

Parkview Neighborhood Plan





Acknowledgments

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

Parkview Neighborhood Plan Steering Committee

Alice Badillo	Judie Jones
Hunter Brown	Barbara Lamb
Viray Coe	Michelle Leverette
Oleta DeRusha	Sam Montee
Mary Frytz	Carla Moon
Sherry Glaze	David Nungesser
Jeremy Greene	Shirley Patterson
Virginia Hope	

Mayor & City Council

Dr. Robert Cluck, Mayor
Lana Wolff, Mayor Pro Tempore, District 5

Planning & Zoning Commission

Victor Vandergriff, Chairman

Community Development & Planning Department

Jim Parajon, AICP, Director
Michelle Hardin, AICP, Assistant Director
Bridgett White, AICP, Planning Manager
Clayton Husband, AICP, Planning Project Manager II

City Departments

City Manager's Office

Jim Holgersson, City Manager
Trey Yelverton, Deputy City Manager
Fiona Allen, Deputy City Manager

Community Services

Michael Thomas, Field Operations Manager
Gary Marr, Code Compliance Officer
Carol Weemes, Neighborhood Services Analyst

Police Department

Curtice Ervin, Community Services Assistant
Dana Jons, Office Coordinator

Fire Department

Ben Patterson, Emergency Management Coordinator

Public Works & Transportation

Bob Lowry, P.E., Director
Jill House, P.E., City Engineer
Bob Watson, Graduate Engineer

Parks & Recreation

Yvonne Falgout, Center Programs Manager
Frank Ocampo, Center Facility Manager, Hugh Smith Recreation Center

Other Organizations

Arlington Urban Design Center

Gincy Thoppil, AICP, Planning Project Manager II
Wanda Dye, Assistant Professor of Architecture, University of Texas at Arlington
Ken Pope, Graduate Student
Renee Cain, Graduate Student

East Arlington Renewal

Sue Phillips

Mario's Mexican Restaurant & Taqueria

Ordinance No. 09-078

**An ordinance adopting the Parkview
Neighborhood Plan, a component of the
East Sector Plan of the Arlington
Comprehensive Plan**

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

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

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

WHEREAS, on October 16, 2008, City staff began working with the residents of Parkview on preparing a plan for their neighborhood, generally bounded by East Abram on the south, General Motors on the east, the Union Pacific Railroad on the north and Stadium Drive on the west; and

WHEREAS, on November 11, 2009, 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 Parkview Neighborhood Plan as a component of the East Sector of the Arlington Comprehensive Plan; and

WHEREAS, on December 1, 2009, 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 Parkview Neighborhood Plan as a component of the East Sector Plan 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 Parkview Neighborhood Plan.

3.

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

4.

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

PRESENTED AND GIVEN FIRST READING on the 1st day of December, 2009, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 15th day of December, 2009, 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:


KAREN BARLAR, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

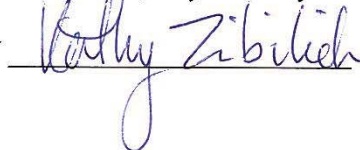
BY 



Table of Contents



Table of Contents

Introduction	9
Planning Process	19
Demographic Profile	23
Neighborhood Profile	35
Implementation	63
Appendices	77



Introduction

Parkview: Study Area Profile

Parkview is located in east Arlington, east of the downtown area and immediately west of the General Motors Assembly Plant. The area is bounded by East Abram Street (south boundary), Stadium Drive (west boundary), the Union Pacific railroad (north boundary), and the General Motors plant (east boundary).

The study area covers approximately 85 acres, most of which is developed with single-family residences. Over 80% of the houses were built between 1950 and 1953, according to Tarrant Appraisal District (TAD) property data. The TAD records indicate Parkview has 223 parcel accounts: 207 single family, 4 residential vacant, 11 commercial and 1 commercial vacant.

Most of the residential property is zoned Residential (R). However, an area on the south side of Elder Drive, between Stadium Drive and Terry Drive, is zoned Duplex and Multifamily (MF-22). The adjacent properties to the east, including the GM Assembly Plant, are zoned Industrial Manufacturing (IM).

Properties along the north side of East Abram Street are zoned Business (B), Community Services (C) and Neighborhood Services (NS). The properties, which are part of the Parkview Addition plat, contain businesses such as automotive parts and service, offices, restaurants, small retail stores and personal service shops. The area is not included in any tax increment financing districts or other special zoning overlay districts.

There are no public parks located within the study area. The closest parks and recreation facilities are east of Parkview and include Meadowbrook Park, which has a golf course and recreation center, and Dr. Robert Cluck Linear Park, located immediately east of Stadium Drive.

There are no public or private schools located within the boundary of the neighborhood. Parkview is entirely located within the Arlington Independent School District. The neighborhood is served by the following schools: Berry Elementary (1800 Joyce Street), Carter Junior High (701 Tharp Street) and Sam Houston High (2000 Sam Houston Drive).

The Arlington Historic Resources Survey Update identified the Parkview subdivision as a potentially significant postwar subdivision (September 2007). The Burger Box restaurant, located at 1825 East Abram Street, was designated with a high preservation priority in the new survey. The structure was determined to be significant because it was formerly a Dairy Queen, and it still maintains its design integrity.

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

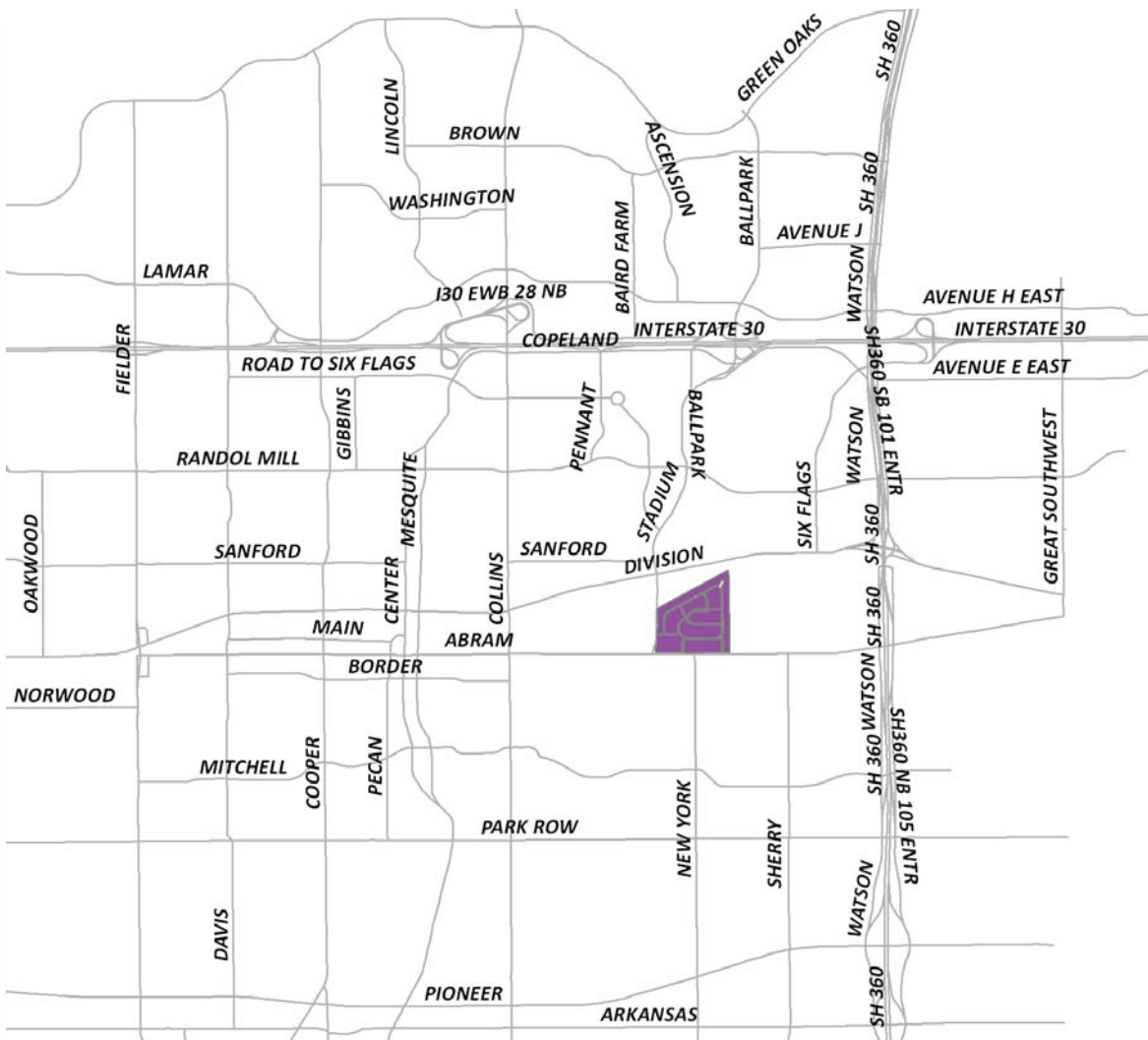
Relationship to Adopted Plans

The Parkview neighborhood is included in the East Sector Plan. This plan was the first sector plan approved by City Council as part of the sector planning process in Arlington. Developed between March 1996 and April 1997, it was adopted by City Council on May 6, 1997, by Ordinance 97-65. Development of the East Sector Plan was a community-driven and a direct product of citizen and neighborhood involvement. The plan covers a framework of six different topical areas: human environment, built environment, land use environment, economic environment, natural environment and service environment.

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

To have a community, built on partnership, 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.

The Parkview Neighborhood Plan is considered a further refinement of the East Sector Plan and the overall Comprehensive Plan for the City of Arlington.



Location of Parkview neighborhood in east Arlington

How the Parkview Neighborhood Plan is to be Used

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

This plan will be used to:

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

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

The Parkview Neighborhood 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 applications and site plans. The plan will help the private sector anticipate future public investment priorities, and will also bring more predictability to the zoning and development review and approval process for developers, property owners, and concerned citizens alike.

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



Vision, Goals & Strategies

Vision Statement

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

To recognize its importance to the planning process, the writing of the Parkview neighborhood vision statement was the first task completed by the residents. It is the primary focus for the creation of the goals and policy statements contained in this chapter.

Parkview neighborhood is an historic early Arlington neighborhood that celebrates its diversity and unique heritage. Parkview prides itself on being a friendly, inclusive neighborhood where residents of different cultures, ethnicities and generations live harmoniously.

Parkview is an established neighborhood with large lots and mature trees, and is a secluded enclave, which provides a pleasant and quiet environment in which to abide. We have a strong community network and care about our neighbors. We strive to be a safe and family-friendly neighborhood. Parkview celebrates the diversity of its residents.

Parkview is centrally located within close proximity to downtown Arlington, Levitt Pavilion, hospitals, the Entertainment District and UTA. As a neighborhood, we have the opportunity to make our addition better and capitalize on the changes that the City of Arlington and the Entertainment District are making in east Arlington. This is our chance to make our little neighborhood a place where everyone would like to live.

Parkview...It's all in the name.

Goals - Objectives - Strategy Statements

Goals, objective and strategies are commonly part of most planning efforts undertaken by cities and neighborhoods. In a broad sense, a goal is a general statement concerning an aspect of the neighborhood's desired ultimate physical, social and economic environment. A goal sets the tone for public decisions in terms of the residents' desired quality of life.

The associated objectives and strategy statements express the specific actions necessary to achieve the stated goal, without assigning responsibility to any specific action. Detailed methods of implementing the objective and strategy statements are contained in *Implementation* chapter of this document.

The goals, objectives and strategies represent the collective efforts of the Parkview neighborhood plans steering committee and the citizens who were involved in neighborhood meetings or workshops arranged to facilitate the development of the plan. The goals included in this document are arranged according to specific issue topics identified during the neighborhood planning process.

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

NEIGHBORHOOD NETWORK Establish a strong neighborhood network.

COMMUNITY IMAGE Protect and enhance the image and appearance of the neighborhood.

PUBLIC SAFETY Create a neighborhood that is safe and inviting for all residents and conveys a feeling of security and comfort.

TRANSPORTATION Create a safe environment for people and vehicles to interact comfortably, safely and efficiently.

ECONOMIC DEVELOPMENT Encourage development and redevelopment of property to increase economic vitality for the Parkview neighborhood and east Arlington.

Parkview Accomplishments



Since Parkview began work on their neighborhood plan in 2008, they have actively pursued a number of strategies proposed in the plan.

Over the course of the past year, they have accomplished the following:

- Parkview Addition Community is now a registered 501(c)(3) corporation.
- Successfully implemented three grants to install street sign toppers, gain nonprofit status, and paint address numbers on curbs.
- Received \$21,000 grant from Arlington Tomorrow Foundation for replacement street lighting.
- Conducted neighborhood assessment survey in English and Spanish.
- Publish the *Parkview Gazette* each month.
- Entered a float in Arlington's 2009 Fourth of July parade



ARL M

on

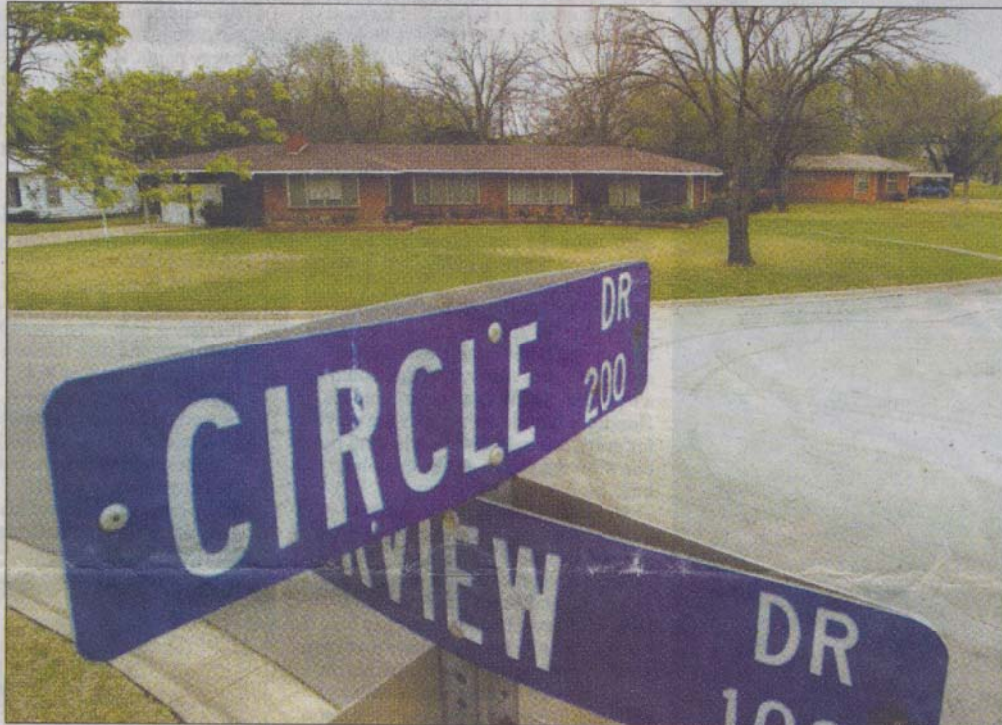


Jewish rap with reggae bounce
Hasidic rapper Matisyahu wows

Thursday
March 16, 2006

LIVE!	28
DALLAS & STATE	48

NEIGHBORHOODS



SPECIAL TO THE STAR-TELEGRAM/BRIAN LAWDERMILK

East Arlington residents informally call the Arlington neighborhood the "Circle Drive neighborhood."

