design and development of the park. However, because its undeveloped state also poses challenges in protecting the park from illegal trash dumping and other undesired activities, HANA's intent is to advocate for the development and improvement of the park as soon as possible.

Johnson Creek east of S. Center Street

In September 1995, the City and the Army Corps of Engineers considered converting the creek to a concrete channel from Park Row Drive to Mitchell Street. Through efforts by community groups, the City Council voted against this plan on October 31, 1995. Almost $27 million of federal and local funds have been used to purchase over 140 flood-prone houses along the creek corridor. In 2004, the City Council voted to name the park after Julia Burgen, an environmental advocate and former City Council member, who was instrumental in the creation of the park and greenway and for preservation as a natural area in the heart of Arlington.

In 2008, the City of Arlington held a bond election that included $1,000,000 for the demolition, grading, and turf establishment of the area along Johnson Creek between Park Row Drive and Collins Street. Improvements were to include the removal of pavement and utility infrastructure that previously served homes removed from the 25-year floodplain. HANA believes the existing streets are convenient for walkers, bikers, and wheelchair users and should be retained. HANA prefers that the funds designated for demolition be used for other improvements to the park.

HANA would like Julia Burgen Park maintained as a natural green space as much as possible. HANA is currently investing over $7,000 in the park to install amenities including benches, picnic tables, and landscaping that will facilitate passive recreation such as walking, wildflower viewing, bird and butterfly observation, and natural history studies.

HANA welcomes non-structured play areas and trail improvements in Julia Burgen Park, and encourages the City to construct any trails with a material that is sensitive to the natural environment. Playgrounds, athletic fields, and other similar programmed activities are available in other areas and nearby parks, but are not suitable in any part of Julia Burgen Park.

Action Plan: Julia Burgen Park and Johnson Creek Greenway

» Actively consult with the Arlington Parks and Recreation Department in the planning and design stages for Julia Burgen Park and the Johnson Creek greenway.

» Promote the use of Julia Burgen Park for neighborhood activities and events.

» Encourage the acquisition of property between Pioneer Parkway and Arkansas Lane, including the flood-prone apartments and buildings near Matlock Road and Arkansas Lane, in order to connect the Johnson Creek Greenway with Marrow Bone Spring Park.

» Encourage the City to acquire property north of Park Row Drive and west of Robin Lane as it becomes available on the market to include these lots in the park property.

» Connect new hike and bike trails to the existing passage under the Johnson Creek bridge on Center Street.

» Install litterbag and dog waste stations in the park to encourage visitors and residents to pick up litter while they use the park.
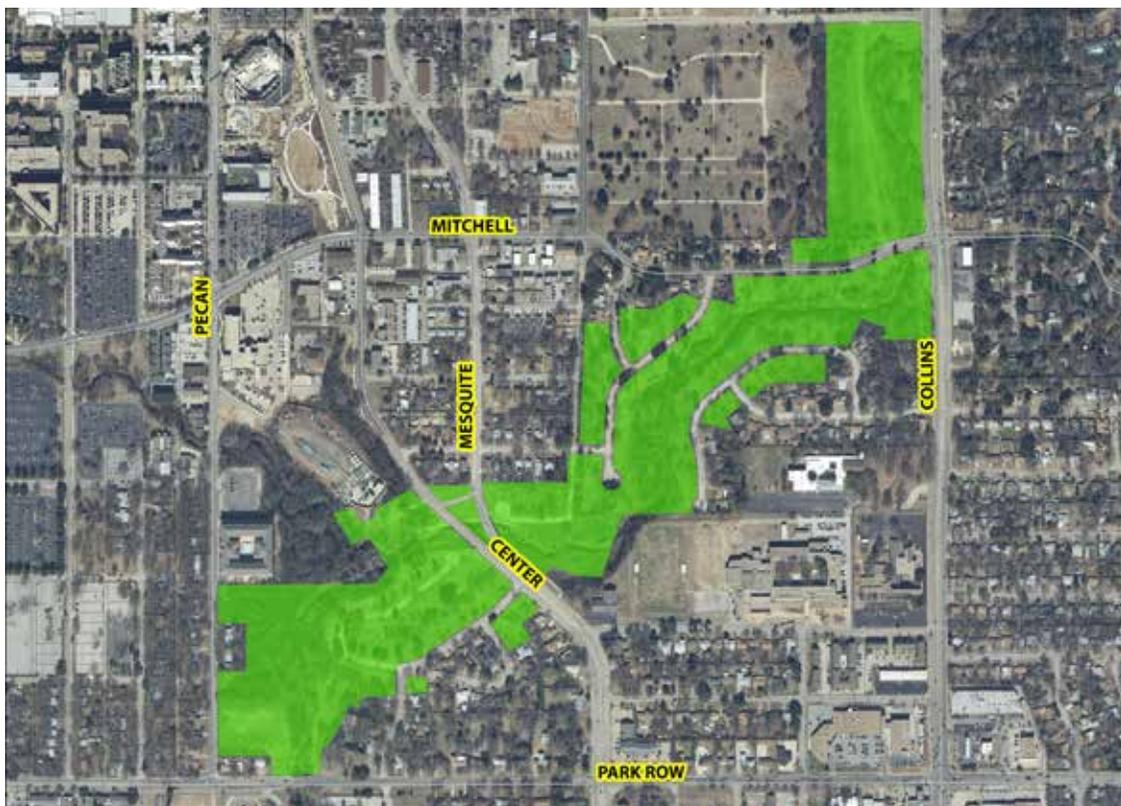
Julia Burgen Park

Julia Burgen Park fencing

Street pavement remaining in Julia Burgen Park

Johnson Creek Greenway, east of S. Mesquite Street

Julia Burgen Park

Other Parks and Beautification

The neighborhood survey included several questions about parks and recreation facilities. The most common types of facilities that respondents stated they liked and used were natural green spaces and trails for walking or jogging. Julia Burgen Park and the Johnson Creek Greenway are both areas that provide these types of amenities. Two other parks are located in the HANA area.

Senter Park, located at 700 Mary Street, includes two children's baseball fields, which have been leased for Pee Wee Baseball to the Optimist Club of Arlington since 1952. While of limited use to most HANA residents, it does provide a recreational opportunity for children in the neighborhoods.

The second park is The Green at College Park, located on the UTA campus at the corner of Mitchell Street and Center Street. The Green was built with a number of sustainable features and native plants, which are important to HANA. The Center Street Trail offers a direct connection between this park and Julia Burgen Park.

Survey respondents also noted that they visited other park facilities in Arlington. River Legacy Park and Levitt Pavilion received the most responses from the list provided in the survey. Howard Moore Park, Veterans Park, Vandergriff Park, and Randol Mill Park were identified the most often in response to other parks visited that were not listed. The abundance of natural green space at River Legacy Park and Veterans Park is similar to the HANA's desire for Julia Burgen Park, and their use by residents supports HANA's goal for maintaining this area as a natural green space.

One of the most frequently mentioned things that residents say they like about HANA is the trees. When asked whether HANA should promote the preservation of trees and natural green spaces in the neighborhoods, 86% of the survey respondents stated yes. In addition, 44% of respondents stated there are median areas and other green spaces that could be improved by landscaping. HANA supports the preservation of trees and the tree canopy, and recommends the planting of additional trees throughout all the neighborhoods so that future generations of residents may enjoy these precious assets.

Action Plan: Parks and Beautification

» Hold regular litter and trash pick-ups throughout the HANA neighborhoods in conjunction with area churches and organizations.
» Coordinate with the City and other local groups and associations to conduct periodic clean ups of Johnson Creek.
» Promote the painting of public murals.
» Support adding trees and landscaping to road medians in the neighborhoods.
» Promote and facilitate the planting of more trees and the use of natural green spaces by residents and business owners.
» Encourage the City to convert small unused or oddly shaped parcels of land into pocket parks throughout HANA, especially near the downtown area.
» Actively support the efforts of Keep Arlington Beautiful and other neighborhood initiatives.
» Advocate for a residential tree protection ordinance to protect the existing tree canopy in HANA.
» Install an ample number of conveniently located recycling and trash bins in all public facilities and open spaces.

Senter Park

Senter Park

The Green at College Park

The Green at College Park

The Green at College Park

Center Street Trail

Parks within One Mile of HANA

Pirie

George Stevens

Dr. Robert Cluck Linear Park

Gene Allen

Founders Plaza

Meadowbrook Park and Golf Course

College Hills

Doug Russell

Valley View

Howard Moore

Marrow Bone Springs

Vandergriff

B.C. Barnes

Lakes at Matlock
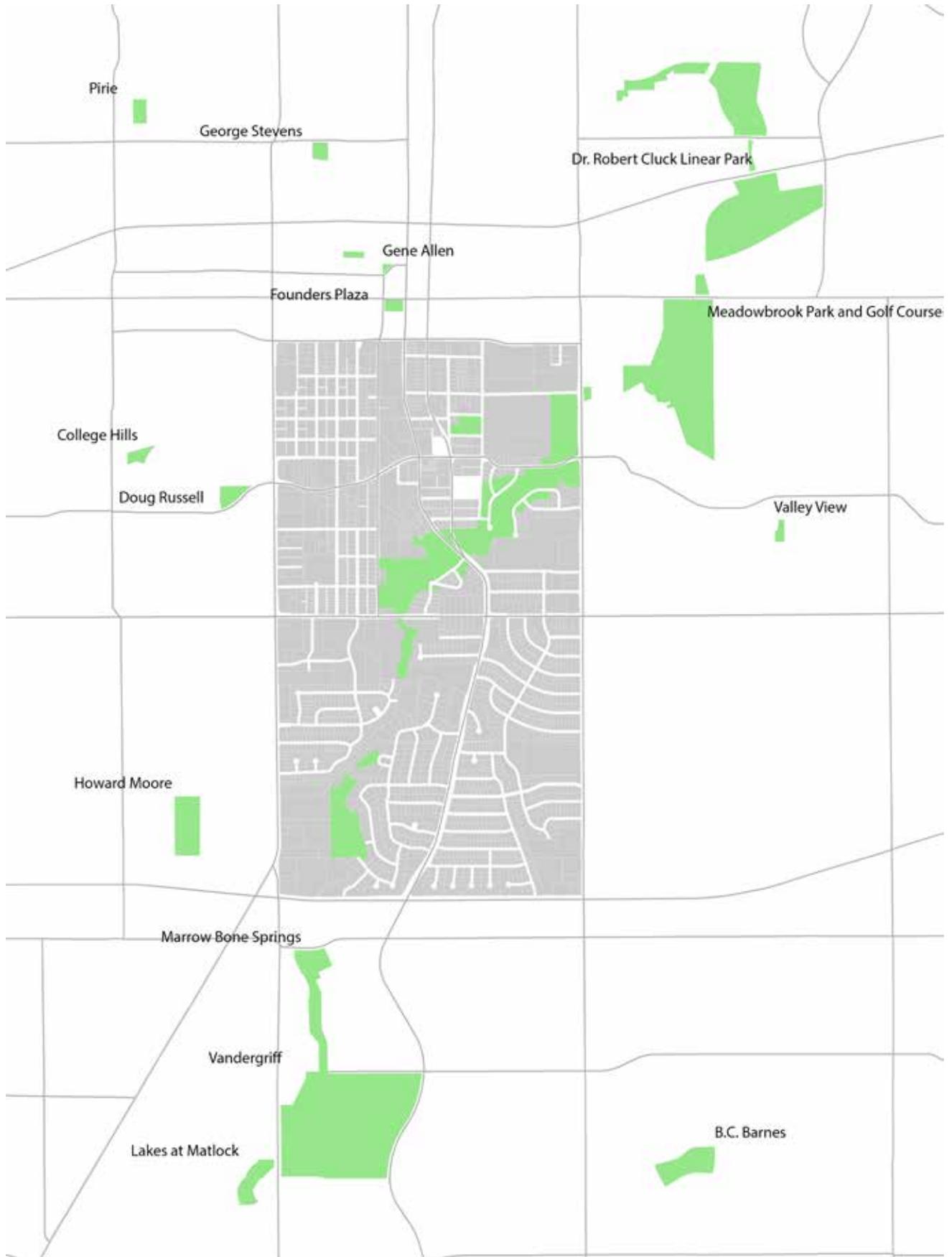
Safety of our residents is fundamental to HANA's prosperity. Without a sense of security, it will be nearly impossible for true community building to take place. Special challenges exist due to HANA spanning two different police sectors, making it difficult to achieve overall public safety goals, report problems, and resolve issues. In addition, the UTA Police Department has authority over the university campus, but maintains a solid working relationship with the Arlington Police Department. These overlapping jurisdictions can confuse the public over which agency is responsible for specific areas. As it relates to the Arlington Police Department, HANA prefers to be consolidated into the East Police District, but recognizes the complexity of changing these boundaries and understands this may not be attainable.

The concept of safety carries a different meaning for each resident. Public safety is often viewed as the protection of the public from dangers, like crimes or disasters, or as a condition of feeling free of threat to person and property. The goals and actions in this section reflect these aspects of public safety.

> *GOAL*
> *Create a safe and stable neighborhood environment free from crime and neglect.*

Community Involvement in Crime Prevention

One of the best deterrents of crime is observant and alert neighborhood with residents and businesses that are informed and participate in methods of crime prevention and detection. The HANA Neighborhood Action Plan recommends several ways to promote community involvement in crime prevention.

Community Watch Groups

Community watch groups – formerly known as crime watch groups – were developed to encourage citizen involvement and deter crime by early detection. Citizens volunteer to become extra eyes for the police department, reporting crime and suspicious behavior. Citizens learn to anticipate, recognize, and appraise the crime risks in their neighborhoods and how to take actions that remove or reduce those risks. Almost half of the survey responses showed that there was either no watch group in the area or the resident was unaware if a group existed.

Community Watch Sign

This plan recognizes the value of community watch groups and recommends the creation of new groups as a priority.

Action Plan: Community Watch Groups

» Unify police jurisdiction of the HANA area into the East Police District.
» Increase the number of Community Watch groups and residents participating in these groups.
» Promote coordination and communication among the watch groups.
» Utilize internet-based neighborhood networks in areas with neighborhood watch groups.
» Encourage business owners and tenants to become Business Crime Watch members.

Citizens On Patrol and National Night Out

Citizens On Patrol (C.O.P.) is a volunteer program in which participants are trained on topics such as legal issues, standard police operating and patrol procedures, 9-1-1 interaction, identifying suspicious activity, and recognizing code enforcement violations. C.O.P. members wear police-issued vests and volunteer ID badges while on patrol, and use magnetic car signs when patrolling in a vehicle. This plan encourages HANA residents to participate in this program.

Every October, hundreds of residents in Arlington participate in National Night Out. This annual event is proven to be an effective and inexpensive way to build strong partnerships between the police and communities and to promote various crime awareness programs. It is designed to heighten crime and drug prevention awareness; generate support for, and participation in, local anticrime programs; and strengthen neighborhood spirit and police-community partnerships. This plan encourages the neighborhoods in HANA to participate in this annual event.

Action Plan: Citizens On Patrol and National Night Out

» Support the creation of Citizens On Patrol groups and encourage HANA members to participate.
» Encourage all residents to participate in their local National Night Out events held in their neighborhood.

Community Watch Groups in HANA

Police call box on UTA campus

Resident Perception of Crime Issues

During the neighborhood survey, residents were asked about their perceptions of crime issues within their neighborhoods. Residents were asked to indicate whether a number of things were problems in their neighborhood. Responses relevant to crime are indicated in the table below as well as the number of calls for that issue between June 2010 and June 2012. The responses and actual calls are in general agreement, except for violent crimes.

COMPARISON OF PERCEPTION OF CRIME PROBLEMS AND ACTUAL CALLS FOR SERVICE		
Issue (Percent responded that issue is a problem)	Calls for service in HANA	
	June 2010 - May 2011	June 2011 - May 2012
Car burglaries (46.3%)	102 car burglaries 42 theft of motor vehicle	83 car burglaries 35 theft of motor vehicle
Gang activity (22.3%)	unknown	2
Graffiti (15.7%)	6	1
Illegal drug sales (26.4%)	48 marijuana possession 28 controlled substance possession 19 drug paraphernalia possession	48 marijuana possession 21 controlled substance possession 30 drug paraphernalia possession
Residential burglaries (50.4%)	102 residential 23 apartment	83 residential 20 apartment
Violent crime (10.7%)	9 armed robbery in progress 71 domestic assault 16 simple assault 11 sexual assault 9 aggravated assault	8 armed robbery in progress 67 domestic assault 21 simple assault 12 sexual assault 12 aggravated assault

The survey also shows that 59% of respondents think crime is a problem in HANA. No specific neighborhoods were identified as high-crime areas, but answers to open-ended questions reveal an observation that apartment complexes are problem spots. Of the 32 apartment complexes within the HANA planning area, the Spanish Park Apartments had 227 calls for police service between June 1, 2011, and May 31, 2012, which is down from 693, or 67%, from the same period the previous year. The most prevalent call for service at Spanish Park was related to assault. A comparison of the apartment complexes with the highest number of calls for service is shown in the table.

APARTMENT COMPLEX CALLS FOR SERVICE		
Complex and Location	June 2010 — May 2011	June 2011 — May 2012
Spanish Park – 420 W Park Row Dr	693	227
Casa Serena – 2005 S Cooper St	249	170
Lavoy – 317 E Mitchell St	37	9
Woodwind – 1605 S Cooper St	21	36
Woodcrest – 1527 College St	30	29
Bel Aire – 818 Tharp St	21	28
Hidden Hollow – 2019 Coopers Corner Cir	24	24
Center Chase – 111 E Third St	7	15

The tables below show selected crime statistics for common types of police calls in HANA over a two-year period. The tables below show the number and types of calls for services in HANA from June 2010 through May 2012. These tables are provided as a reference point for the time the plan was prepared, so that in future updates HANA can evaluate the effectiveness of the action plan through a comparison of calls for service over time.

Action Plan: Perception of Crime Issues

» Increase community awareness and safety regarding crime-related activities through neighborhood publications, community interaction, and the HANA website.

» Encourage storefront police centers and increased patrols to help eliminate conditions and opportunities for criminal activity.

» Promote the redevelopment or demolition of neglected houses and apartments.

TRAFFIC		
Type of Call	June 2010 — May 2011	June 2011 — May 2012
Accident - Major	90	55
Accident - Hit And Run	68	47
Driving While Intoxicated	34	30
Accident - DWI	17	13
Accident - Minor	15	6
Abandoned Vehicle	10	11

PROPERTY		
Type of Call	June 2010 — May 2011	June 2011 — May 2012
Theft	198	145
Criminal Mischief Report	158	110
Burglary of a Vehicle	102	81
Burglary - Residential	102	83
Criminal Trespass Warning	79	91
Theft of Motor Vehicle	42	35
Burglary - Commercial	31	12
Criminal Trespass Report	27	37
Burglary - Apartment	23	20

PERSON		
Type of Call	June 2010 — May 2011	June 2011 — May 2012
Assault Report - Unknown	77	61
Assault--Domestic	71	67
School Related - Fight	35	29
Threat / Harassment	35	13
Disturbance - Domestic	24	30
Mentally Ill	22	23
Assault--Simple (Class C)	16	21
Assault - Aggravated	9	12

Police Department Coordination

The Arlington Police Department divides the city into several geographic areas for operational and reporting purposes. The city is divided into four large districts, and each district is further divided into sectors and patrol areas. A sergeant and uniformed officers are assigned to each patrol area, handling all calls for service and providing a consistent presence in the neighborhoods.

HANA is located in two districts (North and East) as well as two sectors (K and G). This means that calls are handled from two distinct divisions in the department, making coordination and communication important in the area. Despite this separation, 80% of residents surveyed responded that police protection was excellent or good in their neighborhood.

There are eight separate police reporting areas that cover the neighborhoods. A map showing these areas is included in the Appendix.
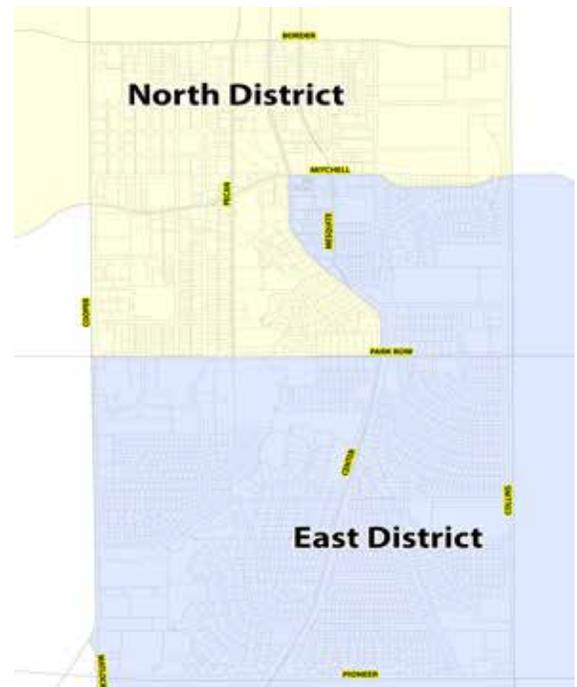
North and East Police Districts

Action Plan: Police Department Coordination

» Unify police jurisdiction of the HANA area into the East Police District.

» Maintain positive and open communication between neighborhood residents, the HANA organization, and the Arlington Police Department.

» Invite police officers that patrol the HANA area to neighborhood meetings in order to build and maintain a close relationship.

North District Station

East District Station

Fire Protection

The HANA neighborhoods are located in Fire Districts 1, 3, and 6. Being served by three separate districts means that three different fire stations respond to calls in the area. From June 2011 to June 2012, there were 1,607 calls for fire or ambulance service in HANA. Of those calls, 84% were emergency medical service incidents. Only 6% of calls were related to fires. The neighborhood survey shows that 79% of residents rated fire and ambulance service at excellent or good.

Action Plan: Fire Protection

» Invite Fire Department staff in the HANA area to neighborhood meetings in order to build and maintain a close relationship between department staff and HANA.

» Encourage residents to participate in training programs offered by the Arlington Fire Department for cardiopulmonary resuscitation and public access defibrillation.

» Promote involvement in the Community Emergency Response Team program for disaster preparedness.

» Hold neighborhood fundraisers to purchase automated external defibrillators (AED) for schools in the HANA area.

Station 1 Main St

Station 6 Fielder Rd

Station 3 S Collins St

Property Security

Property security is a concern in many neighborhoods. Areas that have a large number of empty homes create easy targets for burglary and break-ins. Burglaries or theft of vehicles are a common concern throughout HANA. Survey results indicate that 79% responded "yes" when asked if they or their neighbor had been a victim of crime.

The HANA Neighborhood Action Plan recommends a number of strategies to improve the built environment as it relates to crime prevention. Some strategies involve the use of principles of Crime Prevention Through Environmental Design (CPTED) for development projects (see below). Others fall in the area of street lighting, graffiti, and vandalism. The Center Street bridge was the most cited problem area for graffiti.

Action Plan: Property Security

» Utilize strategies from Crime Prevention Through Environmental Design in the development and redevelopment of properties so they are designed to promote public safety and discourage criminal activity.

» Assist the City of Arlington in efforts to improve properties by reporting graffiti and vandalism on private property.

» Rehabilitate, repurpose or, as a last resort, demolish dangerous structures to prevent them from becoming areas of criminal activity.