In the Circle

Residents work to revitalize neighborhood

By **SHIRLEY JINKINS**
STAR-TELEGRAM STAFF WRITER

ARLINGTON — Almost 60 years ago, development plans for Parkview addition's winding streets and neat brick homes attracted young professionals and their families to a blackland cotton field on the edge of town, an area that would eventually become the heart of present-day East Arlington.

As the first homes were built and yards planted, General Motors was signing papers to build their automotive plant just east of Parkview, a move that would bring workers and their families to the area and a row of bungalows to encircle the first

More on PARKVIEW on 6B



SPECIAL TO THE STAR-TELEGRAM/BRIAN LAWDERMILK

Lucy Key, 95, says she paid \$10,000 for her house when she and her husband moved to the neighborhood in 1953. Key, who taught fourth grade for 20 years at nearby Berry Elementary School, said that every time she and her husband thought about moving to a larger house after their retirement, their two sons talked them out of it.

ARL

FROM 1B

www.star-telegram.com

Parkview: Residents remember area's heady days

CONTINUED FROM 1B
homes.

Today, there are longtime residents who remember those heady days and want to revitalize Parkview.

"The wonderful story of Parkview is, we have that beginning, the middle and now the future," said Shirley Patterson, who moved to the neighborhood with her husband Pete in 1965.

Now, she said, they wouldn't live anywhere else.

The addition is surrounded by Stadium Drive on the west, East Abram Street on the south, Union Pacific railroad tracks on the north and General Motors on the east.

East Arlington residents informally call the area the "Circle Drive neighborhood", according to Sue Phillips of East Arlington Renewal. Circle Drive wraps around Parkview Drive and streets that were named for developers Joe Elder, Edgar Bird, Bird's wife Oriole and Elder's daughter Terry.

The Pattersons purchased an abandoned lot next door to their house about six years ago and turned it into a community park with benches, arbors and pathways for their neighbors to enjoy. General Motors funded a city grant that helped them complete the park, and now they hope to get a block grant to install landscape lighting in the park.

Lucy Key and her late husband H.W. Key, for whom Key Elementary School is named, moved into the neighborhood in 1953. Key, 95, still lives in the neighborhood.

She taught fourth grade for 20 years at nearby C.B. Berry Elementary School, and her husband was the first principal of Sam Houston High School.

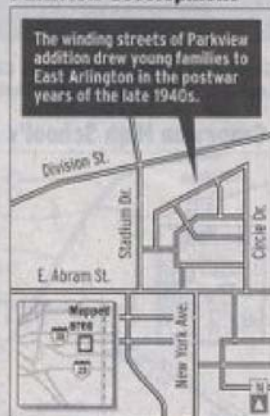
"We paid \$10,000 for this house," Key said, adding that every time she and her husband thought about moving to a larger house after their retirement, their two sons talked



Shirley Patterson sits in the Park that she and her husband worked to create when they moved to the area about six years ago. The community park has benches, arbors and pathways for neighbors to enjoy.

SPECIAL TO THE STAR-TELEGRAM/BRIAN LAWDERMILK

Parkview development



STAR-TELEGRAM/DAVE SCYMOUR

them out of it.

Lorene Ballew and her husband built their home in 1952, and though they moved on, Ballew's daughter Jeanie Bennett still lives in her childhood home across the street from the Pattersons.

"Doctors, lawyers and ministers were here. It was the only new construction at the time," Ballew recalls. "The only swimming pool in town was

WHAT DO YOU THINK?

Post a comment on this report at www.star-telegram.com

down at Meadowbrook Park, and kids ran all over the place."

Patterson has a clipping from the May 2, 1947, issue of the *Arlington Journal*, touting construction on the first group of homes that was to begin June 1 in the 85-acre subdivision. Eventually, 208 homes were built.

Patterson also has a copy of the original flier printed by Parkview developers the Bird-Elder Company.

"Large lots for medium-priced homes, \$700 to \$1,750," the flyer says. "Check the advantages, paved streets, curbs and gutters, all utilities, FHA-approved, well-drained, hilltop views."

Sidewalks were also planned, "but we're still waiting for those," Patterson said.

Most of the original homes are 1,000 to 1,500 square feet on one-third acre lots. They sell for as much as \$100,000 to \$120,000 today, though Patterson said the 1950s-style one-car garages make them difficult to

sell.

The outer bungalows along Circle Street are 800 to 900 square feet, and were built later. General Motors employees snapped them up after the plant opened.

Turnover isn't high in Parkview, Patterson said. Currently, eight to 10 homes are for sale, and a quarter of the neighborhood is rental homes.

Some houses have been replaced with newer construction over the years, and some have added garages and bedrooms and bathrooms.

Patterson said more prospective home buyers today should look at East Arlington.

"We have some wonderful advantages of living here," she said. "We're close to everything, and the multicultural aspect of knowing neighbors from Vietnam and Bangladesh is a great experience."

Neighbors are planning a group garage sale this spring to raise money for a neighborhood party and a Parkview subdivision sign with landscaping, Patterson said.

Shirley Jenkins, (817) 548-5565
sjj@hms@star-telegram.com



Planning Process

Basis for Creating the Plan

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

In September 2008, residents in the Parkview neighborhood requested assistance in creating a neighborhood plan. Representatives from the Community Development and Planning Department met with residents of the Parkview neighborhood to discuss the planning process. This meeting was held at Mario's Mexican Restaurant and Taqueria, located at 1407 East Abram Street, which is now closed.

Steering Committee

After their community meeting, a volunteer steering committee was established by the residents in Parkview. One of the major goals of the neighborhood planning process is to engage the residents in creating the plan, with the City providing professional and technical support throughout its development. The steering committee worked with and advised staff during the preparation of the Plan, and served as the liaison between Parkview residents and the City.

Steering Committee	
Alice Badillo	Judie Jones
Hunter Brown	Barbara Lamb
Viray Coe	Michelle Leverette
Oleta DeRusha	Sam Montee
Mary Frytz	Carla Moon
Sherry Glaze	David Nungesser
Jeremy Greene	Shirley Patterson
Virginia Hope	

The Parkview Neighborhood Plan steering committee members represented certain streets within the neighborhood and were responsible for seeking input on many matters related to the plan. The committee members also became educated on community-wide issues, identified neighborhood concerns and recommended suggestions for addressing those concerns.

Developing the Plan

The first phase of the planning process focused on gathering and analyzing background information about the area. Steering committee meetings were used to hear neighborhood concerns and identify issues and problems. Staff analyzed demographics, properties, existing conditions and other physical and social aspects of the neighborhood.

The committee wrote draft recommendations that addressed the issues identified in the first phase of the planning process. These recommendations were further refined during the process based on input from residents. The recommendations reflect the neighborhood's own desires for its future.



After the recommendations were drafted, the planners and committee discussed how best to implement the recommendations. There are limited areas related to property that the City can protect and regulate. These areas include zoning, subdivision of property, construction of capital improvements and enforcement of nuisance codes. These aspects are common methods to implement many recommendations that came out of the Parkview plan.

The neighborhood plan may also recommend changes in land use patterns, explore future development options or modifications to specific zoning in the area. One zoning change option is the Conservation District Overlay, which was a tool created especially for the neighborhood planning process. The Parkview Neighborhood Plan addresses all of these issues as they relate to the area.

Once the draft neighborhood plan was complete, the planners arranged for a public hearing on the plan before the Planning and Zoning Commission and the City Council. Once the plan is adopted, it becomes a refinement of the Comprehensive Plan. The Parkview Neighborhood Plan also serves as the official City policy for guiding development and investment decisions in the immediate area.

Steering Committee meetings

The steering committee formally met six times between September 2008 and May 2009. Most meetings lasted two to three hours, and were held at varying locations such as City Hall, East Police Service Center and the individual homes of residents. These meetings do not include time the committee spent canvassing the neighborhood to discuss ideas and issues with residents, coordinating efforts to distribute and collect information or conducting periodic neighborhood meetings.

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

The steering committee was responsible for reviewing, editing and commenting on the plan document as it was drafted during the process. The plan is meant to reflect the long-term goals and desires of the neighborhood, and these tasks helped ensure that the plan achieved that end. Taking on this task also creates ownership of the plan by the residents, leading to successful implementation of the recommendations.

SWOT Analysis

One of the first exercises conducted by the steering committee was to identify the planning and development issues of the Parkview neighborhood. The committee used a technique known as SWOT Analysis, which analyzes the strengths, weaknesses, opportunities and threats in the neighborhood. This type of analysis helps identify the positive and negative issues that face a neighborhood, from an internal and external point of view. The committee generated ideas, recorded the ideas in a round-robin feedback session and considered each of them in turn, discussing and evaluating the relevant issues.



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

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

Committee Activity & Resident Participation

The process for creating the Parkview Neighborhood Plan was designed to place an emphasis on involvement by residents, through either committee activity or direct resident participation.

Kick-off meeting – September 17, 2008. This meeting provided an opportunity to introduce the Parkview Addition Community association and other residents to

the neighborhood planning process. Over 30 people attended the meeting, which was held at Mario's Mexican Restaurant and Taqueria, located at 1407 East Abram Street. This restaurant is now closed.

Committee meetings – October 16, November 11 and December 9, 2008. During these three meetings, the committee worked on issue identification, developed a vision statement and goals for the neighborhood, and created strategies for implementing the goals. These meetings were held at a city hall, the east police station community room and at a committee member's home.

Committee meeting – February 2, 2009. The committee finalized their work on the vision statement, goals and strategies. In addition, they discussed the upcoming Census 2010 and potential grant opportunities available to neighborhoods.

Andres Duany lecture – March 30, 2009. Several residents attended a free lecture by Andres Duany at Southern Methodist University. Mr. Duany spoke about enhancing neighborhood quality, character, safety and charm. Attendees came away with ideas about walkability and connectivity.

Committee meeting – April 20, 2009. The committee completed the final draft of the vision statement, goals and strategies. The primary focus of this meeting was to plan for a neighborhood meeting for the committee to discuss the draft information with Parkview residents and get feedback on the direction.

Neighborhood meeting – May 23, 2009. The committee hosted a meeting to get feedback on the vision statement, goals and strategies, and to discuss other topics of interest to the future of Parkview. Two additional speakers – Curtice Ervin of the Arlington Police Department and Ben Patterson of the Arlington Fire Department - attended to talk about personal safety, crime prevention and emergency preparedness. Over 35 residents came to the meeting at the Hugh Smith Recreation Center. Residents brought snacks and drinks to share with those that came.

Committee representation in neighborhood – Geographically, all streets in Parkview had representation throughout the process as committee membership came from all over the neighborhood. Committee members had direct contact with the residents of their particular streets to provide information, receive feedback and discuss issues relevant to the neighborhood and the planning process.

Neighborhood Assessment Survey

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

The survey was published in two languages: English and Spanish. There is a growing Hispanic population in Parkview and the committee chose to produce two versions of the survey.

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 steering committee members distributed approximately 210 surveys in the neighborhood area. Sixty-one (61) surveys were returned for a response rate of 29 percent.