» Encourage the placement of emergency call boxes in Julia Burgen Park.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life. Emphasis is placed on the physical environment, productive use of space, and behavior of people to create environments that are absent of environmental cues that cause opportunities for crime to occur. CPTED is based on the four principles described below.
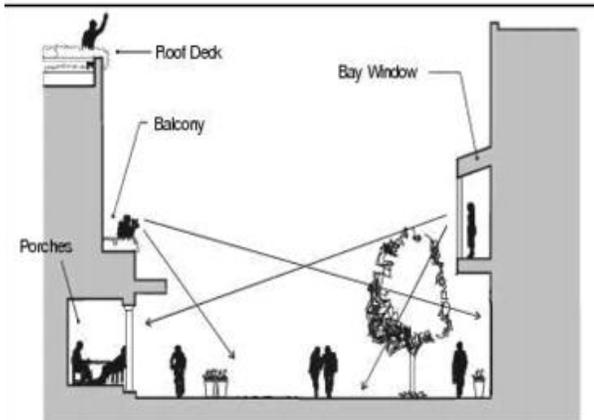
Natural surveillance - "eyes on the street" increases the perception that offenders will be observed by the public

Territorial reinforcement – physical elements such as fences, pavement treatment, signs , and landscaping define clear boundaries between private and public spaces

Natural access control - doors, fences, shrubs, and other physical elements help keep unauthorized people out of a particular place

Maintenance and management - dilapidated areas are more likely to attract unwanted activities, while physically maintained areas reinforce a sense of territory and social cohesion

"Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die. "

Daniel Burnham

APPENDICES

1. Participants in the HANA neighborhood planning process

2. Demographic summary of HANA comparing 2000 and 2010 Census

4. SWOT Analysis summary

5. Neighborhood Survey questions with response summary

6. Cooper/Park Row Redevelopment Study (completed by Arlington Urban Design Center)

7. Map and list of historic structures in HANA (as identified by City Historic Resources Survey)

3. Houses of worship in the HANA area

8. Glossary and Acronyms

Participants in the HANA neighborhood planning process

Amy Tinch
Barbara Salser
Carolyn Price
Celeste Aragon
Cheryl Taylor West
Christy Underkofler
Dawn Exford
Don & Rebecca Boxall
Donnie & Helen Beale
Elaine & Phil McConnell
Floreen Henry
Gala & Odie Arambula
Grace Darling

Janice M Carter
Jim & Sher Gayda
Joel Beal
John & Kay Huggins
Margaret Santarelli
Martha Hernandez
Paula Cox
Ram & Lakshmi Munukutla
Richard & Catherine Thomas
Sam & Celia Stigall
Samuel Smith III
Sharon & Al Hydak
Judy & David Joeckel

Demographic Summary of HANA

POPULATION, RACE AND HISPANIC ORIGIN			
	2000	**2010**	**Change**
Total Population	10,232	10,644	4%
White	5,821	5,537	-5%
Black/African American	1,411	1,347	-5%
American Indian/Alaska Native	70	151	116%
Asian	1,150	1,133	-1%
Native Hawaiian/Pacific Islander	31	13	-58%
Some other race	1,403	1,985	41%
Two or more races	346	478	38%
Total - Hispanic or Latino	10,232	10,644	4%
Not Hispanic or Latino	7,486	6,369	-15%
Hispanic or Latino	2,746	4,275	56%

HOUSING CHARACTERISTICS			
	2000	**2010**	**Change**
Occupancy Status			
Occupied Housing Units	3,841	3,552	-8%
Vacant Housing Units	227	457	101%
Owner occupied units	1,235	1,132	-8%
Renter occupied units	2,606	2,420	-7%

Source: United States Census Bureau. Data collected from Census 2000 and Census 2010. www.census.gov
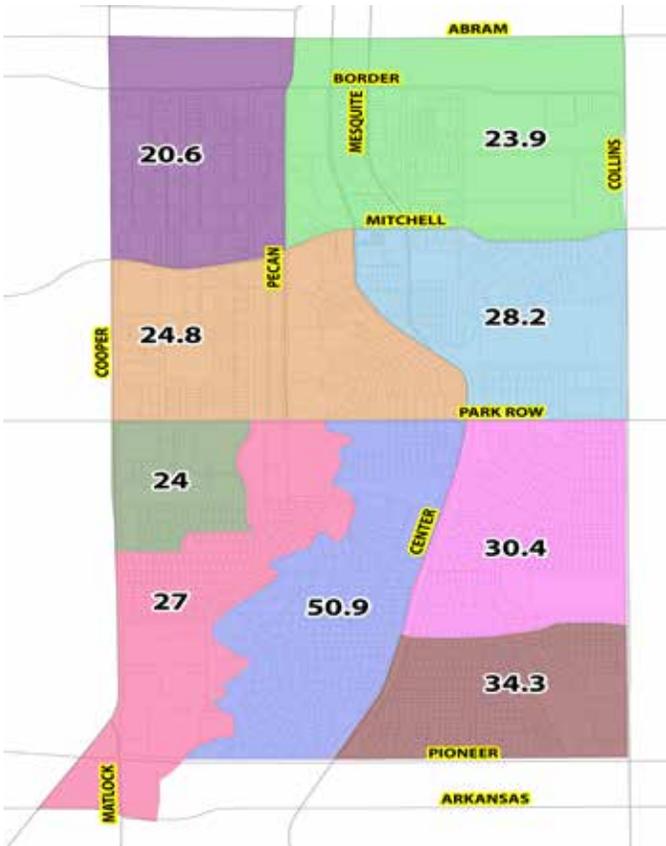
Median age by Census Block Group. Data from Census 2010.
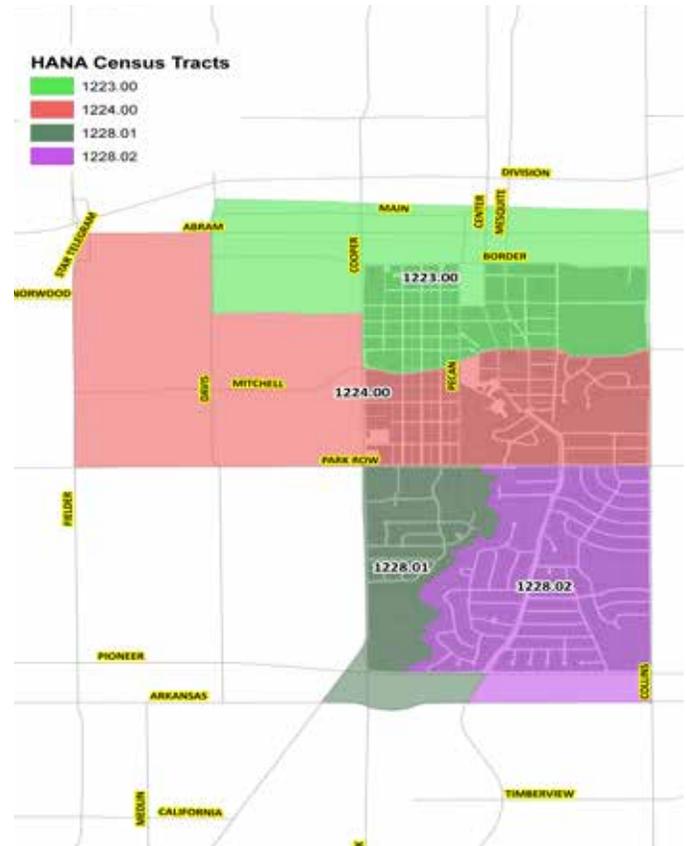
Census Tracts in HANA area.

SELECTED ECONOMIC CHARACTERISTICS					
CENSUS TRACT:	1223	1224	1228.01	1228.02	Total
Population 16 years and over					
In civilian labor force	2,402	3,167	1,905	2,114	9,588
Employed	2,163	2,765	1,676	1,954	8,558
Unemployed	239	402	229	160	1,030
Commuting to Work					
Drove alone - car, truck, van	1,059	1,744	1,142	1,400	5,345
Carpooled - car, truck, van	121	317	408	423	1,269
Walked	893	446	53	35	1,427
Income					
Median household income (dollars)	$ 17,361	$ 23,465	$ 30,240	$ 34,890	-
with Social Security	313	257	154	333	1,057

Source: American Community Survey. The Census Bureau collects American Community Survey data from a sample of the population in the United States and Puerto Rico--rather than from the whole population. All ACS data are survey estimates. www.census.gov/acs/www

SWOT Analysis Summary

A SWOT analysis is a method of assessing the current state of a neighborhood and identifying the potential that exists for improvement. SWOT stands for strengths, weaknesses, opportunities, and threats. Strengths and weaknesses come from within, while opportunities and threats are external to the area of analysis.

The issues listed below represent a summary of the analysis completed by HANA residents as part of the neighborhood action plan project.

Strengths

Central Location
- Location
- Major streets
- Good access to city
- Close to city center and UTA
- Good connectivity
- South of downtown a plus as city center grows
- Walkability
- Close to library, courthouse, city hall, farmers market, post office, museums and shops
- Good access to I20, I30 and SH360

Natural Resources
- Trees and landscaping
- Large lots
- Closeness to Johnson Creek
- Lots of parkland adjacent to HANA

Historical Resources
- Historical homes
- Oldest house in area (Woodward home - 400 E First St)
- Center Street of historical importance to Arlington
- Diversity of architectural styles

People
- Numerous churches
- Cultural diversity
- Established neighborhoods with long-term residents
- Age and generational diversity

Weaknesses

Apartments & Housing (ranked as most important weakness)
- Poor apartment management
- Appearance is old and shabby
- Pockets of dense, cheap housing
- Too many apartments
- Rents are low and subsidized
- Older houses in area
- Rental vs owner occupied housing
- Non-resident and out-of-town property owners

Crime
- Panhandling
- Lack of crime watch organizations in area
- Vagrants and homeless in the neighborhoods

Traffic
- Speed limits too high on Park Row, Center, Pecan and Cooper
- Speeding in neighborhood
- Cut-through traffic
- Traffic density too high

Streets
- Street widening
- 3-lane roads that should be 2-lane streets
- Lack of sidewalks or pedestrian walkways
- Poor street maintenance
- Sidewalks in poor condition
- Poor or no alley maintenance

Code Enforcement
- Lack of code enforcement
- Residents unaware of code requirements
- Single-car driveways in multi-car homes
- Trash in creek
- Inconsistent zoning patterns
- Dysfunctional land use
- Dogs trashing yards

Education
- Proximity to UTA and their clout
- Quality and reputation of schools

Economic Development
- Loss of businesses
- Lack of grocery store
- Low end stores
- Plasma center at Park Row and Cooper

Opportunities

Community Building
- Neighborhood plan for HANA
- Neighborhood Night Out events
- Social networking opportunities
- Create a neighbor helping neighbor network
- Communication among neighborhoods
- Involvement in HANA organization
- History of neighborhood evolution
- Get oral histories from families and old-time residents
- Proximity to Arlington high school and Carter junior high school

Redevelopment
- Vacant land and strip centers could be redeveloped
- HANA can piggyback on downtown revitalization effort
- Johnson Creek corridor creates a greeway
- Grants for neighborhood enhancements
- Walkability

Threats

Land Use (ranked as most important threat)
- Business encroachment into neighborhoods
- Ageing shopping centers
- Downtown development
- Growth of apartment density
- Gas well development
- Vacant buildings and property
- Development in south Arlington upstream of Johnson Creek
- Conversion of residences to businesses

Traffic
- Use of Center and Mesquite as major traffic corridors
- Cowboys Stadium traffic
- Road expansions

Crime
- Drug related activity
- Influx of undesirable elements
- Plasma center brings crime

Education
- UTA boundaries and expansion
- Proximity to Arlington high school and Carter junior high school

As part of the planning process, HANA conducted a neighborhood survey between September and December, 2010. This section of the Appendix provides a summary of the results of the survey. The questions appear as they were listed in the online survey form. Postcards announcing the survey were mailed to 1,452 households, and the response rate was 10%. A complete listing of all the results, including responses to open-ended questions, is available as a separate document.

INTRODUCTION

Dear Neighbor,

The Heart of Arlington Neighborhood Association (HANA) needs your input to help us prepare a Neighborhood Action Plan. When complete, HANA's Neighborhood Action Plan will provide advice to the City of Arlington in making decisions about our neighborhood, now and for many years to come. We believe a Neighborhood Action Plan is our best chance to shape the future of our Heart of Arlington neighborhood and we want your help.

To create the best possible Neighborhood Action Plan, HANA needs to get as much information as we can about how residents feel about this area. The City's Planning and Community Development Department helped us design this survey to get your opinions on a variety of topics about the neighborhood. A map of the area is below.

The survey should take you about 30 minutes to complete, and everyone in your household is welcome to take their own survey. Will you please help us by filling out the survey? You can be as frank as you like in your answers and can skip any question you don't want to answer. Please don't put your name or address on the survey, but please complete it by November 21.

HANA members will be working on our Neighborhood Action Plan in the coming months. If you would like to help with that effort or want to become a member of our Association, please visit the HANA website at www.heartofarlingtonna.org or call 817-459-6668.

Thank you for helping. Together we can build a neighborhood to make us proud.