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

Demographic Profile

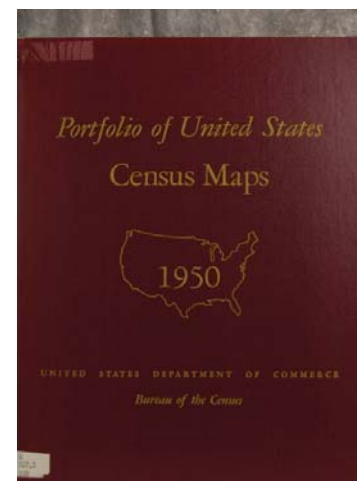
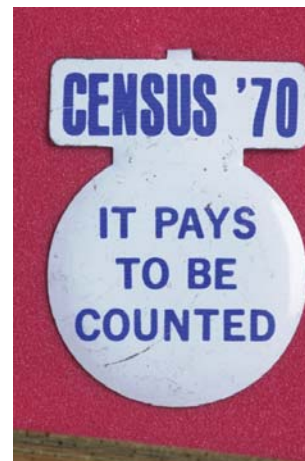


Introduction

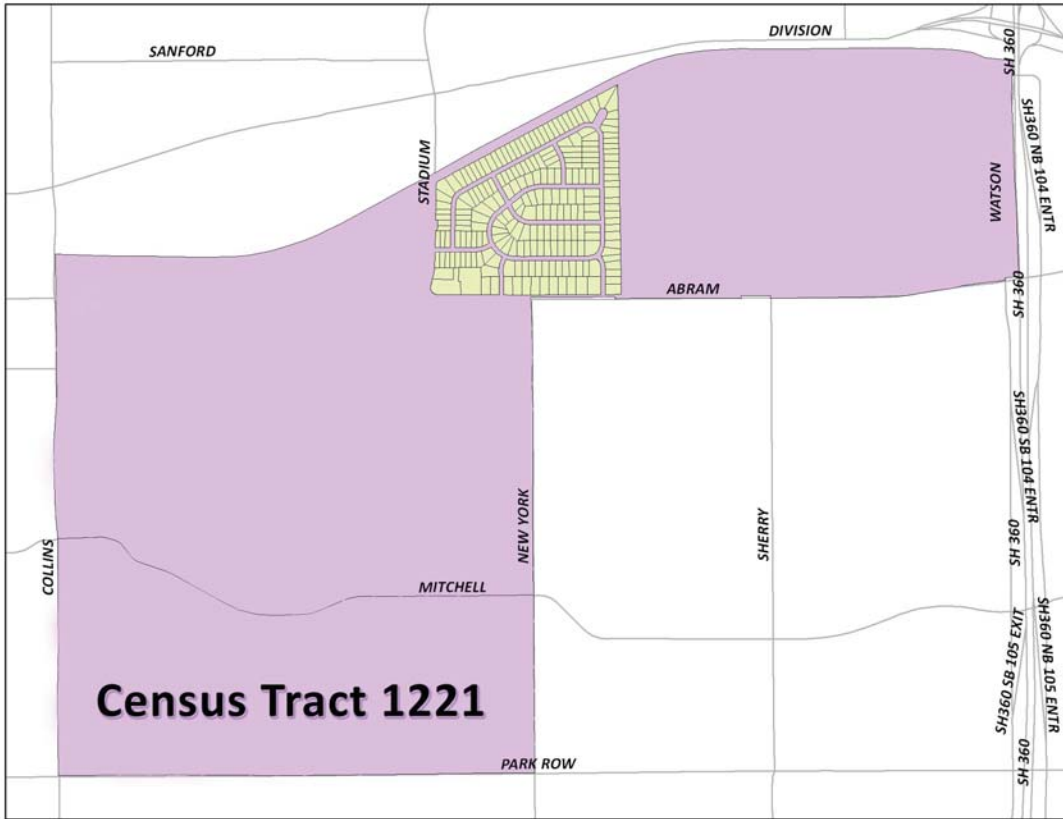
The demographic data referenced in this chapter are from Census 2000, which is approximately 10 years old at the time of this planning effort. However, the data provides a snapshot of the neighborhood area at the time of the 2000 census, and allows for a comparison of the same characteristics with the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

Block 1000 includes single-family residences, the Tanglewood apartment complex and the General Motors Assembly Plant. Some data in the following sections are estimated to account for adjustments made to remove the Tanglewood data from the tables. Portions of Blocks 1006 and 1007 include residential property as well as commercial property located on East Abram Street.

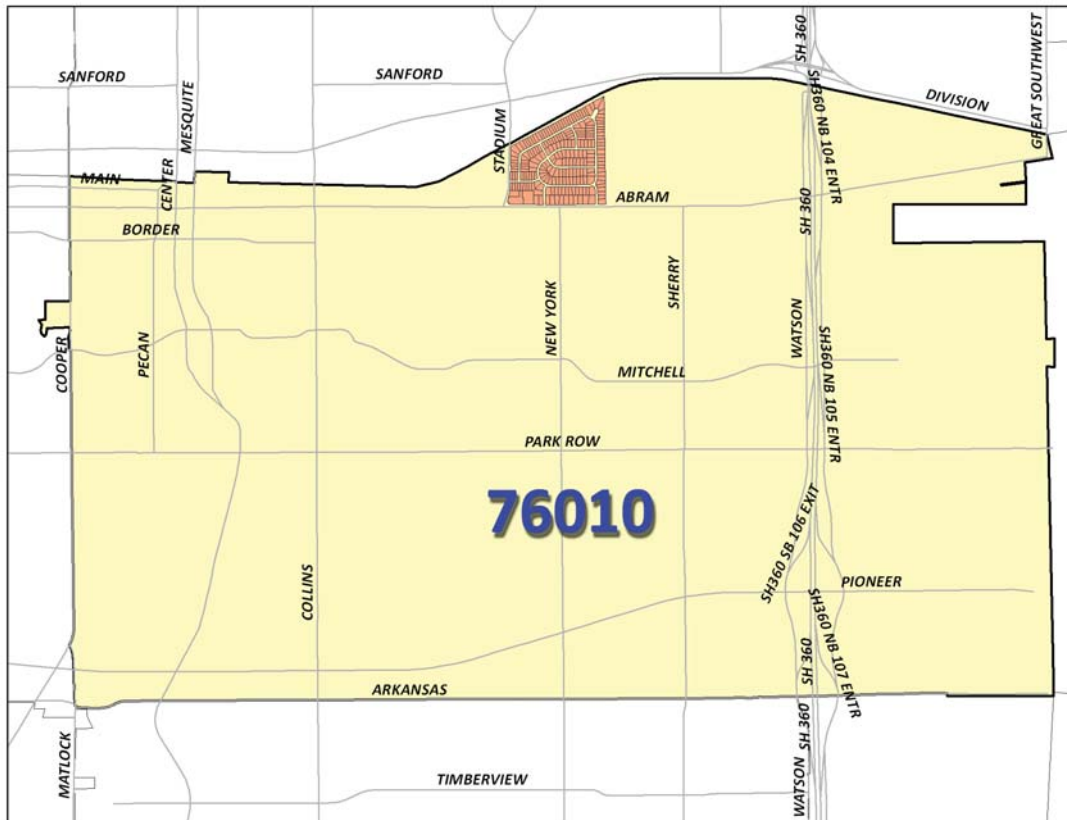
The study area location is shown in reference to the Census tract boundary on the following page. The neighborhood is located in Census Tract 1221.00, Block Group 1, Blocks 1000-1007.



Images Credit: U.S. Census Bureau, Public Information Office (PIO)



Parkview in relation to Census Tract 1221 (above) and ZIP Code 76010 (below)



Population, Race & Ethnicity Characteristics

Population, race and ethnicity characteristics make up the basic demographic information for an area. The data in the tables below provide a comparison between the Parkview neighborhood and three larger areas: Census Tract 1221, ZIP Code 76010 and the city limits of Arlington. Census Tract 1221 includes the Parkview neighborhood, as well as neighborhoods south of East Abram Street. ZIP code 76010 includes approximately 130 acres located in the city of Grand Prairie, near the intersection of Great Southwest Parkway and Osler Drive.

The East Planning Sector, in which Parkview is located, is one of the most racially and culturally diverse sectors in the city. At the time of the 2000 Census, the racial breakdown was 51.5% White, 17.9% Black/African American, 7.4% Asian and 18.5% some other race. In addition, 33.4% of residents identified themselves as Hispanic or Latino.

Population, Race & Ethnicity Characteristics								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	587	-	6,166	-	53,813	-	332,695	-
Average household size	2.85	-	2.97	-	2.88	-	2.64	-
Race								
White alone	504	68.7%	4,255	69.0%	26,754	49.7%	225,712	67.8%
Black or African- American alone	35	4.8%	415	6.7%	8,384	15.6%	44,621	13.4%
American Indian and Alaska Native alone	1	0.1%	44	0.7%	272	0.5%	1,731	0.5%
Asian alone	20	2.7%	69	1.1%	3,166	5.9%	19,271	5.8%
Native Hawaiian and Pacific Islander alone	6	0.8%	47	0.8%	210	0.4%	371	0.1%
Some other race alone	145	19.8%	1,165	18.9%	12,629	23.5%	30,276	9.1%
Two or more races	23	3.1%	171	2.8%	2,398	4.5%	10,713	3.2%
Ethnicity								
Hispanic or Latino	229	31.2%	2,010	32.6%	21,378	39.7%	60,977	18.3%
Not Hispanic or Latino	505	68.8%	4,156	67.4%	32,435	60.3%	271,718	81.7%

Source: Census 2000 and North Central Texas Council of Governments

Age-Sex Distribution

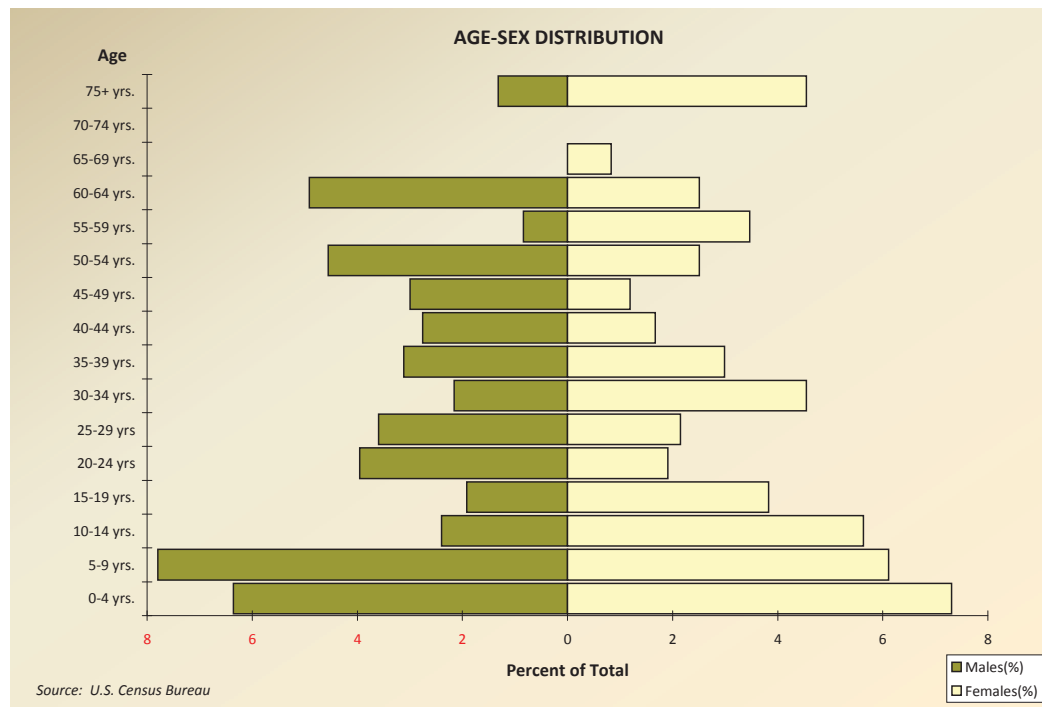
This chart shows a breakdown of the age structure of the neighborhood in 2000, generally in five-year blocks of population, for males and females separately. The data represent only the Census Blocks that make up the Parkview neighborhood. The age-sex distribution can be reexamined after Census 2010 is complete to show how the neighborhood has changed over the 10-year period.

Several things are noticeable in the chart. The distribution appears bottom-heavy with a large percentage of the population in the 0-9 year old age group. In addition, there is a noticeable gap occurs in the male population between 65 and 74 years of age, and in the 70-74 year age group for both sexes. Since these data are almost 10 years old, one can anticipate that this gap no longer exists since the age groups below would have moved up into those spots.

The median age for males is 32.6 years and females is 33.9 years. The overall median age of 33.1 years is only slightly higher than the city as a whole, which has a median age of 30.7 years.

Age-Sex Distribution		
	Males	Females
0-4 yrs.	53	61
5-9 yrs.	65	51
10-14 yrs.	20	47
15-19 yrs.	16	32
20-24 yrs.	33	16
25-29 yrs.	30	18
30-34 yrs.	18	38
35-39 yrs.	26	25
40-44 yrs.	23	14
45-49 yrs.	25	10
50-54 yrs.	38	21
55-59 yrs.	7	29
60-64 yrs.	41	21
65-69 yrs.	0	7
70-74 yrs.	0	0
75+ yrs.	11	38
Totals	406	428

Source: Census 2000 and North Central Texas Council of Governments



Educational Attainment & School Enrollment

Educational attainment and school enrollment levels are only available at the census block group level and higher, with data collected for the population 25 years of age and older. In the table below, data for the Parkview neighborhood are an estimate based on Block Group 1221.01, which includes the property bounded by East Abram Street, Collins Street, SH360 and the Union Pacific railroad. The table also shows a comparison between Census Tract 1221, the 76010 ZIP code and the city as a whole.

Educational attainment levels in the Parkview area are similar to levels in Census Tract 1221 and the 76010 zip code. However, all three areas are significantly different from Arlington as a whole, especially in the categories of bachelor's, graduate and professional degrees. The Parkview area had a higher percentage of children enrolled in 8th grade and younger than the other areas.

Educational Attainment								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population 25 years and over	440	-	3,670	-	28,952	-	203,373	-
Less than 9th grade	36	8.2%	448	12.2%	5,190	17.9%	12,493	6.1%
9th – 12th grade, no diploma	77	17.5%	587	16.0%	5,230	18.1%	18,163	8.9%
High school graduate	189	43.0%	1,218	33.2%	8,052	27.8%	42,657	21.0%
Some college, no degree	85	19.3%	888	24.2%	5,795	20.0%	54,418	26.8%
Associate degree	-	0.0%	146	4.0%	1,141	3.9%	13,805	6.8%
Bachelor's degree	44	10.0%	259	7.1%	2,541	8.8%	44,030	21.6%
Graduate or professional degree	9	2.0%	124	3.4%	1,003	3.5%	17,807	8.8%
Percent high school graduate	74.3	-	71.8	-	64.0	-	84.9	-
Percent bachelor's degree or higher	12.0	-	10.4	-	12.2	-	30.4	-

School Enrollment								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Enrolled in school (3 years age and up)	281	-	1,753	-	16,370	-	97,226	-
Nursery school, preschool	31	11.0%	140	8.0%	1,217	7.4%	7,056	7.3%
Kindergarten	49	17.4%	191	10.9%	1,219	7.4%	5,878	6.0%
Elementary school (grades 1-8)	134	47.7%	988	56.4%	7,691	47.0%	42,058	43.3%
High school (grades 9-12)	31	11.0%	215	12.3%	2,762	16.9%	18,271	18.8%
College or graduate school	36	12.8%	219	12.5%	3,481	21.3%	23,963	24.6%

Source: Census 2000 and North Central Texas Council of Governments

Housing characteristics

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

The Census data for the Parkview neighborhood includes the Tanglewood Apartments, a 79-unit complex located near the southwest corner of the GM Assembly Plant property. When considering the percentage of rental property in Parkview, including these data skews the percentage upward to 42%. However, a survey of houses in the neighborhood conducted in September 2008 indicated that only 25% of the houses were renter-occupied.