HANA

GENERAL INFORMATION

1. Which of the following best describes you:

Head of a Family Household	50.7%
Other Member of a Family Household	28.9%
Member of a Non-Family Household	3.5%
Sole Household Occupant	16.9%

2. What street do you live on? (Please do not include your address number.)
   Open-ended question with 139 responses

3. Do you own or rent your residence?

Own	94.4%
Rent	5.6%

4. Is your residence a:

House	97.2%
Duplex/Triplex	0.7%
Apartment	0.7%
Condominium	0.0%
Townhouse	0.7%
Dormitory	0.7%
Other (please specify)	0.0%

5. How long have you lived in the neighborhood?

Less than one year	3.5%
1-2 years	5.6%
3-5 years	10.4%
6-10 years	19.4%
11-25 years	25.7%
More than 25 years	35.4%

6. Please check the year the structure was built (if known).

2000 or later	1.4%
1990-1999	0.0%
1980-1989	2.8%
1970- 1979	3.5%
1960-1969	47.6%
1950-1959	36.4%
1940-1949	4.9%
1930-1939	1.4%
1929 or earlier	2.1%

7. What attracted you to the neighborhood? Please check all that apply.

Convenience to work or schools	36.2%
Location	63.1%
People	19.2%
Price of housing	51.5%
Schools	13.1%
Type of housing	40.0%

Other (please specify) (42 comments)

8. Are you planning to move this year?

Yes	6.9%
No	93.1%

If yes, please state why (10 comments)

NEIGHBORHOOD CONDITIONS, LAND USE, AND ZONING

9. What do you like MOST about your neighborhood?

Open-ended question with 127 responses

10. What do you like LEAST about your neighborhood?

Open-ended question with 126 responses

11. If you could add anything to your neighborhood, what would it be?

Open-ended question with 116 responses

12. If you could remove anything from your neighborhood, what would it be?

Open-ended question with 99 responses

13. Is there a problem with noise on your street from:

Commercial establishments

Yes	8.2%
No	91.8%

Dogs

Yes	27.5%
No	72.5%

Dumpster pickup

Yes	11.8%
No	88.2%

Gas well operations

Yes	9.1%
No	90.9%

Other residents

Yes	24.2%
No	75.8%

Schools

Yes	3.4%
No	96.6%

Trains

    Yes   8.4%

    No   91.6%

Vehicular traffic

    Yes   39.2%

    No   60.8%

Other (please specify)

    Open-ended question with 27 responses

14. Overall, how do you rate the living conditions of your neighborhood?

    Excellent   22.6%

    Good   54.7%

    Fair   18.2%

    Poor   4.4%

    Comment (13)

15. Would you support the burying of utility lines throughout the neighborhood?

    Yes   63.8%

    No   18.1%

    No opinion   18.1%

    Comments (30)

16. Would you be willing to pay a special fee in addition to property taxes to bury the lines in the neighborhood?

    Yes   29.9%

    No   49.6%

    No opinion   20.4%

17. Which of the following alternative energy systems would you like to be allowed in Arlington?

    Geothermal energy/heat pumps   58.4%

    Solar panel   95.6%

    Wind turbines - roof mount   52.2%

    Wind turbines - pole mount   43.4%

    Other (please specify) (20 comments)

18. Do you favor allowing the use of alternative energy systems at these locations:

    Residences   77.0%

    Businesses   87.7%

    Public buildings and churches   89.3%

    Schools   89.3%

    Other (please specify) (18 comments)

STREETS, SIDEWALKS, AND LIGHTING

19. Please rate the condition of the following in your neighborhood:

Curbs and gutters

Excellent	11.3%
Good	50.4%
Fair	24.8%
Poor	13.5%

Major streets

Excellent	14.7%
Good	42.6%
Fair	29.4%
Poor	14.7%

Neighborhood streets

Excellent	7.4%
Good	41.5%
Fair	30.4%
Poor	22.2%

Sidewalks

Excellent	2.6%
Good	23.5%
Fair	18.3%
Poor	56.5%

Street lighting

Excellent	1.5%
Good	30.9%
Fair	35.3%
Poor	33.1%

If you have marked any item as poor, please describe the type of problem and location (77 coments)

20. Are there drainage problems on the streets in your neighborhood?

Yes	26.5%
No	64.4%
No opinion	9.1%

If yes, please say where (38 comments)

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

Yes	49.2%
No	33.3%
No opinion	17.4%

If yes, please say where (58 comments)

22. Are the streets in your neighborhood cleaned often enough with a street sweeper?

Yes	14.4%
No	64.4%
No opinion	21.2%
If yes, please say where (51 comments)	

23. Are there corners where bushes, trees or fences block your view of oncoming traffic?

Yes	32.1%
No	53.7%
No opinion	14.2%
If yes, please say where (36 comments)	

24. Are the sidewalks in your neighborhood:

Free from obstructions

Yes	48.7%
No	51.3%

In good conditon

Yes	25.6%
No	74.4%

Wheelchair accessible

Yes	23.4%
No	76.6%

(87 comments)

25. Is it safe for you to walk throughout all areas of the neighborhood?

Yes	49.2%
No	38.5%
No opinion	12.3%
(49 comments)	

26. Is there a need for new or additional sidewalks in your neighborhood?

Yes	50.0%
No	34.8%
No opinion	15.2%
If yes, please say where (54 comments)	

27. Is there a need for new or additional curbs or gutters in your neighborhood?

Yes	23.4%
No	46.1%
No opinion	30.5%
If yes, please say where (28 comments)	

28. Does pedestrian traffic cause a problem with property or safety in the neighborhood?

Yes	37.5%
No	54.4%
No opinion	8.1%
If yes, please say where (47 comments)	

VEHICULAR TRAFFIC

29. Is cut-through vehicular traffic a problem in your neighborhood?

Yes	33.3%
No	60.5%
No opinion	6.2%

If yes, please say where (39 comments)

30. Do vehicles speed through the neighborhood?

Yes	58.6%
No	35.3%
No opinion	6.0%

If yes, please say where(62 comments)

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

Damaged or missing

Yes	8.5%
No	91.5%

Easy to see from road

Yes	89.7%
No	10.3%

Needed in some areas

Yes	24.3%
No	75.7%

Well-maintained

Yes	94.0%
No	6.0%

Please describe the problem and location
(19 comments)

32. Is parking in your neighborhood regularly a problem for you or your guests?

Yes	25.6%
No	72.1%
No opinion	2.3%

If yes, please say where (37 comments)

33. If you have parking problems, what do you think are the causes? (Please check all that apply.)

Apartments, triplexes or duplexes without enough parking	16.3%
Business or store parking	4.1%
College students	26.5%
Commuters	10.2%
Not enough off-street parking for residents	28.6%
Too many vehicles owned by residents	71.4%

Other (please specify) (23 comments)

34. Are new or additional "no parking" signs are needed in your neighborhood?

Yes	14.1%
No	64.8%
No opinion	21.1%
If yes, please say where (23 comments)	

PARKS, RECREATION, AND BEAUTIFICATION

35. What type of parks and outdoor facilities do you like and use? Please check all that apply.

Athletic ballfields and/or courts	31.4%
Biking trails	49.2%
Natural green spaces	77.1%
Picnic areas	47.5%
Playgrounds	39.0%
Swimming pools	28.8%
Walking or jogging trails	77.1%
Other (please specify) (20 comments)	

36. Do you visit any of the following park facilities? Please check all that apply.

Doug Russell Park	10.7%
Hugh Smith Recreation Center	18.8%
Levitt Pavilion	57.1%
Meadowbrook Golf Course	8.0%
Meadowbrook Park	17.9%
Meadowbrook Recreation Center	6.3%
River Legacy Park	63.4%
Senior Center (Eunice Street)	13.4%
Senter Park	5.4%
Vandergriff Park	48.2%
Other (please specify) (39 comments)	34.8%

37. Should we promote the preservation of trees and natural green spaces in the neighborhood?

Yes	86.4%
No	6.1%
No opinion	7.6%
If yes, please say where (40 comments)	

38. Are there median areas, parks or other community green spaces that could be improved by landscaping?

Yes	43.9%
No	19.5%
No opinion	36.6%
If yes, please say where (43 comments)	

39. Do you favor the construction of playground and exercise equipment in parks for special needs individuals and senior citizens?

Yes	69.7%
No	10.6%
No opinion	19.7%

40. As part of a grant program, would you volunteer time with other HANA residents to participate in activities such as installing park equipment or neighborhood clean-ups?

Yes	65.6%
No	17.2%
No opinion	17.2%

COMMUNITY SERVICES

41. Please rate the following services.

Fire/ambulance service

Excellent	45.3%
Good	33.6%
Fair	2.3%
Poor	0.8%
No opinion	18.0%

Library facilities

Excellent	35.7%
Good	41.1%
Fair	9.3%
Poor	2.3%
No opinion	11.6%

Police protection

Excellent	33.3%
Good	46.5%
Fair	10.1%
Poor	4.7%
No opinion	5.4%

Schools

Excellent	9.5%
Good	32.5%
Fair	22.2%
Poor	15.9%
No opinion	19.8%

Social services

Excellent	5.6%
Good	29.8%
Fair	10.5%
Poor	4.0%
No opinion	50.0%

Solid waste collection

Excellent	34.6%
Good	48.8%
Fair	7.9%
Poor	3.9%
No opinion	3.1%

Street maintenance

Excellent	4.7%
Good	34.9%
Fair	34.1%
Poor	23.3%
No opinion	3.1%

Water/sewage

Excellent	19.5%
Good	56.3%
Fair	11.7%
Poor	3.1%
No opinion	9.4%

(31 comments)

42. Do the businesses in or near the neighborhood:

Have a positive or neutral effect on nearby residences

Strongly agree	9.4%
Agree	32.3%
Disagree	23.6%
Strongly disagree	12.%
No opinion	22.0%

Keep their premises clean and well maintained

Strongly agree	7.3%
Agree	37.9%
Disagree	33.1%
Strongly disagree	14.5%
No opinion	7.3%

Meet your needs for services

Strongly agree	4.8%
Agree	34.1%
Disagree	32.5%
Strongly disagree	19.0%
No opinion	9.5%

Meet your shopping needs

Strongly agree	3.9%
Agree	20.5%
Disagree	41.7%
Strongly disagree	27.6%
No opinion	6.3%

Provide adequate locations for grocery shopping

Strongly agree	1.6%
Agree	13.2%
Disagree	27.1%
Strongly disagree	51.9%
No opinion	6.2%

Provide enough customer parking

Strongly agree	6.7%
Agree	57.5%
Disagree	8.3%
Strongly disagree	5.8%
No opinion	21.7%

(48 comments)

43. How do you get your news about Arlington? (Please check all that apply.)

Arlington 16 government access television channel	14.6%
Arlington Citizen Notification Service	10.8%
Calling the City	6.9%
City web page	33.8%
City-sponsored events	20.8%
Local television news	62.3%
Newspaper	73.1%
Through word of mouth	55.4%
Other (please specify) (24 comments)	18.5%

44. Did you know that Arlington City Council meetings and Planning & Zoning Commission meetings are televised on cable and the City's web page?

Yes	62.9%
No	37.1%

45. Did you know that HANA has a website at www.heartofarlingtonna.org?

Yes	59.5%
No	40.5%

46. Did you know that you are eligible to join the Heart of Arlington Neighborhood Association and that dues are only $10 per year?

Yes	63.1%
No	36.9%

PUBLIC SAFETY AND CODE ENFORCEMENT

47. Are any of the following a problem in your neighborhood? Please check all that apply.

Abandoned/junked vehicles	25.6%
Brush piles	14.9%
Car burglaries	46.3%
Fences in disrepair	41.3%
Gang activity	22.3%
Graffiti	15.7%
Homeless persons	30.6%
Houses in need of repair	45.5%
Illegal drug sales	26.4%

Illegal dumping	5.8%
Litter	36.4%
Property cleanliness	43.8%
Residential burglaries	50.4%
RV and boat parking	11.6%
Stray animals	36.4%
Trash	14.9%
Unsafe/abandoned buildings	13.2%
Vehicles parked in yards	25.6%
Violent crime	10.7%
Weeds/un-mowed grass	42.1%
Other (please specify) (24 comments)	

48. Is crime a problem in your neighborhood?

Yes	59.2%
No	23.1%
Don't know	17.7%

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

Yes	79.2%
No	10.0%
Don't know	10.8%
(29 comments)	

50. Is there a Neighborhood Crime Watch program in your area?

Yes	49.6%
No	26.0%
Don't know	24.4%

51. If there is a Neighborhood Crime Watch in your area, how does the program provide information to you?

Email	71.9%
Flyers	47.4%
Newsletter	5.3%
Word of mouth	56.1%
Other (please specify) (18 comments)	

52. If there is not a Neighborhood Crime Watch on your block, would you be interested in helping create one?

Yes	46.7%
No	15.6%
Don't know	37.8%

DEMOGRAPHIC INFORMATION (SURVEY RESPONDENTS)

53. Gender

Male	47.7%
Female	52.3%

54. Age

Under 25	2.3%
26-50	34.4%
51-65	41.4%
65-80	18.8%
80 and older	3.1%

55. What is the primary language spoken in your household?

English	99.2%
Spanish	0.8%
Vietnamese	0.0%
Hindi	0.0%
Other (please specify) (6 comments)	

56. Which category best describes your household?

Couple with children aged 18 and under	23.2%
Single parent with children aged 18 and under	5.4%
Couple without children	42.0%
Nonfamily household	3.6%
Single occupant household	25.9%
Other (please specify) (19 comments)	

57. How many people live in your household?

       Open-ended question with 119 responses

58. Which category best describes your employment status? Please check all that apply.

Full-time (more than 30 hours per week)	50.0%
Part-time (less than 30 hours per week)	9.5%
Self -employed	15.9%
Homemaker	6.3%
Unemployed	4.8%
Student	4.8%
Student	24.6%
Other (please specify) (1 comments)	

59. What is your total annual household income? Please include the income of all members of your household.

Less than $30,000	13.1%
$30,000-$49,999	11.5%
$50,000-$74,999	17.2%
$75,000-$99,999	10.7%
$100,000 or greater	13.9%
Prefer not to answer	33.6%

open comments

       A question for open comments about any topic was provided.
       (69 comments)

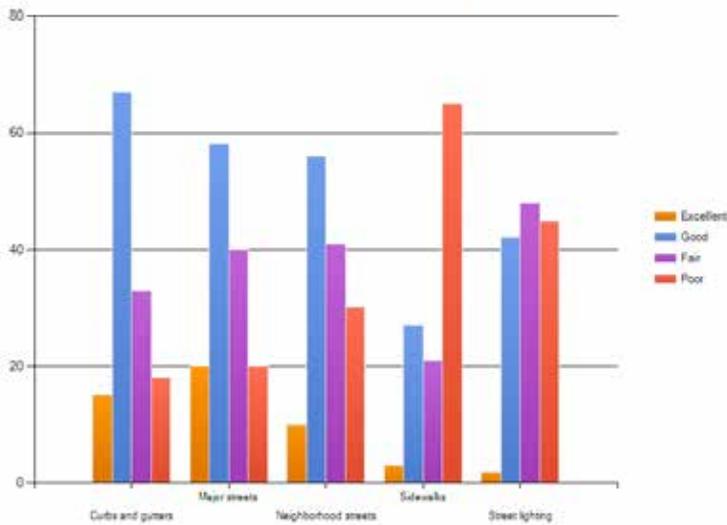**SELECTED CHARTS FROM SURVEY RESPONSES**

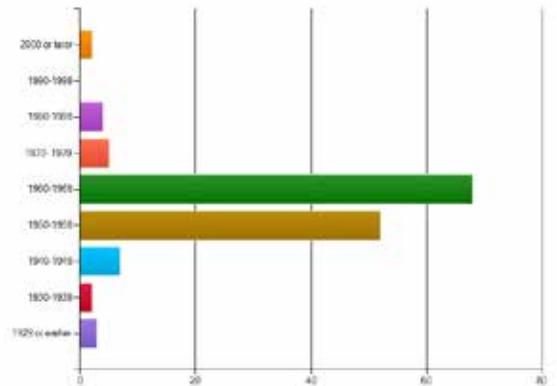How long have you lived in the neighborhood?
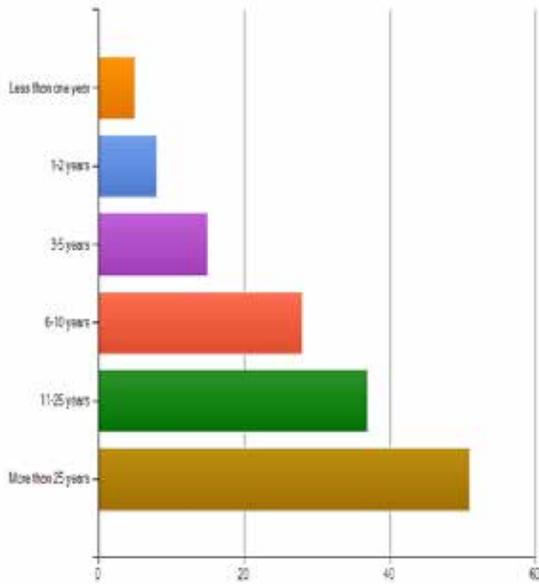
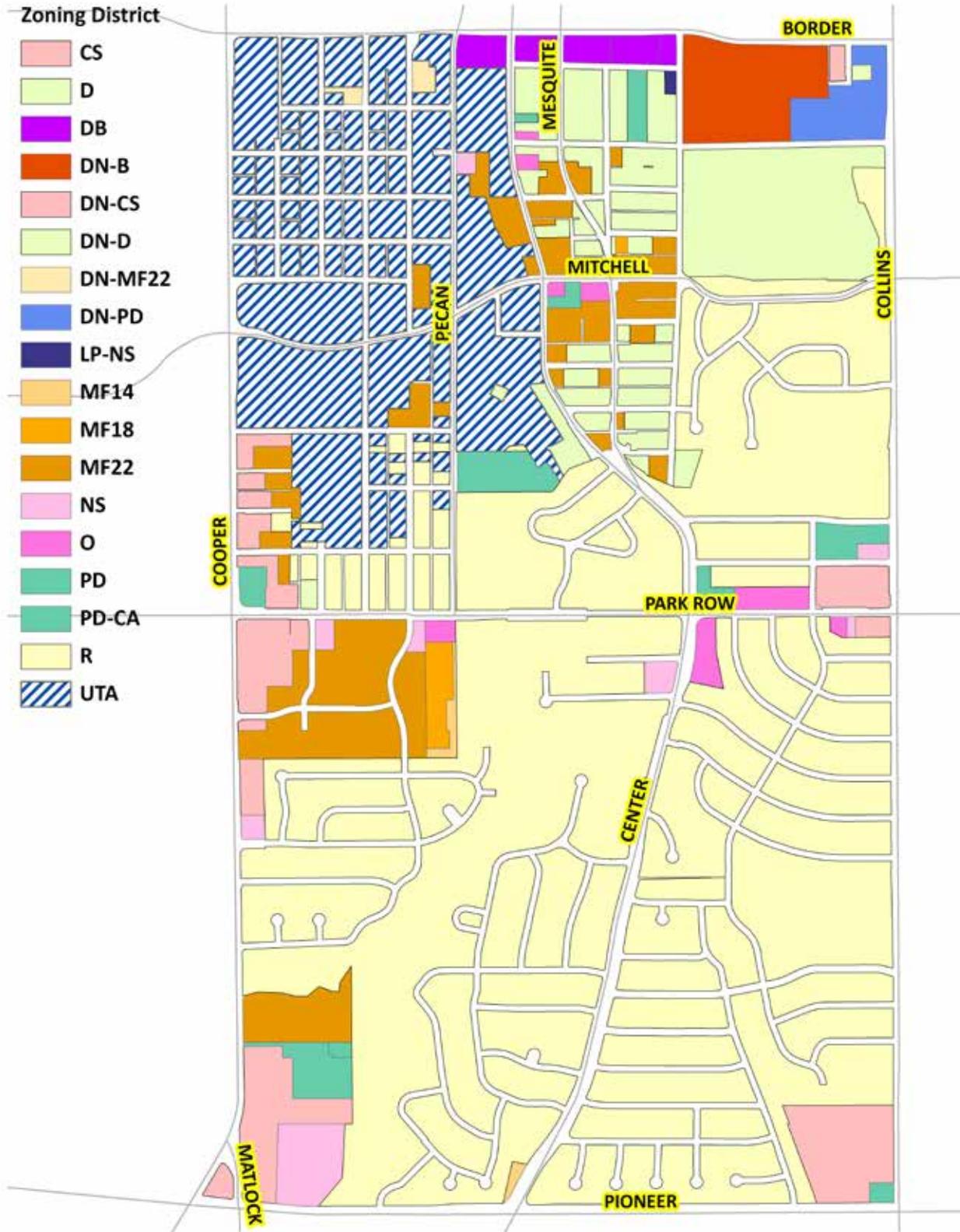Do you visit any of the following park facilities? Please check all that apply.
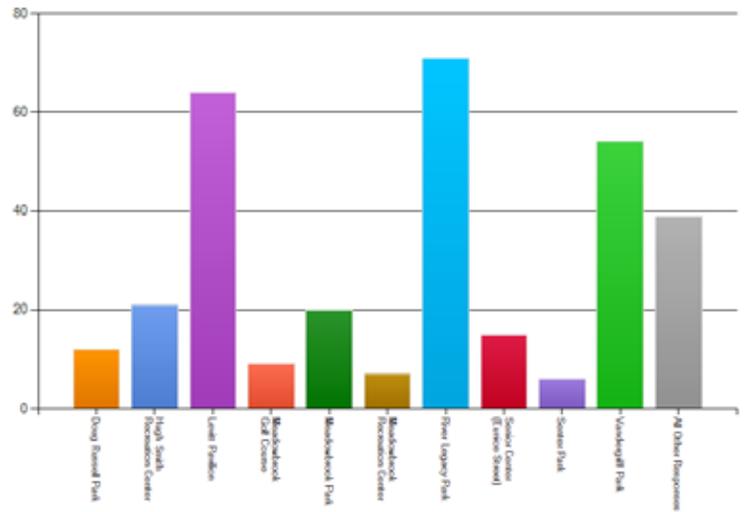
Please rate the condition of the following in your neighborhood:

Please check the year the structure was built (if known).

Zoning District

- CS
- D
- DB
- DN-B
- DN-CS
- DN-D
- DN-MF22
- DN-PD
- LP-NS
- MF14
- MF18
- MF22
- NS
- O
- PD
- PD-CA
- R
- UTA

Zoning Map Legend Key

Zoning Districts and Description	
CS	Community Services: A general retail zoning district that allows a wide variety of shopping, services, professional offices, recreation and institutional facilities that are supported by the neighborhoods in the area.
D	Duplex: A district that provides for the construction of duplex dwellings on lots with a minimum size of 6,000 square feet. The district is primarily intended for transition areas between lower-density single-family neighborhoods and higher-density multi-family districts. Townhouses are also allowed in the D district.
DB	Downtown Business: A district intended to aid in the revitalization of Arlington's original downtown area by providing a concentrated downtown, civic, service, office,institutional, cultural, residential, and other uses in the central business district.
DN-B	Downtown Neighborhood-Business: The DN district is an overlay zoning district with special requirements related to land uses and building design standards. The Business district allows general office and retail uses in addition to some heavier commercial and light industrial uses.
DN-CS	Downtown Neighborhood-Community Services: Same as the CS district, but also subject to the Downtown Neighborhood overlay district.
DN-D	Downtown Neighborhood-Duplex: Same as the D district, but also subject to the Downtown Neighborhood overlay district.
DN-MF22	Downtown Neighborhood-Multif-Family 22: Same as the MF-22 district, but also subject to the Downtown Neighborhood overlay district.
DN-PD	Downtown Neighborhood-Planned Development: A site-specific zoning district with related standards.
LP-NS	Landmark Preservation-Neighborhood Services: The LP district is an overlay district related to the preservation of buildings and sites of historical significance. The NS district allows offices and a few retail uses.
MF14	Medium Density Multi-Family: Provides for the construction apartment complexes with a maximum density of 14 dewlling units per acre.
MF-18	Medium Density Multi-Family: Provides for the construction apartment complexes with a maximum density of 18 dewlling units per acre.
MF-22	High Density Multi-Family: Provides for the construction apartment complexes with a maximum density of 22 dewlling units per acre.
NS	Neighborhood Services: A district that provides sites for small-scale offices and businesses serving the daily needs of nearby residential areas.
O	Office: A district that provides areas primarily for high-quality, low-rise office development designed to be compatible with nearby residential uses.
PD	Planned Development: A district that provides an alternative to convential development to permit greater flexibility in design in exchange for greater public benefit than would otherwise be achieved.
PD-CA	Planned Development-Commercial Adjacency: Same as PD, but used primarily in locations where commercial development abuts residential development.
R	Residential: A district that provides for the construction of low-density single-family dwellings on lots with a minimum size of 7,200 square feet
UTA	University of Texas at Arlington: While not a zoning district, this designation identifies the property that is part of the university campus. As a State agency, UTA is not subject to local zoning standards.