The average household size is 2.85 people, which is slightly higher than the city average, but consistent with other areas in east Arlington. Of the 206 households in Parkview, an estimated 35 (17.0%) have a householder that is 65 years of age or older, and the percentage was unchanged based on the September 2008 survey. This percentage is notably higher than the city average and other areas in east Arlington.

The neighborhood assessment survey indicates that 51% of the respondents have lived in the neighborhood for more than 10 years.

Housing Characteristics								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total housing units	206	-	2,169	-	19,501	-	130,822	-
Occupied housing units	195	94.7%	2,074	95.6%	18,403	94.4%	124,844	95.4%
Vacant housing units	11	5.3%	95	4.4%	1,098	5.6%	5,938	4.5%
Occupied Housing Units								
Total occupied housing units	206	-	2,074	-	18,403	-	124,844	-
Owned	155	75.3%	2,074	69.3%	18,403	33.2%	68,309	54.7%
Rental	51	24.7%	636	30.7%	12,285	66.8%	56,575	45.3%
Average household size	2.85	-	2.97	-	2.88	-	2.64	-
Owner occupied units	2.76	-	2.88	-	3.08	-	2.91	-
Renter occupied units	-	-	3.18	-	2.79	-	2.32	-
Total Households	206	-	2,088	-	18,397	-	124,852	-
Family households (families)	133		1,505		12,523		85,685	
Married couple family	92		1,187		8,352		66,419	
Householder 65 years and over	35		131		997		4,728	

Source: Census 2000 and North Central Texas Council of Governments

Economic Characteristics

Economic characteristics examine employment status, commuting patterns and employment industries. Similar to the educational characteristics, data for Parkview are an estimate based on Block Group 1221.001.

According to the 2000- Census, Parkview has a high percentage of the population 16 years and over that are not in the labor force (38.2%). This category likely consists of

students, stay-at-home spouses and retired workers. The 11% unemployment rate at that time is notably higher than the other areas of comparison. In January 2009, the unemployment rate in Arlington peaked at 7.1%, dropping to 6.3% as of May 2009. See page 58 for additional discussion concerning the 2009 economic conditions in Arlington.

Economic Characteristics								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employment Status								
Population 16 years and over	529	-	4,306	-	38,141	-	24,8147	-
In labor force	327	61.8%	2,816	65.4%	25,708	67.4%	18,3575	74.0%
Civilian labor force	327	61.8%	2,816	65.4%	25,683	67.3%	18,3198	73.8%
Employed	291	55.0%	2,655	61.7%	23,882	62.6%	17,5452	70.7%
Unemployed	36	6.8%	161	3.7%	1,801	4.7%	7,746	3.1%
Percent unemployment	11.0%	-	5.7%	-	7.0%	-	4.2%	-
Armed forces	-	-	-	-	25	0.1%	377	0.2%
Not in labor force	202	38.2%	1,490	34.6%	12,433	32.6%	64,572	26.0%
Commuting to Work								
Car, truck, van – drive alone	226	82.5%	2026	79.5%	16010	69.2%	141151	81.9%
Car, truck, van – car-pooled	42	15.3%	375	14.7%	5106	22.1%	21582	12.5%
Public transportation	-	-	-	-	20	0.1%	262	0.2%
Walked	6	2.2%	38	1.5%	1005	4.3%	2761	1.6%
Other means	-	-	49	1.9%	608	2.6%	1945	1.1%
Worked at home	-	-	60	2.4%	383	1.7%	4654	2.7%
Mean travel time to work (minutes)	-	-	24.5	-	24.9	-	26.5	-

Source: Census 2000 and North Central Texas Council of Governments

Economic Characteristics

The most common industries of employment for those residing in the Parkview area include manufacturing (21%); educational, health and social services (12.7%); professional, scientific, management (11.0%); and construction (11%). These industries represent over 55% of the employed population in Parkview.

Industry of Employment								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employed population								
16 years and over	291	-	2,655	-	23,882	-	175,452	-
Agriculture, forestry, fishing, hunting and mining	8	2.7%	16	0.6%	58	0.2%	584	0.3%
Construction	32	11.0%	288	10.8%	2,744	11.5%	10,809	6.2%
Manufacturing	61	21.0%	489	18.4%	3,812	16.0%	24,339	13.9%
Wholesale trade	7	2.4%	156	5.9%	1,166	4.9%	8,319	4.7%
Retail trade	20	6.9%	328	12.4%	3,161	13.2%	22,340	12.7%
Transportation, warehousing and utilities	28	9.6%	160	6.0%	1,411	5.9%	13,622	7.8%
Information	5	1.7%	48	1.8%	723	3.0%	7,020	4.0%
Finance, insurance, real estate and leasing	22	7.6%	186	7.0%	1,443	6.0%	14,416	8.2%
Professional, scientific and management	32	11.0%	229	8.6%	2,209	9.2%	18,126	10.3%
Educational, health and social services	37	12.7%	354	13.3%	2,939	12.3%	28,169	16.1%
Arts, entertainment, recreation, accommodation and food services	20	6.9%	203	7.6%	2,592	10.9%	13,469	7.7%
Other services (except public administration)	9	3.1%	136	5.1%	1,250	5.2%	8,049	4.6%
Public administration	10	3.4%	62	2.3%	374	1.6%	6,190	3.5%

Source: Census 2000 and North Central Texas Council of Governments

Income Characteristics

Income characteristics examine household and family earnings as well as poverty status. Parkview data are an estimate based on Census Block 1221.001, which includes property outside of the neighborhood.

the income in the 76010 ZIP Code. The poverty status in Parkview was unknown, but the 17.8% poverty rate in the 76010 ZIP Code is significantly higher than the overall city rate of 7.3%.

The median household income is 2.65% lower in Census Tract 1221.001 than in the city, but is 12.7% higher than

Income Characteristics								
	Parkview		Tract 1221		76010 ZIP Code		Arlington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Income in 1999								
Households	244	-	2,088	-	18,397	-	124,852	-
Less than \$10,000	42	17.2%	193	9.2%	2,407	13.1%	7,815	6.3%
\$ 10,000 to \$14,000	5	2.0%	72	3.4%	1,478	8.0%	5,609	4.5%
\$ 15,000 to 24,999	53	21.7%	285	13.6%	3,352	18.2%	13,247	10.6%
\$ 25,000 to 34,999	22	9.0%	314	15.0%	3,078	16.7%	16,113	12.9%
\$ 35,000 to 49,999	54	22.1%	496	23.8%	3,619	19.7%	22,826	18.3%
\$ 50,000 to 74,999	26	10.7%	479	22.9%	3,005	16.3%	27,299	21.9%
\$ 75,000 to 99,999	35	14.3%	164	7.9%	923	5.0%	15,673	12.6%
\$ 100,000 to 149,999	7	2.9%	73	3.5%	386	2.1%	11,537	9.2%
\$ 150,000 to 199,999	-	-	-	-	83	0.5%	2,516	2.0%
\$ 200,000 or more	-	-	12	0.6%	70	0.4%	2,217	1.8%
Median household income	\$35,000	-	\$40,361	-	\$31,033	-	\$47,622	-
Average household income	unknown	-	\$44,031	-	\$37,425	-	\$59,244	-
Median family income	\$46,786	-	\$44,397	-	\$34,605	-	\$56,080	-
Per capita income	\$12,679	-	\$15,155	-	\$13,111	-	\$22,445	-
Households with...								
Social Security Income	89	36.5%	486	23.3%	2,963	16.1%	16,098	12.9%
Supplemental Security Income	18	7.4%	77	3.7%	561	3.0%	2,333	1.9%
Public assistance income	5	2.0%	74	3.5%	946	5.1%	2,510	2.0%
Retirement income	31	12.7%	283	13.6%	1,669	9.1%	12,887	10.3%
Poverty Status in 1999								
Families			92	6.1%	2,232	17.8%	6,288	7.3%
with children under 18 years	unknown		67	4.5%	2,030	16.2%	5,328	6.2%
with children under 5 years	unknown		34	2.3%	1,234	9.9%	3,035	3.5%

Source: Census 2000 and North Central Texas Council of Governments



Neighborhood Profile

LAND USE & ZONING

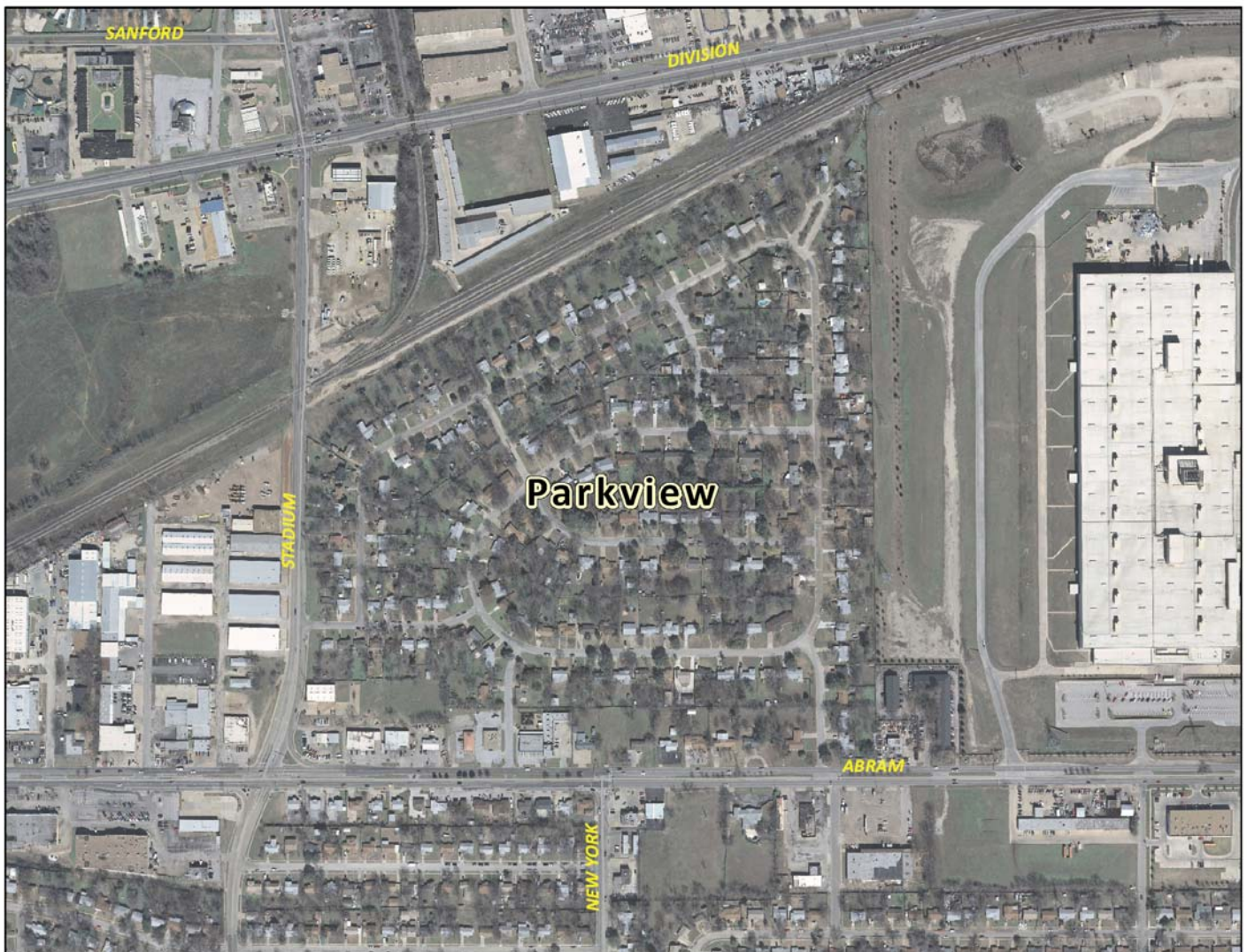
Land use

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

Along the north side of East Abram Street, adjacent to the Parkview neighborhood, numerous automotive-related businesses have opened. A tire store, an auto repair shop, a battery shop and a used car lot can be found in the area. Two restaurants – Bigote's and Burger Box – are also in the area. The remaining land uses include a mix of offices and small retail stores.

Over time, the properties along the south side of East Abram Street have transitioned from residences to a wide range of businesses. Tattoo parlors, insurance agencies, small restaurants and personal service shops dominate the landscape.

The dominant land use in the area is the General Motors Assembly Plant. Opened in 1954, the 3.75-million square foot plant is Parkview's neighbor to the east and occupies 250 acres. Most of the houses in Parkview were built before the plant opened. While many residents in Parkview worked at the plant over the years, the neighborhood was not built specifically for plant employees.