PARK ROW AND COOPER

# REDEVELOPMENT ANALYSIS

September 15, 2011

Area Development Analysis

1. Six Flags Over Texas
2. Hurricane Harbor
3. Rangers Ballpark
4. Cowboys Stadium
5. Lincoln Square
6. Downtown Arlington
7. Arlington Highlands
8. The Parks Mall

● Local Schools

■ University of Texas at Arlington

All maps in this document are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
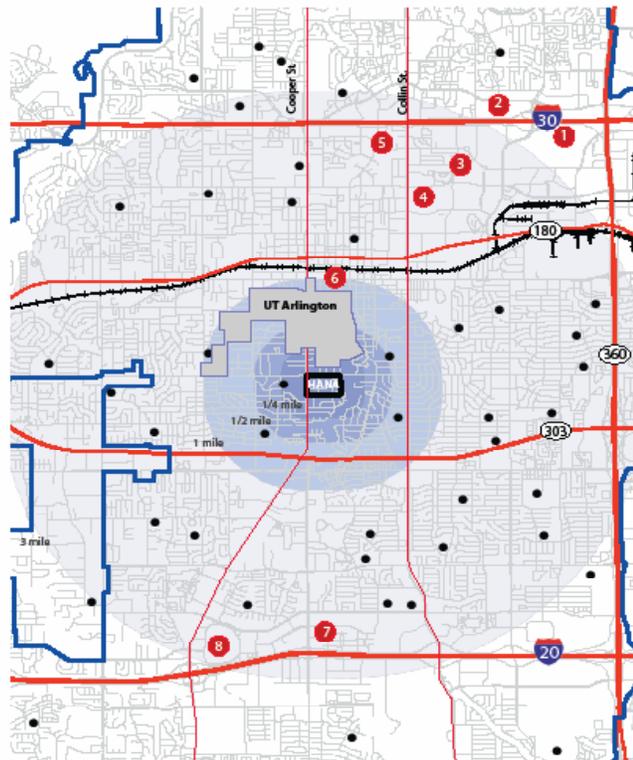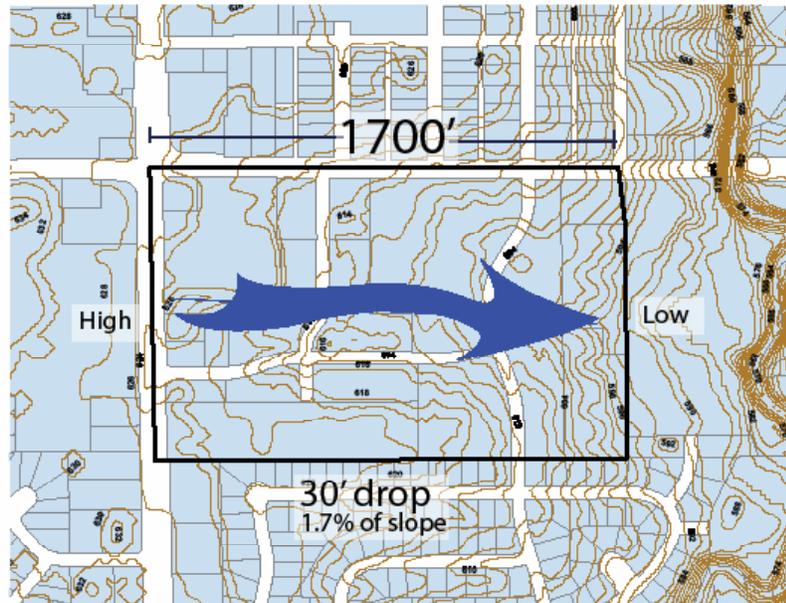
____Analysis

Area Natural Analysis

- Open Space
- FEMA Flood Plain
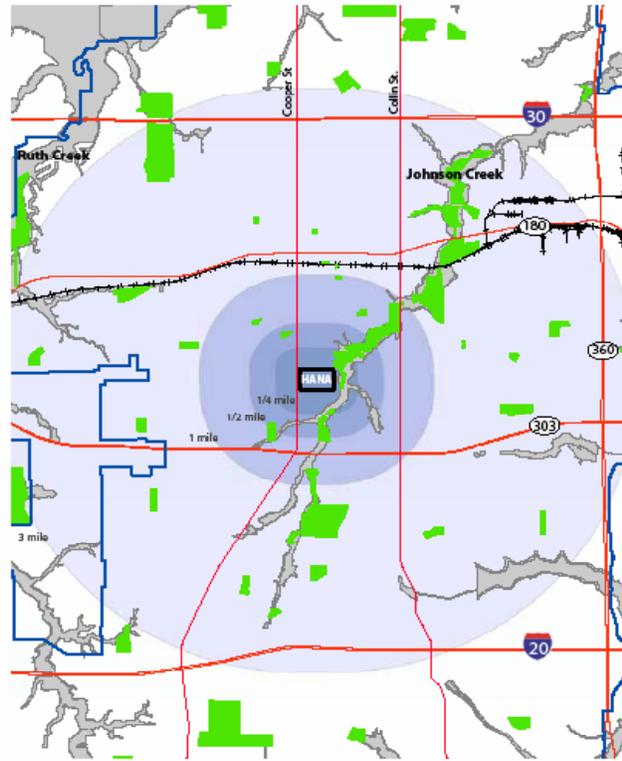
____Analysis

Existing Topography

1700'

High — Low

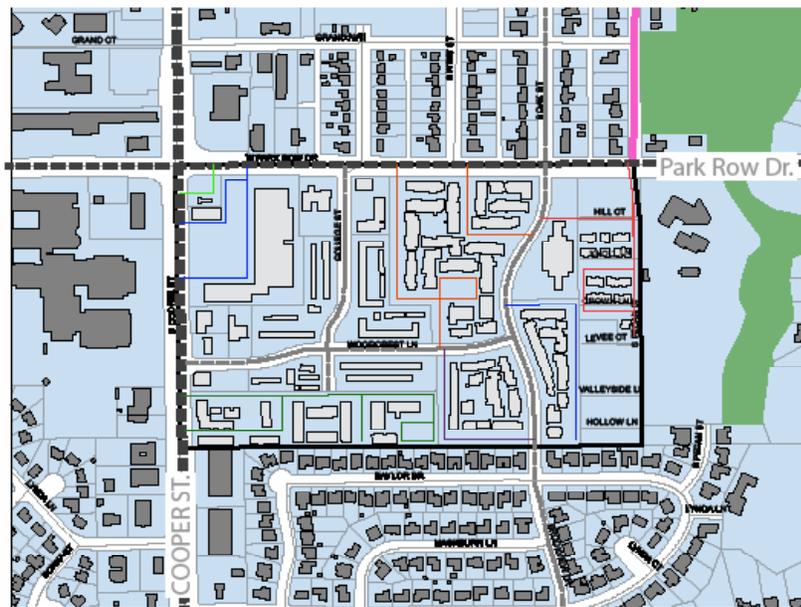30' drop
1.7% of slope

Analysis

Existing Land Use

- Commercial
- Institutional/ Educational
- Residential
- Vacant
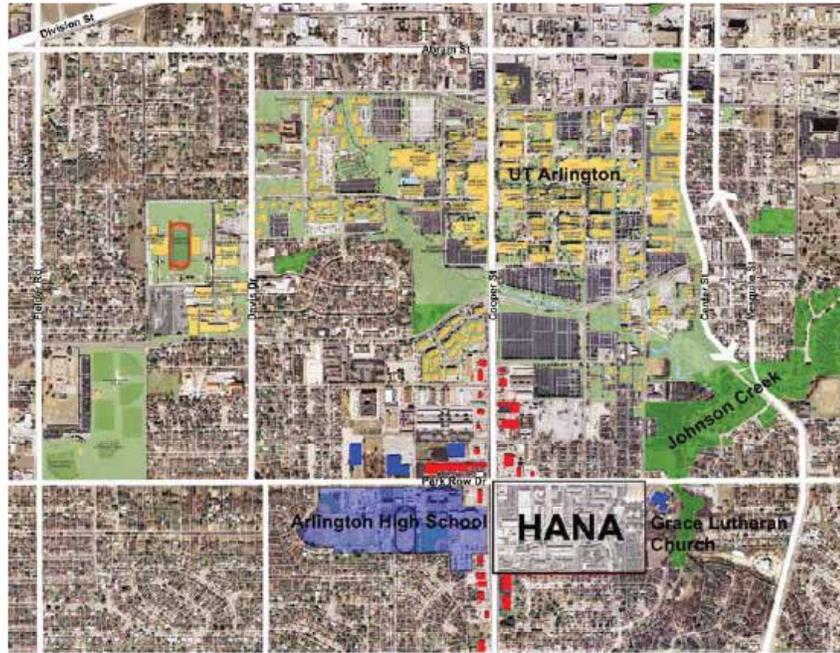- Open Space

Analysis

Public / Private Access

- Major Arterials
- Public road
- Private road
- Private road
- Private road

Analysis

Existing Site Map

Legend:
- Commercial
- Institutional
- UT Arlington
- UTA Open Space

Analysis

Site Photos

HANA ____Analysis

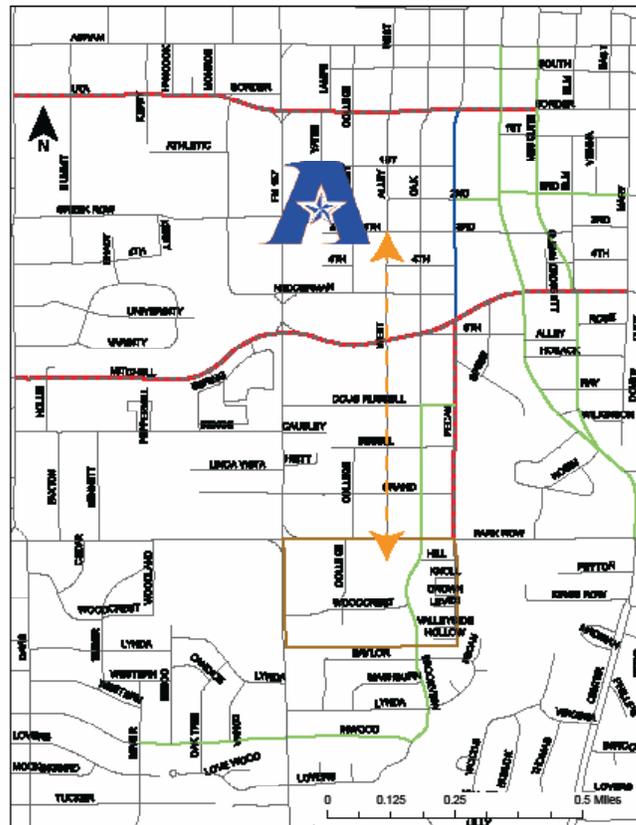**Site Photos**

HANA ____Analysis
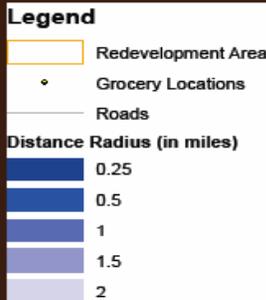
Proposed Hike & Bike Connections

Legend
- ☐ Redevelopment Area
- Road
- Bike Lane
- Bike Lane Road Diet
- Bike Route
- Pedestrian Route

- Bike route proposal from 2011 City of Arlington Hike & Bike Plan

HANA
____Analysis

Central Arlington Grocery Locations

Legend

▭	Redevelopment Area
•	Grocery Locations
—	Roads

Distance Radius (in miles)