Zoning

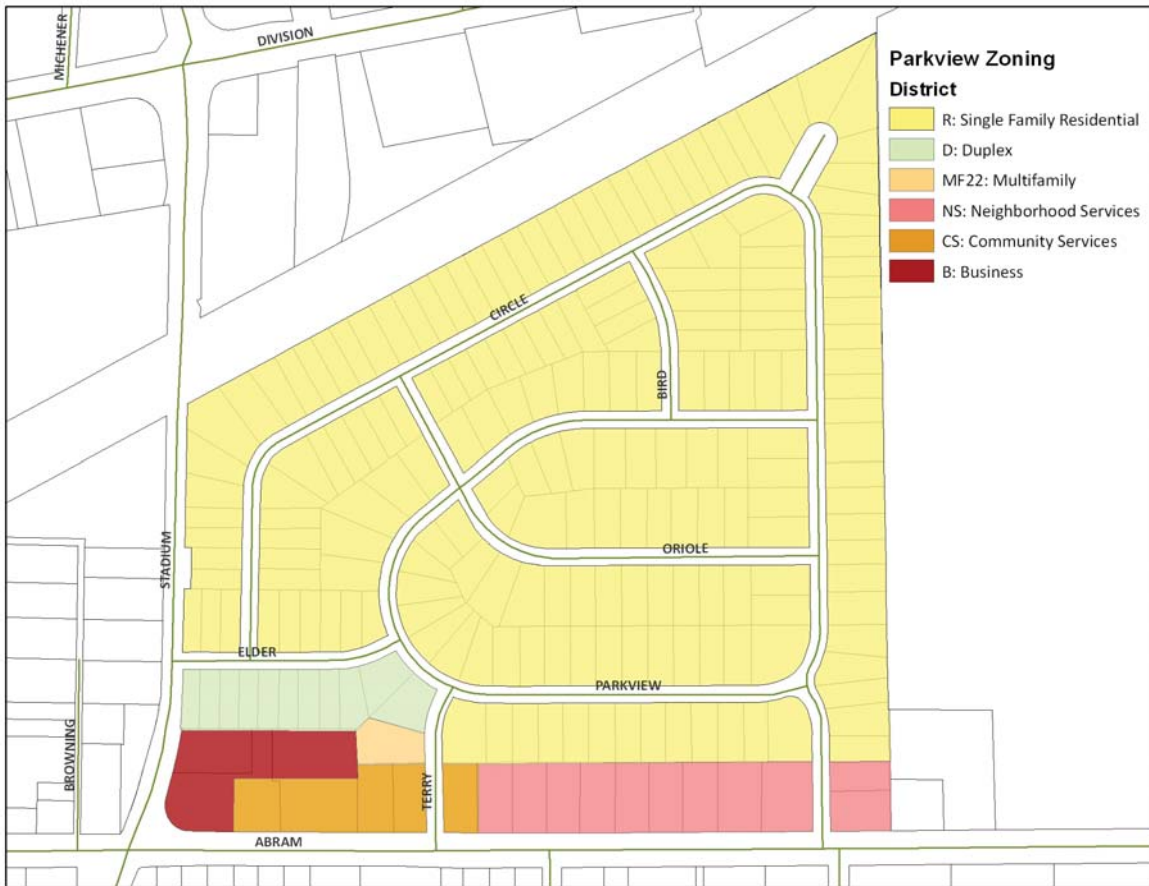
The zoning in the Parkview neighborhood is predominantly Residential (R). A small area on the south side of Elder Drive, between Stadium Drive and Terry Drive, is zoned Duplex (D). However, the area zoned Duplex is developed with single-family residences. The lot at 106 Terry Drive is zoned Multi-Family (MF22), though a single family residence is built on the property.

The area of Parkview along East Abram Street is a mix of non-residential zoning districts. These districts include Business (B), Community Services (CS) and Neighborhood Services (NS). Most of the property is developed with a wide range of retail and commercial businesses.

Adjacent to Parkview are two lots zoned Industrial Manufacturing (IM). These lots are not part of the Parkview plat boundary. A used car dealership is located on one of the lots, while the Tanglewood apartment complex is located on the other lot.

There have been no zoning changes requested in the Parkview neighborhood in the past ten years. There have been three requests for zoning changes on property adjacent to the neighborhood, as shown in the table below.

The Parkview Neighborhood Plan recommends that the City initiate the rezoning of the Duplex and Multifamily areas to the Residential zoning district.



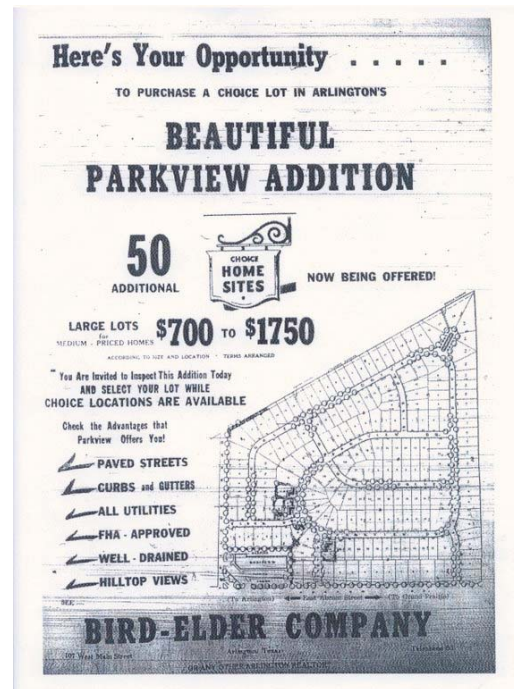
Recent Zoning Cases				
Address	Case No	From	To	Status
134 Stadium Dr	Z00-45	unknown	B	Approved
1920 E Abram St	Z04-15	MF22 / CS	PD-CA	Denied
2018 E Abram St	Z02-58	CS	B	Approved

Source: City of Arlington Community Development and Planning Department

Platting

Parkview was established in 1947 on 85 acres of blackland cotton fields. Developed and platted by Bird-Elder Company, Parkview offered lots ranging in price from \$700 to \$1,750 for medium-priced homes.

Parkview was platted in four phases between 1947 and 1951. With the exception of the commercial property at the northeast corner of Stadium Drive and East Abram Street, the lot configuration remains in the original configuration.



Source: City of Arlington Community Development and Planning Department

RESIDENTIAL PROPERTY

Residential Property Values

Property value data was obtained from Tarrant Appraisal District for all parcels within Parkview. The values for all 206 single family residences were analyzed. The table below shows the average values for all residences and the average values for each individual street.

The appraised values for 2004 and 2009 are shown in the table. In general, property values in Parkview rose by 10.5% over the five-year period. However, 75 properties (36%) showed a decline in value, most often in the appraised value of the structure.

The table further details this information by street. Three streets show significant gains in property valuation: Bird Street, Oriole Drive and Parkview Drive. Only one street, Terry Drive, shows a decline in value. Oriole Drive also had the highest property valuations of any street in the neighborhood.

The appraisal information also shows that of the 206 single family parcels, 74 have general homestead exemptions, 27 additionally have "Over 65" exemptions, and 4 properties additionally have "Disabled" or "Disabled Veteran" exemptions.

Residential Property Values by Street							
	2004 Appraised Value			2009 Appraised Value			% Change
	Land	Structure	Total	Land	Structure	Total	
Residential average	\$ 12,461	\$ 56,564	\$ 69,025	\$ 12,507	\$ 63,761	\$ 76,268	10.5%
Bird Dr	\$ 11,500	\$ 42,341	\$ 53,841	\$ 11,500	\$ 56,678	\$ 68,178	26.6%
Circle Dr	\$ 11,779	\$ 53,504	\$ 65,283	\$ 11,878	\$ 58,883	\$ 70,761	8.4%
E Abram St	\$ 50,136	\$ 57,987	\$ 108,123	\$ 50,136	\$ 58,689	\$ 108,825	0.6%
Elder Dr	\$ 11,500	\$ 41,212	\$ 52,712	\$ 11,500	\$ 43,050	\$ 54,550	3.5%
Oriole Dr	\$ 12,075	\$ 63,400	\$ 75,475	\$ 12,075	\$ 79,212	\$ 91,287	20.9%
Parkview Dr	\$ 11,558	\$ 65,102	\$ 76,661	\$ 11,558	\$ 73,682	\$ 85,241	11.2%
Terry Dr	\$ 12,650	\$ 68,750	\$ 81,400	\$ 12,650	\$ 60,900	\$ 73,550	(9.6%)

Source: Tarrant Appraisal District



Residential Lots and Improvements

The table below contains information on the single family residential houses in the neighborhood. Data was collected from Tarrant Appraisal District records. There are 210 residential lots, of which 4 lots are vacant.

The typical house in the neighborhood was built in 1953, has 1,255 square feet of living area, and either no garage or a 1-car garage. Of all the houses in the neighborhood, 56% have central heating and air conditioning, 22% have a two-car garage and 2% have swimming pools.

The percentage of homes with central heating and air is significant. Mass-produced, low-cost window unit air conditioners became widely available in 1947, according to the National Academy of Engineering (www.nae.edu). In 1947, 43,000 units were sold in the United States. The houses in

Parkview were built right after air conditioners were first reaching the market, making them some of the first new houses in Arlington to have this feature available during initial construction.

A survey conducted in September 2008 studied the driveways on lots in the interior of the neighborhood, omitting lots on East Abram Street. Of these 204 houses, 166 (81%) had single-car width driveways. The remaining 36 houses (19%) had two-car width driveways. The prevalence of single-car width driveways has resulted in numerous cars being parked in the streets, which was an issue noted in the SWOT analysis conducted as part of the planning process.

Residential Lots and Improvements by Street						
	Average House Size (sq ft)	Average Year Built	Age of Structure (years)	Number of Lots	Average Size of Lot	Average Lot Coverage
All Residential Lots	1,255	1953	56	211	12,408	10.0%
Bird Dr	1,131	1958	51	9	11,583	9.7%
Circle Dr	1,180	1953	56	98	12,217	9.6%
E Abram St	1,741	1950	59	4	24,126	7.2%
Elder Dr	847	1952	57	18	9,985	8.5%
Oriole Dr	1,362	1954	55	21	12,717	10.7%
Parkview Dr	1,449	1952	57	59	12,521	11.6%
Terry Dr	1,325	1950	59	2	15,630	8.5%

Source: Tarrant Appraisal District



Vacant Property

There are five vacant lots in the Parkview neighborhood, and all are residential lots. Two of the lots – 1800 and 1801 Elder Drive – were half-lots left vacant after the houses were demolished for the widening of Stadium Drive. These remainder parcels were sold to the adjacent property owners, as they were not large enough for house construction on their own. Two of the lots are located at 120 and 122 Oriole Drive. The remaining lot, located at 503 Circle Drive, backs up to the railroad and was in foreclosure as of September 2009.

The vacant properties are shown on the map below. Four of the lots are zoned Residential. The fifth lot, at 1800 Elder Drive, is zoned Duplex.

The rear portions of two commercial lots located at 1811 and 1815 East Abram Street are vacant and have the potential to be developed. There is sufficient room for new buildings on the property, though access and visibility from the street are limited.

When a permit is requested for the demolition of a house, the Arlington zoning ordinance states that if a building is 50 years of age or older, the demolition or relocation of a building is automatically postponed for a period of up to 30 days to allow the Landmark Preservation Commission an opportunity to determine whether the building or structure is historically significant. This requirement of the code affects most of the houses in Parkview. There would be an extended review of any demolition permit request in the neighborhood.



Source: City of Arlington Community Development and Planning Department

Rental Property

A survey of houses done in September 2008 indicated that approximately 52 houses in Parkview, or 25%, were rental properties. As of December 2008, Tarrant Appraisal District records showed that 56 properties, or 27%, are owned by a non-resident of Parkview. Based on these two sources, it is reasonable to infer that about one-fourth of the houses in the neighborhood are rental property.

How does rental property affect a neighborhood, or conversely, how does home ownership affect a neighborhood? A few studies are available that discuss this issue. A paper titled “Home ownership and Neighborhood Stability” (William M. Rohe and Leslie S. Stewart) published in *Housing Policy Debate* in 1996 analyzes programs designed to increase home ownership.

The authors developed a conceptual model of how home ownership can affect a neighborhood. They suggest that people having ownership in property may lead to them having a stronger connection with the neighborhood and being more likely to participate in organizations like neighborhood associations. Other suggested effects of home ownership included getting to know neighbors, having a greater social interaction with other neighbors and developing a

strong sense of community. Having higher level of satisfaction appears to lead to greater stability in property values, property maintenance and social networks.

Owner-occupied units are usually in better condition than rental units due to owners being more likely to make improvements to the property and spend money on maintenance. The authors’ research also suggests that changes in home-ownership rates have a positive and significant relationship to changes in property values, leading to neighborhood stability. However, other factors such as mobility

and housing value influence how ownership affects a neighborhood.

One of the conclusions reached is that, while higher rates of ownership do equate with a measure of stability, not all people are able to own a home or choose not to own for other reasons. Reasonably priced rental units are needed in

most areas, and finding ways to stabilize areas with large numbers of rental units is a key challenge.

Residents in Parkview display an interest in participating in their neighborhood organization, have a strong sense of community and maintain social ties with their neighbors. The social network is discussed in more detail later in this chapter.

Owned vs Rental Property					
Street	Houses	Owned		Rental	
Bird Dr	9	4	44%	5	56%
Circle Dr	98	78	80%	20	20%
Elder Dr	16	9	56%	7	44%
Oriole Dr	20	16	80%	4	20%
Parkview Dr	59	39	66%	20	34%
Terry Dr	2	2	100%	0	0%
Totals	204	148	73%	56	27%

Source: *Parkview Neighborhood Survey*

COMMERCIAL PROPERTY

Commercial Property Values and Improvements

The original plat for Parkview designated the corner of Stadium Drive and East Abram Street for a shopping center, with the remaining property on East Abram Street being single family residences. Over time, many of the residences have been converted to office and commercial uses.

There are 7.67 acres of commercial property in the Parkview neighborhood. At the time the Parkview neighborhood plan project was started, only one of the properties was vacant. Between 2004 and 2009, there was a 47.15% increase in appraisal valuation of these properties.