■	0.25
■	0.5
■	1
■	1.5
■	2

- No grocery stores located within 1 mile of Cooper & Park Row redevelopment area
- USDA identifies the HANA area as a "food desert" - a low-income census tract where a substantial number of residents live more than 1 mile from a supermarket or large grocery store
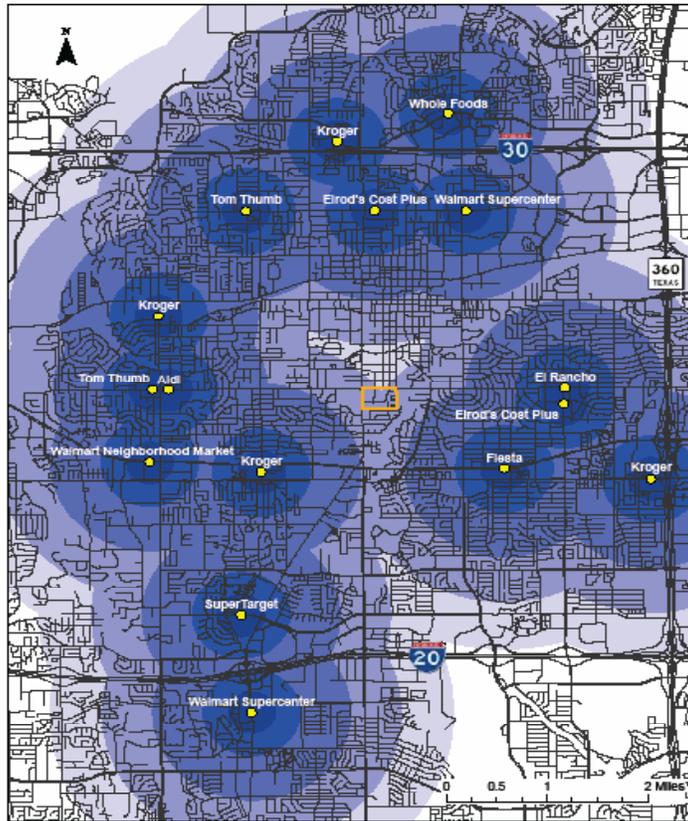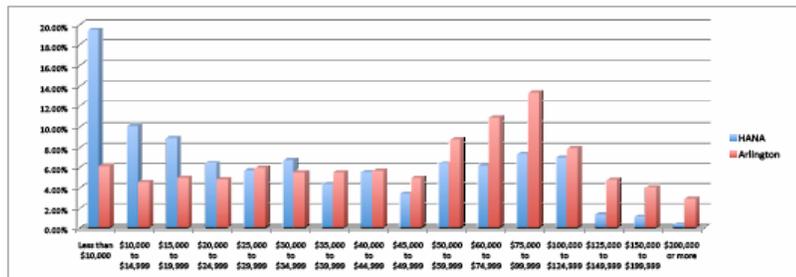

HANA
____Analysis

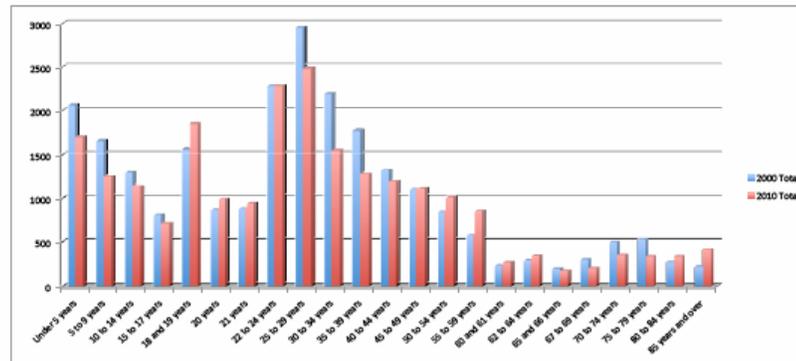## Cooper/Park Row (HANA) Demographics

~1 mi radius from Cooper & Park Row

Household Income – Cooper/Park Row vs Arlington from 2005–2009 ACS

Age Groups – Cooper/Park Row 2000 to 2010 Census

HANA Analysis

Cooper/Park Row (HANA) vs. Bowen/Park Row

- Four grocery stores are located within 1 mile of Bowen & Park Row intersection

Household Income from 2005-2009 ACS

2010 Population
Bowen/Park Row - 17,442

2010 Population
Cooper/Park Row - 22,669
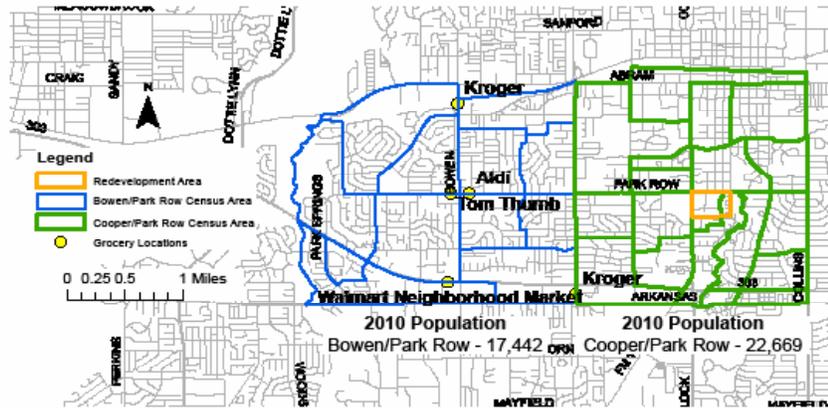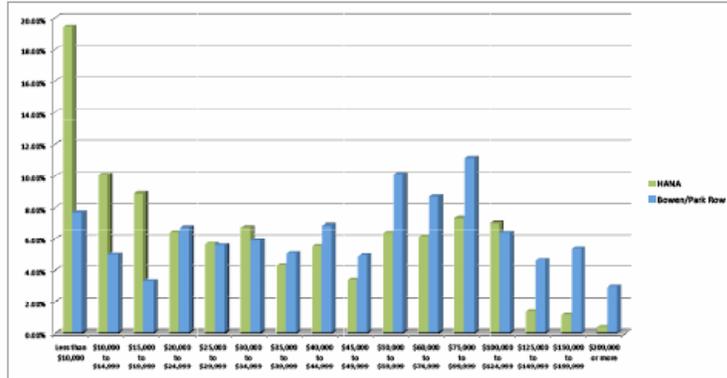
HANA Analysis

Cooper/Park Row (HANA) 2010 Census Data

Race/Ethnicity
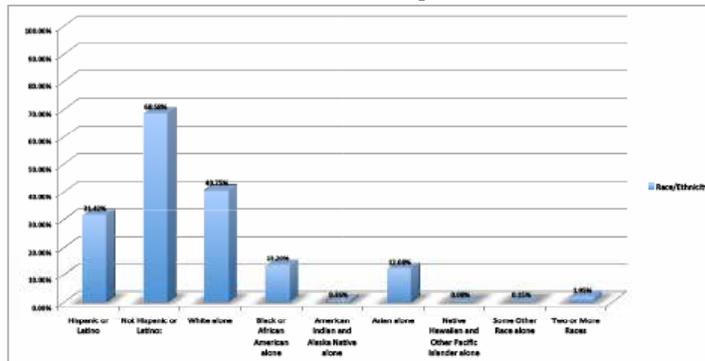
Household Type		
Family Household	4320	49.52%
Nonfamily Household	4403	50.48%
Total	8723	100.00%

Household Size		
1-person	2919	33.46%
2-person	2716	31.14%
3-person	1231	14.11%
4-person	1023	11.73%
5-person	463	5.31%
6-person	204	2.34%
7-or-more-person	167	1.91%
Total	8723	100.00%

HANA Analysis

2009 Traffic Counts

Source: TxDOT
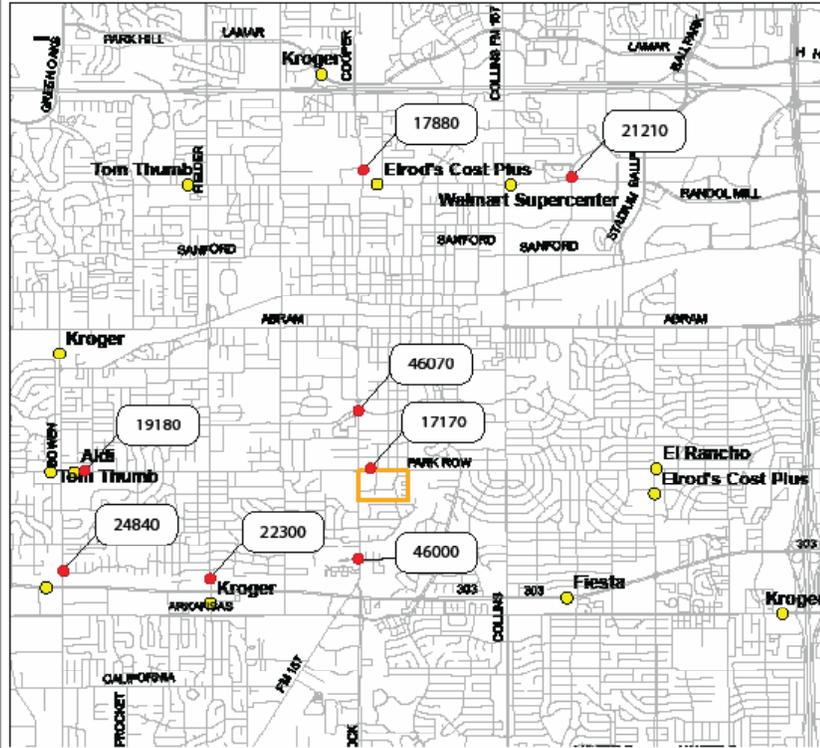
HANA Analysis

Typical Large Grocery Stores

SuperWalmart
200,000 Sq. Ft.

Reduced-Size SuperWalmart – Austin, TX
99,000 Sq. Ft.

HANA Analysis

Typical Medium Grocery Stores

Tom Thumb
55,000–57,000 Sq. Ft.

Walmart Market
42,000 Sq. Ft.

HANA Analysis

Typical Small Grocery Stores

- Walmart is targeting "food deserts" with the smaller Express concept

Walmart Express
15,000 Sq. Ft.

Aldi
10,000–15,000 Sq. Ft.

HANA Analysis

Retail Center Stores
Fast Casual Restaurants

HANA Analysis

Retail Center Stores
Small Retailers

HANA
____**Analysis**

Retail Center Stores
Neighborhood Services

HANA
____**Analysis**

Townhomes

Riverside Grove, Austin, TX

Hillsboro, OR

Villas at Legacy Town Center, Plano, TX

Analysis

Mid-Rise Apartments

Villas on 6th, Austin, TX

Post West Austin

La Frontera Square, Round Rock, TX

Analysis

Student Housing

Jefferson 26, UT Austin

The Block, UT Austin

OHANA ____Analysis

Commercial Block

Mueller, Austin, TX

- Streetcorner entrance
- Public seating and open space
- Entrances from street and parking lot

OHANA ____Analysis

Commercial Block

College Square, Sacramento, CA

Tenants

Suki Sushi   lollicup
T Mobile   KJ Textbooks
Quiznos Sandwich
Master Pizza
Washington Mutual
Foods Grocery Store

HANA Analysis

Commercial Block

Strawberry Creek, Sacramento, CA
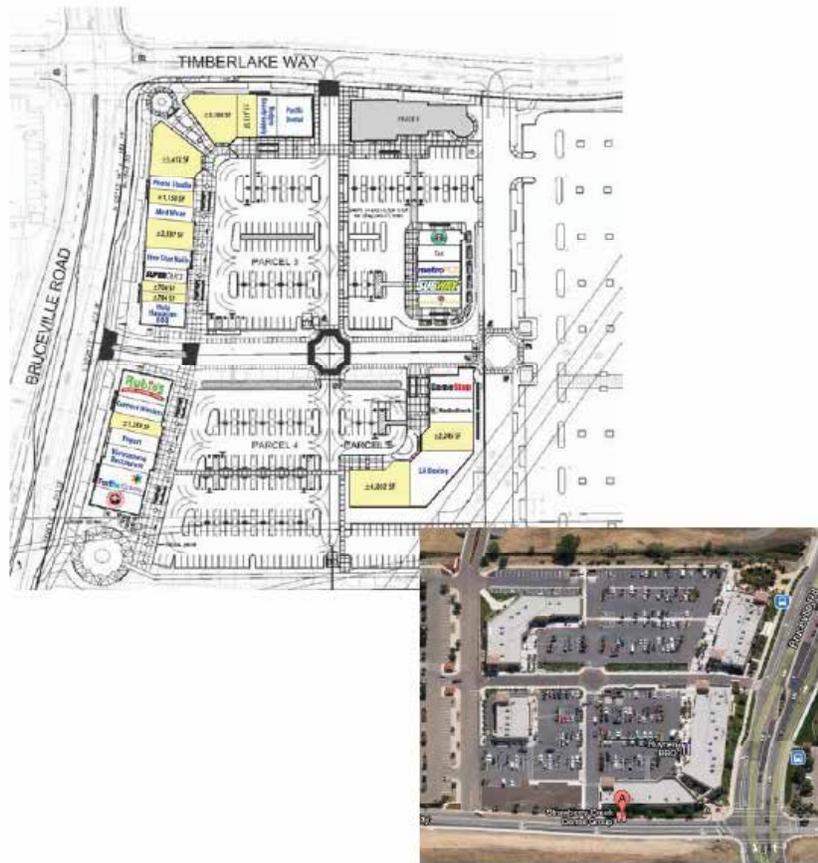
Strengths
- High visability on major arterials
- Close proximity to UTA student population and resident shoppers
- High school directly across the street, providing foot traffic
- Natural city gateway point
- Strong initiative from HANA residents