Commercial Property Values							
	2004 Appraised Value			2009 Appraised Value			Change
	Land	Structure	Total	Land	Structure	Total	
Commercial average	58,912	68,725	127,662	61,391	126,467	187,858	47.15%
1801 E Abram St	\$ 133,843	\$ 72,503	\$ 206,346	\$ 133,843	\$ 199,850	\$ 333,693	61.72%
1815 E Abram St	\$ 108,000	\$ 92,026	\$ 200,026	\$ 115,200	\$ 163,800	\$ 279,000	39.48%
1823 E Abram St	\$ 40,400	\$ 65,548	\$ 105,948	\$ 40,400	\$ 112,822	\$ 153,222	44.62%
1825 E Abram St	\$ 46,000	\$ 82,754	\$ 128,754	\$ 46,000	\$ 140,312	\$ 186,312	44.70%
1901 E Abram St	\$ 46,460	\$ 153,540	\$ 200,000	\$ 46,460	\$ 244,811	\$ 291,271	45.64%
1905 E Abram St	\$ 40,400	\$ 115,000	\$ 155,400	\$ 40,400	\$ 377,600	\$ 418,000	168.98%
1909 E Abram St	\$ 40,600	\$ 29,909	\$ 70,509	\$ 40,600	\$ 32,967	\$ 73,567	4.34%
1913 E Abram St	\$ 40,600	\$ 25,300	\$ 65,900	\$ 40,600	\$ 8,718	\$ 49,318	-25.16%
1917 E Abram St	\$ 40,800	\$ 44,203	\$ 85,003	\$ 40,800	\$ 44,861	\$ 85,661	0.77%
1921 E Abram St	\$ 61,200	\$ 16,334	\$ 77,534	\$ 40,800	\$ 38,901	\$ 79,701	2.79%
2009 E Abram St	\$ 61,158	\$ 2,144	\$ 63,602	\$ 56,628	\$ 21,996	\$ 78,624	23.62%
131 Stadium Dr	\$ 47,480	\$ 125,440	\$ 172,920	\$ 94,960	\$ 130,963	\$ 225,923	30.65%

Source: Tarrant Appraisal District



Very little new construction has taken place on East Abram Street. There is one new building currently under construction at 1913 East Abram Street, which is marketed for office, retail and service types of businesses. The 5,400 square foot building was nearing completion in July 2009. The decrease in valuation from 2004 to 2009 for this particular property (as shown on in the table on the previous page) was attributable to the demolition of the existing building, which occurred in late 2006.

Commercial Lots and Improvements			
	Lot Size (sq ft)	Parcel Value per sq ft (2009)	Age of Structure (years)
Commercial average	27,827	\$ 2.27	49
1801 E Abram St	53,537	\$ 2.50	59
1815 E Abram St	72,000	\$ 1.60	47
1823 E Abram St	20,200	\$ 2.00	39
1825 E Abram St	20,000	\$ 2.30	40
1901 E Abram St	20,200	\$ 2.30	39
1905 E Abram St	20,200	\$ 2.00	55
1909 E Abram St	20,300	\$ 2.00	60
1913 E Abram St	20,300	\$ 2.00	
1917 E Abram St	20,400	\$ 2.00	60
1921 E Abram St	20,400	\$ 2.00	60
2009 E Abram St	22,651	\$ 2.50	49
131 Stadium Dr	23,740	\$ 4.00	29

Source: Tarrant Appraisal District

Businesses on East Abram Street

The following is a list of the businesses located on East Abram Street and Stadium Drive as of July 2009.

East Abram Street businesses		
Address	Tenants	Type of Business
1801 E Abram St	Coco's Braiding Styling & Beauty Supply	Beauty Shop
	Rapp & Company	Used Car Sales
1815 E Abram St	Abram Flower Shop	Florist
1817 E Abram St	Affordable Tires and Wheels	Tire shop & auto repair
1821 E Abram St	Bigotes Mexican Restaurant	Restaurant
1823 E Abram St	Deli Box	Restaurant
1825 E Abram St	Burger Box	Restaurant
1901 E Abram St	Abram Head Start	Day care center
1905 E Abram St	RMF	Offices
	Gab Communications Inc	Offices
	RENS Financial Services	Offices
	Patrick Brandt Law Office	Law office
1909 E Abram St	House of Prayer	Religious institution
1913 E Abram St	Vacant	building under construction
1917 E Abram St	Corte Divino Hair Salon	Beauty shop
	Servimex Insurance	Insurance agency
1921 E Abram St	June's Dance Wear	Retail store
2009 E Abram St	AVS Autoasis Equipment	Auto repair
	C&T Sewing	
131 Stadium Dr	Battery Center Inc	Auto parts

Source: City of Arlington Community Development and Planning Department

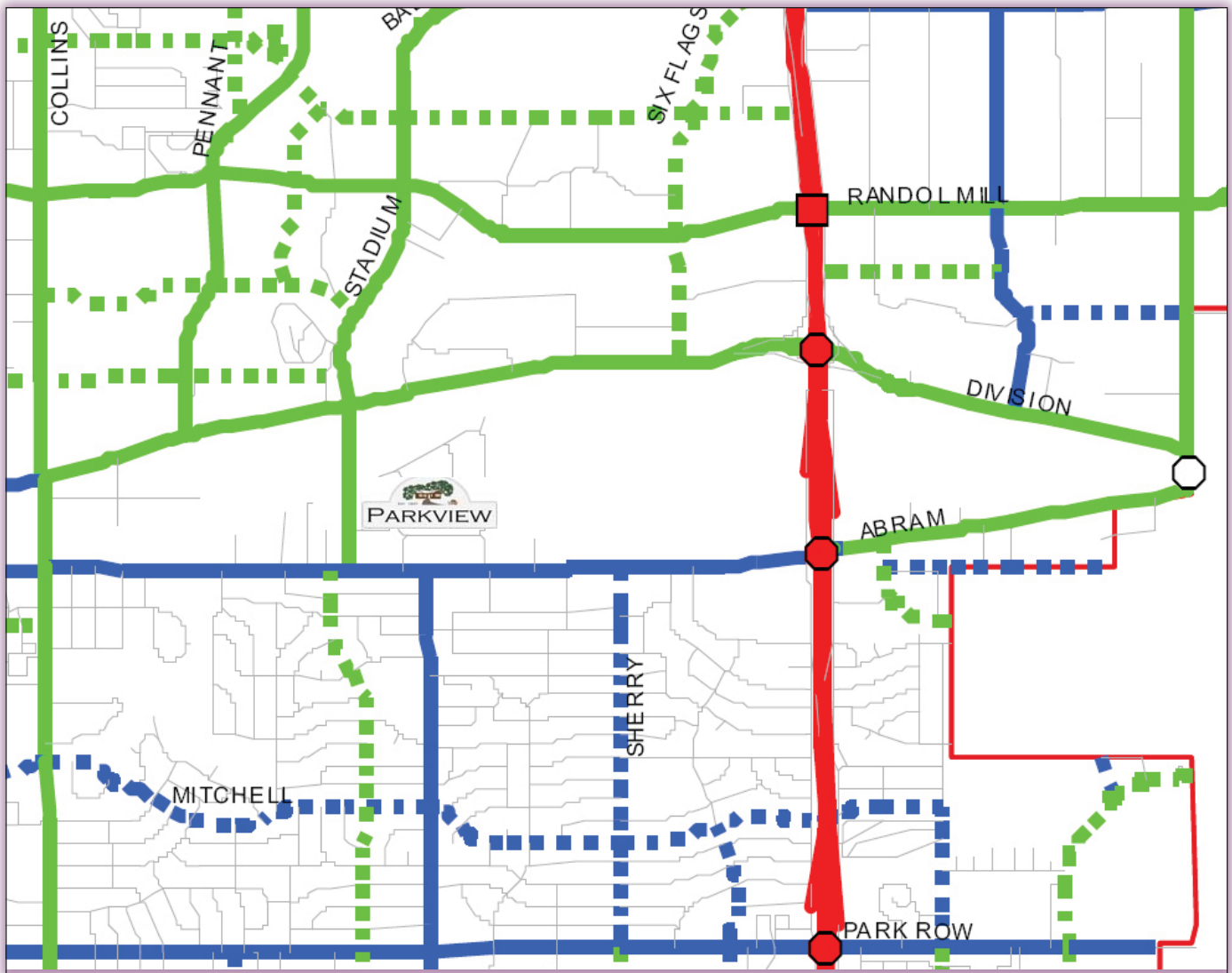


TRANSPORTATION

Thoroughfare Development Plan

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

The Parkview neighborhood is bordered on two sides by roadways shown on the TDP: East Abram Street and Stadium Drive. East Abram Street is classified as a major arterial, while Stadium Drive is classified as a minor arterial. Both roadways are scheduled for reconstruction over the next five to ten years.



Source: City of Arlington Public Works and Transportation Department

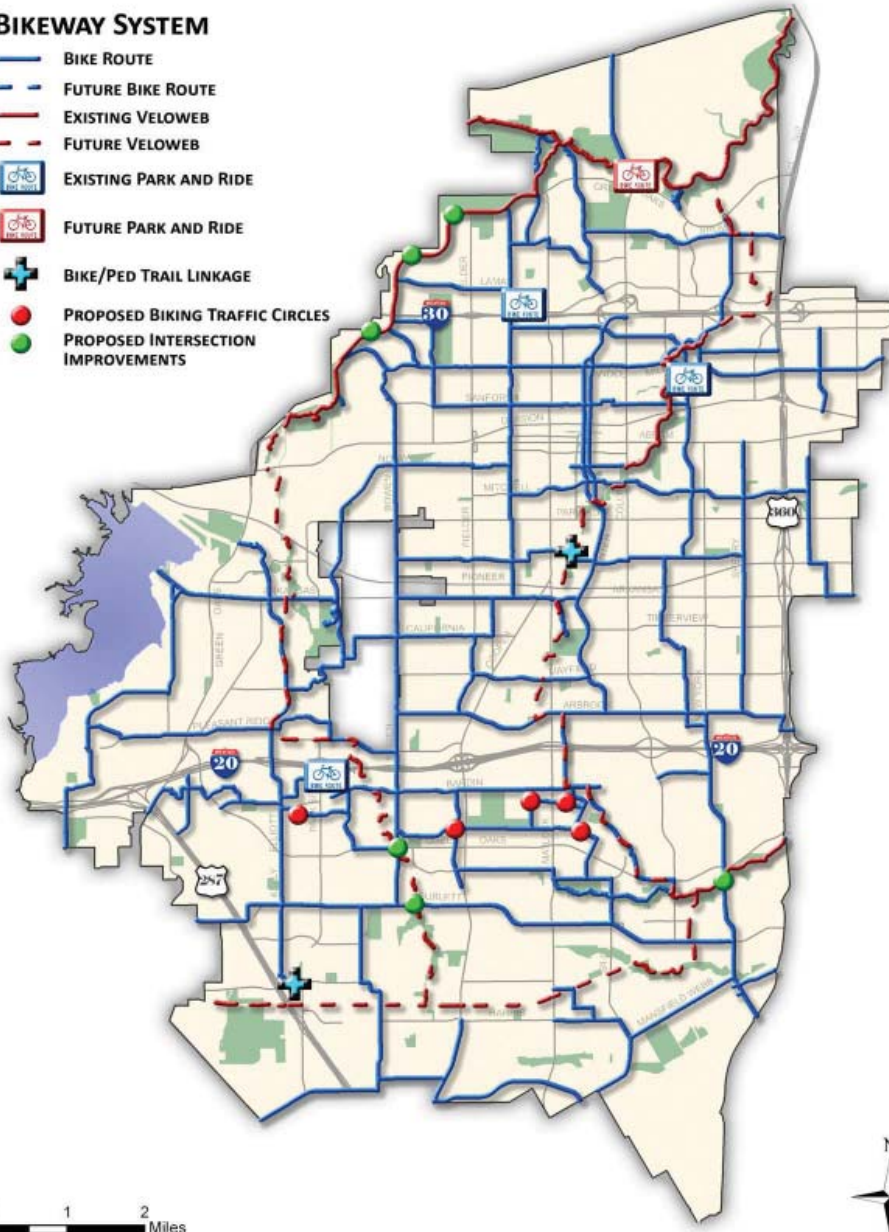
Bikeway Plan

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

Browning Street and Stadium Drive are identified as bicycle routes on the Bikeway Plan. This route provides a continuous north-south bicycle route that extends the entire length of the Arlington city limits.

BIKEWAY SYSTEM

-  BIKE ROUTE
-  FUTURE BIKE ROUTE
-  EXISTING VELOWEB
-  FUTURE VELOWEB
-  EXISTING PARK AND RIDE
-  FUTURE PARK AND RIDE
-  BIKE/PED TRAIL LINKAGE
-  PROPOSED BIKING TRAFFIC CIRCLES
-  PROPOSED INTERSECTION IMPROVEMENTS



Source: City of Arlington Public Works and Transportation Department

Points of Access to the Neighborhood & Traffic Flow

There are three points of access from the surrounding street grid into the neighborhood. Two points are located on East Abram Street at Terry Drive and Circle Drive, both of which are located at median openings. One point of access is on Stadium Drive at Elder Drive. None of these intersections is controlled by a traffic signal.

Traffic flow through Parkview is generally slower than in most other neighborhoods, as Parkview is not built on a traditional grid system. The street pattern is highly curvilinear, with aptly-named Circle Drive running around the entire perimeter of the neighborhood. None of the streets provides a direct connection from East Abram Street to Stadium Drive, which is ideal for reducing cut-through traffic in the area.



Intersection of Stadium Drive and Elder Drive

Traffic Counts

Traffic counts on several streets surrounding the neighborhood are available, but counts within the neighborhood are not. Traffic counts in this area are taken in October of each year. The count represents two-way traffic during a 24-hour period, excluding weekends. No adjustments are made for seasonal, day of week, construction, accident or other trends. The table shows traffic counts from 2004-2006 on selected streets.

Complete counts for 2007 and 2008 were not available. The data show a large increase between 2004 and 2005 for both East Abram Street and Stadium Drive.

Stadium Drive and East Abram Street serve as routes for traffic leaving the Rangers Ballpark and Cowboys Stadium area. It is likely that traffic on both streets will be heavy before and after events at either venue, which could have an effect on residents getting in and out of the neighborhood.

Traffic Counts			
Location	2004	2005	2006
East Abram Street (east of Circle Drive)	19,826	27,102	27,102
Stadium Drive @ Elder Drive	6,539	11,527	10,698

Source: City of Arlington Public Works and Transportation Department

Road conditions & Infrastructure

In 2008, the reconstruction of all streets in Parkview began. Funded by \$4,300,000 of street bond funds with water and sanitary sewer renewal funds, the streets were rebuilt as concrete streets. The project was completed in July 2009. Upon completion of the project, the residents of Parkview hosted a neighborhood barbeque on July 25 to say “thank you” to the street construction crew for their work on the project.

Coincident with this street project, the Parkview Addition Community received a Neighborhood Matching Grant to paint new street address numbers on the curb adjacent to each residence. As streets were completed, a group of volunteers painted new numbers on the curbs. The final address was painted on August 23, 2009, at 726 Circle Drive.

A sanitary sewer renewal project was completed in 2007 (Project No. WA03-032). This project upgraded several sewer lines that served properties on parts of Circle Drive, Parkview Drive and Oriole Drive.



Future Street Construction Projects

There are two major street construction projects slated for the near future in the Parkview area.

- East Abram Street, from SH360 to Collins Street, is under design for reconstruction. The median in East Abram Street adjacent to the neighborhood will remain. In addition to building sidewalks, several enhanced areas on each side of the road will be added and will include plantings and pavers. Design is expected to be completed in November 2009, and the project is estimated to be finished by June 2013.
- Stadium Drive, between Division Street and East Abram Street, is proposed for reconstruction. The project also includes an underpass at the Union Pacific railroad. There are currently only three grade separations for the railroad that runs through Arlington (SH360, West Street in the downtown area, and Fielder Road). A grade separation will provide better access in the Entertainment District area and provide additional routes across the railroad for emergency vehicles. This project is presently in the design phase and is estimated to cost \$15.3 million. A portion of the construction costs will come from Tarrant County. This project is estimated to start in 2014.



Sidewalks

There are no sidewalks along any of the interior streets within Parkview, and there are limited sidewalks along the East Abram Street. New sidewalks will be built on East Abram Street as part of the street reconstruction project. The sidewalks will include special landscaped areas on alternate sides of the street.

The neighborhood assessment survey indicated that 66% of the respondents see a need for sidewalks within the neighborhood. In addition, 56% of the respondents stated it was unsafe to walk in the neighborhood, but most of these responses cited traffic, dogs or lack of lighting as the reason.

Residents that attended the May 23, 2009, neighborhood meeting generally expressed support for construction of sidewalks along East Abram Street but were split on whether sidewalks should be provided on internal streets. This is a long-term issue for Parkview to address, and further study into the available options and project costs is needed.

Railroad

The Union Pacific railroad abuts the Parkview neighborhood on its north side. The area is located between the back fences of houses and the rear of industrial buildings. Due to its secluded location, the railroad right-of-way has become an area where a lot of illegal dumping occurs. The illegal dumping and maintenance of the area is a concern of the neighborhood, and the City's code compliance officers have worked with the residents to address these issues on an ongoing basis.

As part of an overall goal to protect and enhance the image, appearance and security of Parkview, the neighborhood has identified, as an objective, the construction of a new fence along the rear of the lots adjacent to the railroad right-of-way. The railroad frontage extends approximately 2,300 feet in Parkview, making an effort to construct a new fence all at one time a very expensive project. The materials for a 6-foot tall wood fence could cost over \$12,000. This project is a long-term effort for Parkview, but could be accomplished in pieces as property owners build new fences in the area.

COMMUNITY NETWORK

Social Network & Community Services

Parkview Addition Community (PAC) is a registered 501(c)3 non-profit organization, and was approved as a public charity by the Internal Revenue Service on April 1, 2009. PAC received a Neighborhood Matching Grant in 2008 from the City of Arlington to assist with the cost of the application.

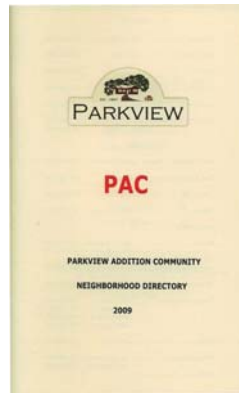
PAC has an elected board with a president, vice-president, secretary and treasurer. Several committees have been formed to take on tasks relevant to the neighborhood. Some of these committees include:

- Welcome/Social Committee: welcomes new residents to Parkview and provides them with a gift basket and neighborhood directory.
- Helping Hand Committee: a group of residents that assist neighbors needing help with property maintenance and other issues.
- Newsletter Committee: publishes a periodic newsletter that is distributed to all Parkview residents and some former residents.
- History Committee: studies and celebrates the history of the Parkview addition.

In addition, several social groups have formed such as a garden club and a “Lunch Bunch”, a group that gets together to celebrate birthdays and other special events among the residents in Parkview. The Social Committee of PAC hosted the barbecue luncheon previously mentioned as a thank you to the street contractor employees that built the new streets in the neighborhood.

Parkview Addition Community	
2009 Officers	
President	Shirley Patterson
Vice-President	Kay Bailey
Secretary	Oleta DeRusha
Treasurer	Linda Swim

Parkview Addition Community also publishes a resident directory. The directory includes contact information for all officers and committees, along with other helpful phone numbers for local public services, schools and elected officials.



COMMUNITY IMAGE

Property maintenance

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

Between July 2007 and May 2009, there were 349 documented code violations in the Parkview neighborhood. The most common violations were parking cars in the front yard and unclean premises. The ten most common violations are listed shown the table. The continual problems with code violations led to the adoption of several strategies in the plan to tackle these issues.

Selected Code Violations July 2007 to May 2009	
Violation Type	Number
Parking in yard	68
Unclean premises	61
High grass	39
Junked vehicle	20
Limbs and brush on property	15
Outside storage	15
Trash out too early	15
Graffiti	9
Dilapidated fence	7
Tree limbs on property	7

- One of the strategies identified by the Parkview Neighborhood Plan is to encourage property and home maintenance. In many cases, property owners are unaware of the adopted ordinances, and educating owners about these requirements typically leads to the violations being abated.

- Residents in Arlington may also join a program called Code Rangers. This program is designed to train citizens to recognize and accurately report the most common code violations, and build relationships with the district code officer. As of June 2009, there were 312 participants city-wide in the program, including several in the Parkview neighborhood.

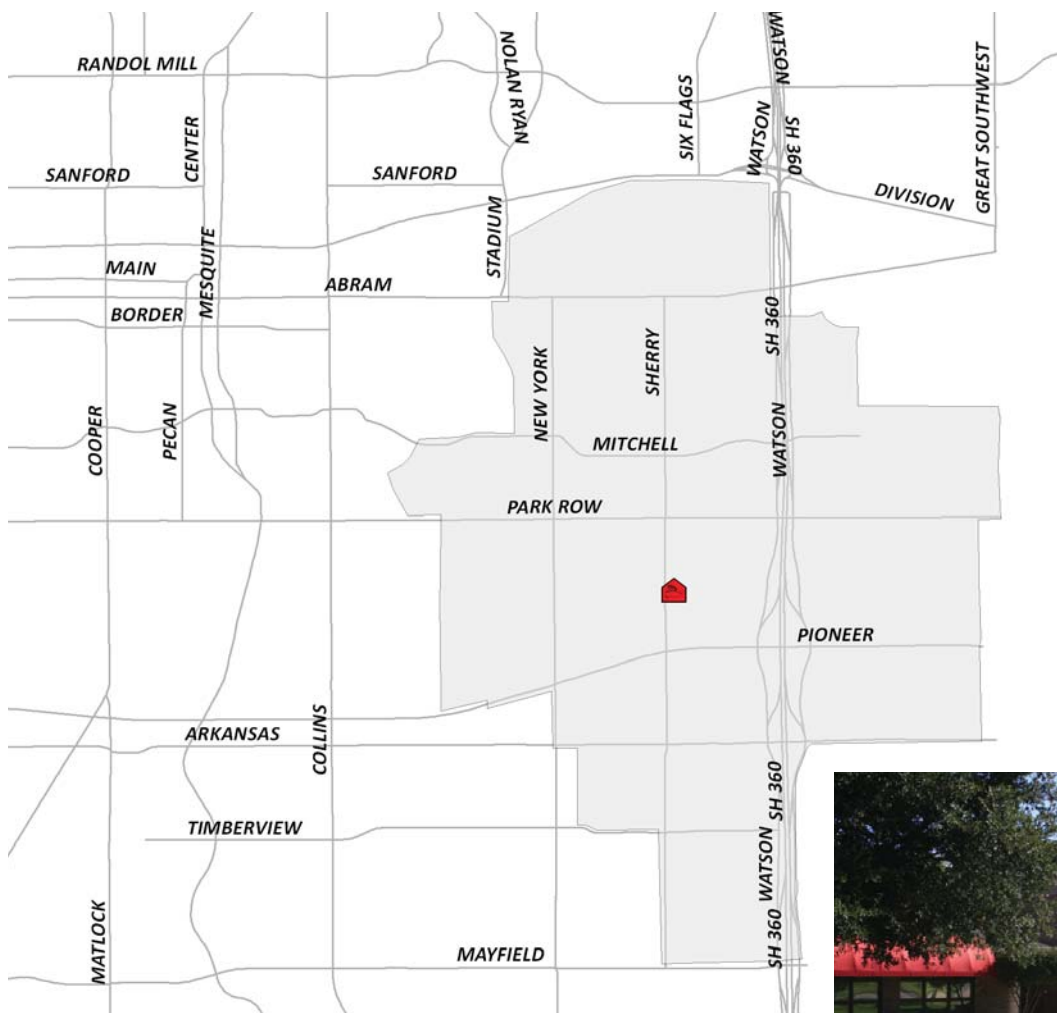
- One of Parkview Addition Community's committees, Helping Hand, is targeted to assist needy and elderly residents with home maintenance, fence maintenance and construction, landscaping and yard maintenance. This committee may also be able to work with social service agencies in the area in helping them identify individuals in need of this type of assistance.



Fire Protection

The Parkview neighborhood is located in Fire District 2, which is served by Fire Station No. 2, located at 1727 Sherry Street. The 7,500-square foot facility was built in 1997-1998. It serves an area in east Arlington that extends to the Grand Prairie city limits, including areas as far south as Mayfield Road, north to Division Street and west to Daniel Drive and Browning Drive.

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



Fire District Number 2



Fire Station Number 2

PARKS & RECREATION

There are no public or private parks located in the Parkview neighborhood. The closest parks are Meadowbrook Park, Johnson Creek Linear Park and Helen Wessler Park.

Meadowbrook Park is one of the oldest parks in the city, purchased on September 28, 1923. The nine-hole golf course on the property was the first golf course in Arlington. In 1964, the Meadowbrook Recreation Center was constructed. The park was named after the housing addition that surrounds the park, and reportedly was the inspiration for the name of Parkview Addition.



Though there are no parks within the boundary of the Parkview neighborhood, there is a vacant lot that has been identified as a potential community garden. Located at 503 Circle Drive, the property was in foreclosure in 2009. A strategy included in the neighborhood plan is for the Parkview Addition Community to work towards purchasing the property for the garden area.

Park Facilities near Parkview				
Park	Location	Distance	Size	Amenities
Meadowbrook Park	1300 E Dugan St	0.55 miles	52 acres	Recreation center and senior recreation center, 9-hole golf course, playground, picnic area, basketball and tennis courts, horse-shoes, pavilion, grills, sculpture garden
Johnson Creek Linear Park	E Division St / Stadium Dr	0.22 miles	53 acres	undeveloped linear park
Helen Wessler Park	2200 Greenway St	0.87 miles	11 acres	Play pool, picnic area, playground, basketball court, pavilion, grills, hike/bike trail

Source: City of Arlington Parks and Recreation Department

EDUCATIONAL & HISTORIC RESOURCES

Schools

The Arlington Independent School District (AISD) serves the entire neighborhood. The neighborhood is in the attendance zones of Berry Elementary, Carter Junior High and Sam Houston High School.

The Texas Education Agency rates schools on how students perform on the Texas Assessment of Knowledge and Skills

(TAKS) test, a statewide standardized test. Both Carter Junior High and Sam Houston High School were rated “Academically Acceptable” by the Texas Education Agency in 2009. Berry Elementary was rated “Recognized” for the same year. The 2009 Accountability Ratings were released on July 31, 2009.

Public Schools serving Parkview				
School	Location	Year Built	Enrollment (June 2009)	Percent Minority
Berry Elementary	1800 Joyce Street	1954	752	86.4%
Carter Junior High	701 Tharp	1959	771	94.4%
Sam Houston High School	2000 Sam Houston Drive	1963	2,638	96.1%
Arlington ISD totals (10/08)			61,893	70.2%

Source: Arlington Independent School District



Historic Resources Survey

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

Sites were evaluated for their preservation importance based on numerous criteria. Overall, the study rated almost 700 properties throughout the city. Despite the continuity of housing style over the past 50 years in Parkview, none of the houses was identified as candidates for preservation. However, the Burger Box restaurant, located at 1825 East Abram Street, was designated with a high preservation priority in the new survey. It was undesignated in the 1987 survey.



In addition, the survey focused on subdivision development that took place in the years immediately following World War II. Subdivisions established between 1945 and 1960 were identified and rated 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.

Parkview was ranked as one of the 26 high-priority subdivisions in Arlington. As one of the earliest postwar subdivisions, Parkview was specifically identified in the study due to its “historical significance within a local context because [it] illustrated early postwar suburbanization in Arlington.” Parkview was noted as having retained “the majority of their original dwellings and retain the level of integrity necessary to convey their period of significance.”

High-priority ratings were given to subdivisions that displayed “significant postwar design/planning principles” such as:

- Serial plan types and property types.
- Unified housing stock and short development period.
- Curvilinear street layout.
- Closed circuit street patterns, cul-de-sacs, and access to main roads.
- Presence of non-residential properties such as schools, churches, and or commercial that were incorporated into the original design.
 - Decorative landscaped street elements including planted esplanades or medians.
 - Nearby industrial, commercial and/or institutional focal point.

Parkview demonstrates each of these principles in its housing style and subdivision design. Given its designation as a high-priority subdivision, the residents have expressed interest in maintaining Parkview’s inherent character as much as possible. One way to help protect this character is using a conservation district overlay.

Conservation District Overlay

An option available to implement the goals and objectives of the Parkview Neighborhood Plan is a Conservation District Overlay. Conservation districts are designated as overlays to the base zoning district. Each overlay may have specific boundaries, applicable designation criteria, and design standards. Additional information is found on page 73.