Weaknesses
- Poor street/sidewalk conditions given anticipated pedestrian use
- No current site relationship between commercial and residential areas
- Lack of landscape, street life, public space
- Crime-related activities

Opportunities
- The flexibility to reconfigure the streets
- Better commercial mix including a neighborhood grocery store
- Shift from car-only environment to pedestrian-friendly
- Greater mix in housing types, including students and seniors
- Incorporate commercial and residential open space

Threats
- High pedestrian activity near major arterials
- High traffic concentration at intersection
- Increase in residential rent prices
- Potential for loud activity from student housing

List of Historic Resources in HANA

Address	Date	Property Subtype	Form/Plan	Stylistic Influence	1987 Survey	2007 Survey
104 E First	1940	single dwelling	garage apartment		High	High
111 E First	1940	single dwelling	bungalow		Low	Medium
301 E First	1940	single dwelling	minimal traditional		N/A	Medium
400 E First	1900	single dwelling	L-plan	Queen Anne	High	High
403 E First	1935	single dwelling	four square		Medium	Low
404 E First	1910	single dwelling	modified L-plan	Queen Anne	High	High
301 E Mitchell	1938	single dwelling	minimal traditional		N/A	Low
303 E Mitchell	1940	single dwelling	minimal traditional		N/A	Medium
305 E Mitchell	1940	single dwelling	minimal traditional		N/A	Medium
102 E Second	1940	auxiliary structure	shed		N/A	Medium
102 E Second	1940	single dwelling	garage apartment		N/A	Medium
102 E Second	1940	auxiliary structure	one-car garage		N/A	Medium
104 E Second	1930	single dwelling	bungalow		Low	Low
202 E Second	1940	single dwelling	minimal traditional		N/A	Medium
204 E Second	1930	single dwelling	bungalow		Medium	High
205 E Second	1940	single dwelling	garage apartment		N/A	Low
210 E Second	1935	single dwelling	bungalow	Tudor Revival	Medium	Medium
306 E Second	1935	church	rectangular		Low	Low
308 E Second	1930	single dwelling	bungalow		Low	Medium
400 E Second	1925	single dwelling	bungalow		Low	Low
101-A E Third	2005	multiple dwelling	post WW2		N/A	Low
101-B E Third	2005	multiple dwelling	post WW2		N/A	Low
112 E Third	1900	single dwelling	two-room		High	High
202 E Third	1920	single dwelling	one-story square		Low	High
206 E Third	1925	single dwelling	bungalow	Craftsman	Low	High
207 E Third	1935	single dwelling	bungalow		Low	High
108 Hosack	1910	single dwelling	two-room		Low	High
110 Hosack	1905	single dwelling	center passage		Medium	Medium
112 Hosack	1890	single dwelling	two-room	Folk Victorian	High	High
113 Hosack	1935	single dwelling	bungalow		Low	Low
201 Hosack	1937	single dwelling	bungalow		N/A	Low
210 Hosack	1940	single dwelling	bungalow		N/A	Low
212 Hosack	1940	single dwelling	bungalow		N/A	Low
215 Hosack	1942	single dwelling	bungalow		N/A	Low
801 Mary	1880	cemetery	N/A		High	High
404 Mary	1930	single dwelling	bungalow		Low	Medium
106 Ray	1915	single dwelling	one-story square		Low	Low
115 Ray	1925	single dwelling	bungalow		N/A	Low

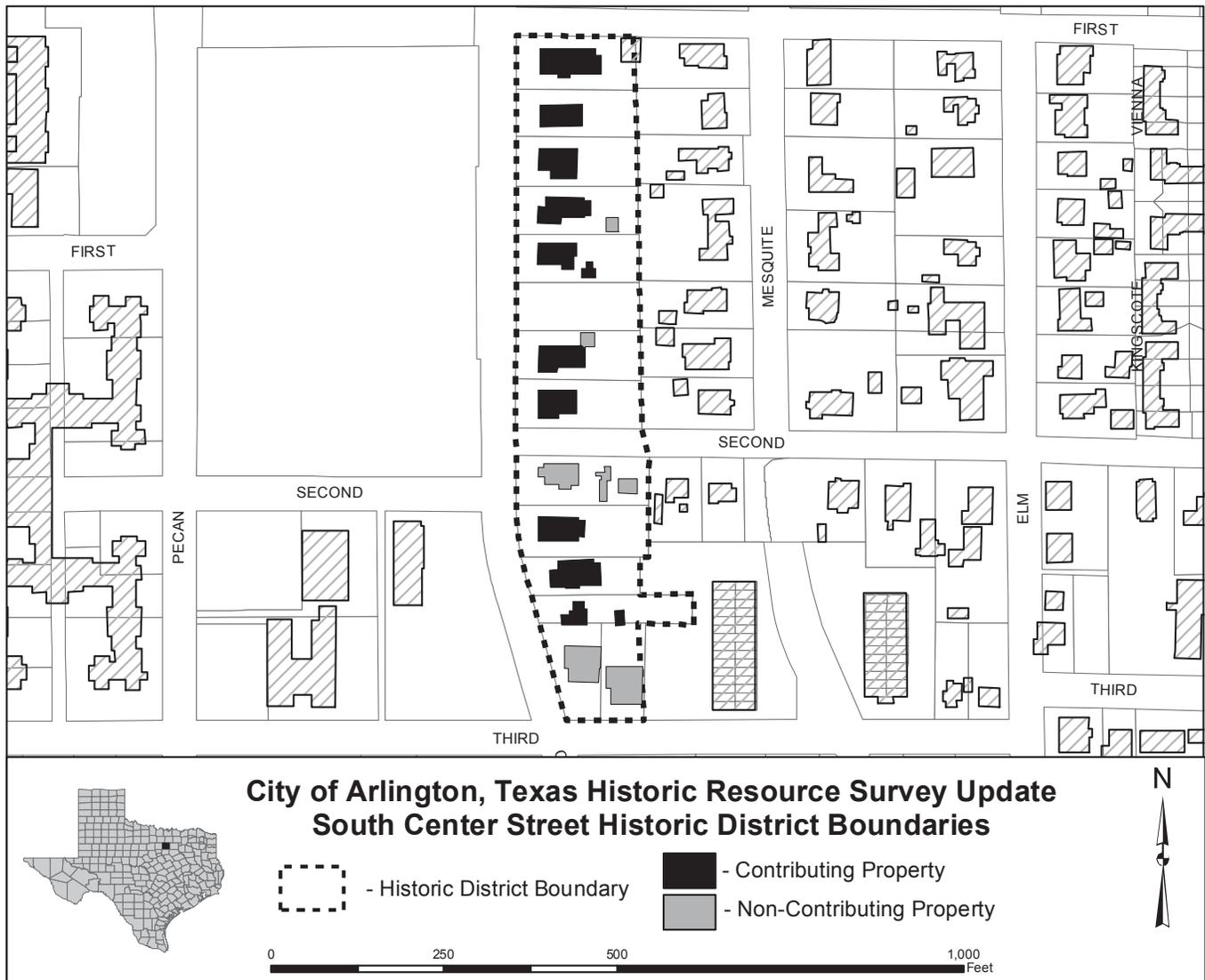| Address	Date	Property Subtype	Form/Plan	Stylistic Influence	1987 Survey	2007 Survey
117 Ray	1935	single dwelling	bungalow		N/A	Low
118 Ray	1930	single dwelling	bungalow		Low	Low
501 S Center	1916	single dwelling	bungalow	Craftsman	Medium	Medium
503 S Center	1918	single dwelling	bungalow	Craftsman	High	High
503 S Center	1930	auxiliary structure	shed		N/A	Medium
505 S Center	1917	single dwelling	bungalow	Craftsman	Medium	High
507 S Center	1920	single dwelling	four square	Craftsman	Medium	High
509 S Center	1916	single dwelling	bungalow		Medium	High
509 S Center	1935	auxiliary structure	one-car garage		N/A	Medium
511-A S Center	2005	single dwelling	post WW2		N/A	Low
511-B S Center	2005	single dwelling	post WW2		N/A	Low
513 S Center	1917	single dwelling	bungalow	Craftsman	Medium	High
513 S Center	1940	auxiliary structure	two-car garage		N/A	Medium
515 S Center	1964	clinic	post WW2	Ranch	N/A	Low
601 S Center	1924	single dwelling	bungalow		Medium	High
603 S Center	1921	single dwelling	bungalow	Craftsman	Low	Medium
650 S Center	1920	single dwelling	bungalow	Craftsman	Medium	High
607 S Center	1940	single dwelling	minimal traditional		N/A	Medium
607 S Center	1940	auxiliary structure	garage		N/A	Medium
1107 S Center	1925	single dwelling	bungalow	Craftsman	Low	Medium
1404 S Center	1915	multiple dwelling	one-story square		High	Medium
2020 S Center	1940	single dwelling	minimal traditional		N/A	Low
600 S Collins	1940	single dwelling	minimal traditional		N/A	High
1503 S Cooper	1993	Restaurant	drive-thru	Moderne	N/A	High
1807 S Cooper	1935	single dwelling	minimal traditional	Tudor Revival	Medium	High
2025 S Cooper	1955	business	one-part commercial block	International	N/A	High
512 S Mesquite	1935	single dwelling	bungalow		Low	High
515 S Mesquite	1930	single dwelling	bungalow	Tudor Revival	Low	High
503 S Mesquite	1940	single dwelling	bungalow		N/A	Low
505 S Mesquite	1940	single dwelling	bungalow		N/A	Low
511 S Mesquite	1937	single dwelling	bungalow		N/A	Low
514 S Mesquite	1936	single dwelling	bungalow		N/A	Medium
516 S Mesquite	1942	single dwelling	bungalow		N/A	Medium
601 S West	1925	multiple dwelling	dormitory		N/A	High
602 S West	1910	college	irregular		N/A	High
604 S West	1905	college	irregular		N/A	High

Source: Arlington Historic Resources Survey Update (September 2007)

Location of Historic Resources in HANA

South Center Street Historic District

The South Center Street Historic District was listed in the NRHP in 2004 as one of Arlington's best extant examples of an early twentieth century, bungalow-dominated residential neighborhood. The district, which included 20 residential buildings and two structures, is bounded on the north by East First Street, South Center Street on the west, the southern edge of 607 South Center Street's lot on the south, and the eastern edge of the property lines on the east.

City of Arlington, Texas Historic Resource Survey Update
South Center Street Historic District Boundaries

- - - - - Historic District Boundary
■ - Contributing Property
▨ - Non-Contributing Property

0   250   500   1,000 Feet

Source: Arlington Historic Resources Survey Update (September 2007)

Houses of Worship in HANA

Baha'i Faith Community	723 E. Border St	Grace Lutheran Church	210 W. Park Row
Calvary Chapel of Arlington	200 W. Park Row Dr	Greater Community Missionary Baptist Church	503 Harmon Terr
Central Assembly of God	1221 S. Center St	Harvest Time Pentecostal Church	1919 S. Cooper St
Central Baptist Church	311 E. Third St	Islamic Society of Arlington Texas	1700 S. Center St
Door Christian Center	1709 S. Cooper St	Meadow Lane Baptist Church	1901 Meadow Ln
First Baptist Church	301 S. Center St	Rock Church	205 E. Mitchell St
First Christian Church	910 S. Collins St	South Center Baptist Church	2109 S. Center St
First Presbyterian Church	1200 S. Collins St	St. Mark's Episcopal Church	2024 S. Collins St
Church of the Good Shepherd United Methodist Church	2020 S. Collins St		

Glossary of Terms and Acronyms

HANA. Heart of Arlington Neighborhood Association

UTA. University of Texas at Arlington

SWOT. Strengths, Weaknesses, Opportunities, and Threats

The term development also includes the term redevelopment.

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