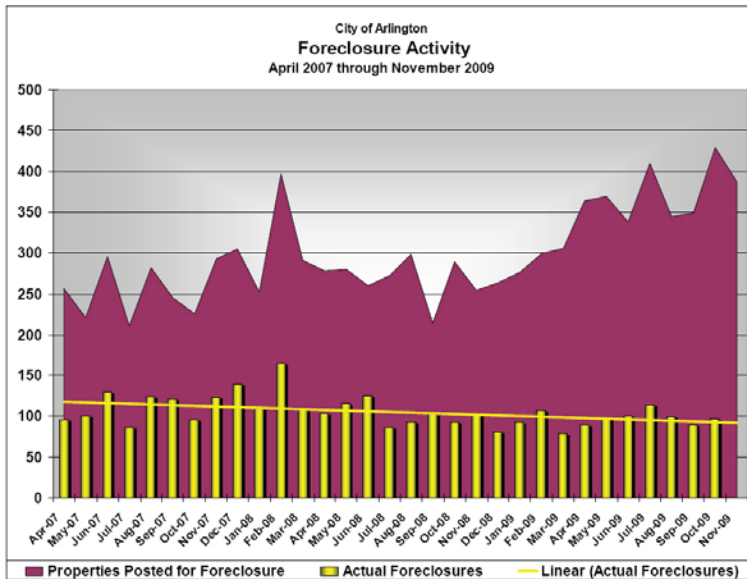
Parkview meets the criteria to request a Conservation District Overlay, which includes being located in an area covered by an adopted neighborhood plan, having at least 75 percent of the houses built at least 25 years ago and possessing distinctive features.

ECONOMIC DEVELOPMENT

Economic Condition of Arlington

In mid 2007, the economy of Arlington was strong. Steady construction activity in the housing market was taking place and development activity around the Cowboys Stadium was increasing. However, during the first part of 2009, the local North Texas economy began to feel the pressures of the national recession. Unemployment rose from 4.2% at the end of 2008 to 8.1% in June 2009, development activity had significantly dropped off and foreclosures and bankruptcy filings had increased.

Parkview has been slightly affected by foreclosures. Between April 2007 and March 2008, ten properties (4.8%) in the neighborhood were actual foreclosures. However, the neighborhoods to the south were more significantly affected. One of the largest areas in Arlington affected by foreclosures is located between Collins Street, New York Avenue, East Mayfield Road and East Abram Street.



Tarrant County

November 2009 = 1,934 total postings (7% decrease from October 2009; 35% increase over November 2008)

October 2009 = 2,090 total postings

November 2008 = 1,430 total postings

Arlington

November 2009 = 387 total postings (10% decrease from October 2009; 52% increase over November 2008)

October 2009 = 429 total postings

November 2008 = 254 total postings

Arlington (Residential Only) Postings

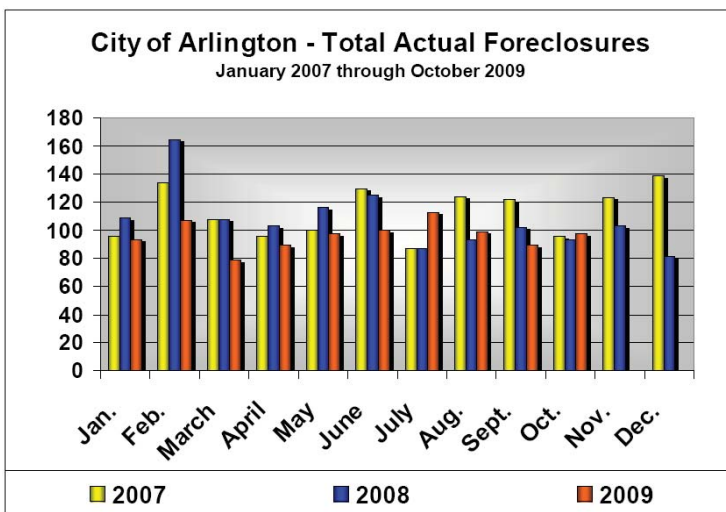
November 2009 = 349 (13% decrease from October 2009; 51% increase over November 2008)

October 2009 = 400

November 2008 = 231

Arlington postings averaged higher than Tarrant County for November 2009. Postings in Arlington were down 10% from October 2009, and up 52% over November of last year. Troubled properties previously posted comprise 56% of the November posting list, while they made up 52% of October's postings.

Of interest is that although October 2009 postings were at a record high, the percentage difference between postings and resulting foreclosures were at a record low.



Redevelopment of East Abram Street

The Parkview Neighborhood Plan promotes revitalization efforts on East Abram Street and encourages new development in east Arlington overall. Specific strategies are included in the implementation plan to support these goals.

The closing of the Braum’s store at 1301 New York Avenue was of particular concern to the neighborhood. Braum’s was the primary store where many Parkview residents shopped for basic grocery needs such as milk, eggs, bread, produce and other staple items. The closing of the store after 30 years leaves few general grocery stores in the area. A survey of Parkview residents indicates that many of them now drive to grocery stores on West Park Row or East Arkansas Lane for regular shopping. Residents have stated a strong desire for a national or regional chain grocery store to locate in this area of east Arlington, or for Braum’s to construct a new store on East Abram Street.

One of the goals identified by the residents is to “encourage development and redevelopment of property to increase economic vitality for the Parkview neighborhood and east Arlington”. A strategy to complement this goal is to support revitalization efforts on East Abram Street. East Abram Street is one of the major entryways into Arlington from SH 360 and is a primary route to the Entertainment District, Rangers Ballpark and Cowboys Stadium.

Many of the structures on this portion of East Abram Street are older commercial properties, some of which include old residences converted into businesses. There are numerous automotive uses, several offices and a few retail stores. Very little new development or major renovations have occurred in the past 10 years, and the aesthetic quality of the buildings and streetscape is unsightly.

At the Parkview neighborhood planning meeting held on May 23, 2009, residents expressed support for the redevelopment of this stretch of East Abram Street into a mixed-use environment similar in appearance to traditional Main



Street-type development. 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 exterior building appearance and design, open space and landscaping, building massing and performance, signage and streetscape options.

The Urban Design Center is a collaborative community development project between the City of Arlington and the University of Texas at Arlington that gives architecture and city planning students hands-on experience in real time development projects.

The study was led by Wanda Dye, assistant professor of architecture at the University of Texas at Arlington, and Ken Pope, a graduate student in city and regional planning. Renee Cain, a graduate student in landscape architecture, assisted with the project design.

The study began with research about the physical limitations placed on the property by current Arlington zoning and development regulations. These factors included development type, parking ratios, lot coverage, building massing and building height and setback restrictions. The Arlington-Fort Worth office and retail market was analyzed for rents, vacancy rates and comparable mixed-use projects. In addition, the residential rental unit mix in both central Arlington and the entire city was evaluated to determine an appropriate mix of residential units acceptable for the area. The data for this study are included in the appendix.

After the initial research was completed, numerous land use studies and three-dimensional drawings were created to help visualize potential building and property layouts. Configurations for buildings of varying sizes and heights were explored, including buildings with large and small tenant spaces. Ultimately, a layout was selected that contained a multi-story mixed-use building with living and retail/office space, along with communal green space nestled in the rear.

More detailed design development through sketching and three-dimensional computer drawings of the “long and monolithic” massing studies was achieved by increasing

the height of the buildings by one more floor and breaking down the solid mass into more specific spaces and places. Features such as a green communal bridge space and roof terraces brought more light and air and a sense of “entry” to the building and community green space and added a greater sense of scale.

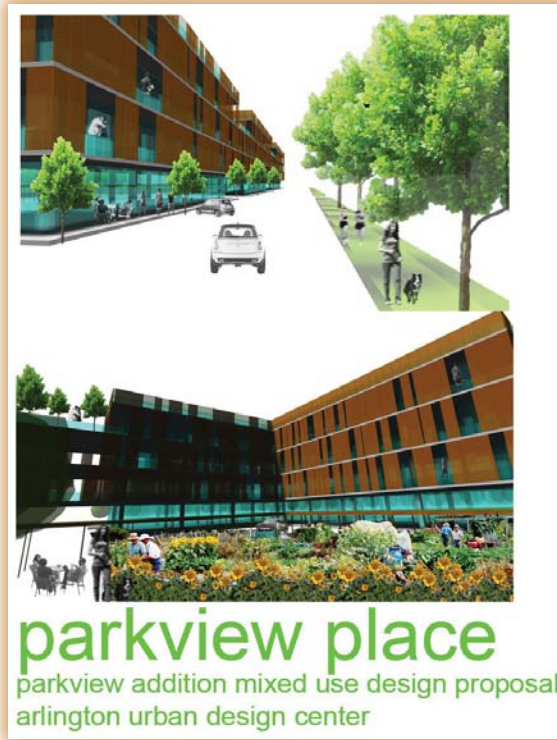
A double-skin facade system was proposed for sustainable and performative reasons as well as creating outdoor spaces for individual living units. The double-skin would also be

in constant flux, providing animation and scale to the monolithic buildings. The buildings needed a sense of lightness and verticality, and research was done on those types of facade systems, focusing on customizable and adaptable possibilities.

Additional design elements included more specific programming and precise layouts of green spaces versus an open flat park. Community gardens, citrus groves, swimming pools and a large flexible green space were included in the design. The flexible space is large enough for various community events and sports.

All the design elements were laid out in three-dimensional computer drawings to help understand the

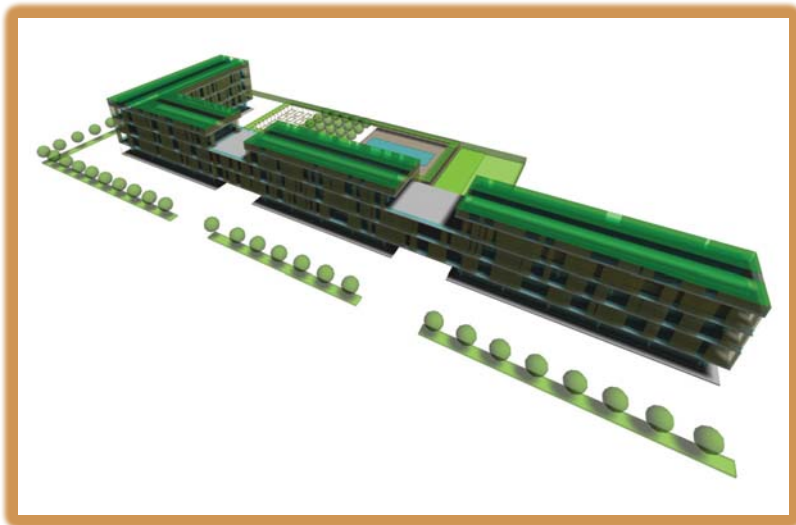
structural layout, floor-to-floor heights, facades, balconies and other site constraints. These drawings also assisted in sizing the community garden plots, pools and other elements of the community green space. The computer drawings allowed for an accurate representation of how the building and green spaces would be inhabited and how a person would experience the site from any vantage point - inside the building, on a balcony, from the street or from the green space areas. Overall, the design study was not only done to determine the feasibility of the project, but to show that it could be a livable and sustainable place for the stakeholders, the community and the environment.



Professor Dye presented the design to the Parkview Addition Community at their general meeting held on September 29 at the East Police Service Center. The study and design received a positive reception, and the residents further expressed their support for mixed-use development on East Abram Street as a way to revitalize the area.

This project is incorporated into the Parkview neighborhood plan to serve as a guide to future development and investment decisions on East Abram Street. It is not expected that the redevelopment of this area will turn out as depicted in the study. The study is intended to provide an overarching vision for desired redevelopment in east Arlington, and as a visual statement of preferred development types and styles in the Parkview vicinity.

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





Implementation

General Implementation Strategies

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

The following are general recommendations for the implementation of the Parkview Neighborhood Plan.

Development Policy

The City Council should adopt the neighborhood plan as the official City policy for evaluating development proposals within Parkview. The plan should also be used as a guide in reviewing development proposals on East Abram Street, especially between the intersection of Stadium Drive/Browning Drive and the General Motors plant.

Implementation Program

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

Conservation District Overlay

In order to implement the goals of the Parkview Neighborhood Plan and specific neighborhood design and character standards, the Plan provides for the future consideration of a conservation district overlay in the Parkview neighborhood. Details follow in this chapter.

Neighborhood Design and Character

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

Funding Resources

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

Amendments

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

Implementation Program

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

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

Goal 1. Neighborhood Network: Establish a strong neighborhood network

1.A Develop a healthy neighborhood organization

Strategy		Potential Alliances/Resources	Timeframe
1.A.1	Create a network that includes residents of all cultures, ethnicities and generations	Parkview Addition Community	Immediate effort
1.A.2	Extend the network to include business owners on East Abram Street	Parkview Addition Community Business community	Immediate effort
1.A.3	Strengthen relationships with absentee landlords through communication and sharing of neighborhood goals and issues	Parkview Addition Community	Short term effort
1.A.4	Publish a monthly newsletter, both in print and online, for distribution to current and former residents	Parkview Addition Community	Immediate effort
1.A.5	Create a Parkview neighborhood website	Parkview Addition Community	Immediate effort

1.B Assist neighbors in need

Strategy		Potential Alliances/Resources	Timeframe
1.B.1	Establish a Helping Hand Committee to help out neighbors that need special assistance	Parkview Addition Community	Immediate effort
1.B.2	Make use of local free labor, such as YMCA teens, church organizations and UTA social and service fraternities and sororities to assist those in need with property maintenance	Local organizations UTA	Ongoing effort
1.B.3	Encourage teen court to assign community service projects in the neighborhood	Arlington Municipal Court	Long term effort

1.C Build a vibrant social network in the neighborhood

Strategy		Potential Alliances/Resources	Timeframe
1.C.1	Introduce a “yard of the month” recognition program	Parkview Addition Community	Short term effort
1.C.2	Form relevant neighborhood committees such as a Welcome Committee, Helping Hand Committee, History Committee and Grants Committee	Parkview Addition Community	Short term effort
1.C.3	Create a Parkview Garden Club and encourage backyard gardening in the neighborhood	Parkview Addition Community	Short term effort
1.C.4	Develop a Kid’s Gardening program to introduce children in the neighborhood to gardening	Parkview Addition Community	Short term effort
1.C.5	Host regular neighborhood events to increase the sense of community	Parkview Addition Community	Ongoing effort
1.C.6	Participate in the Adopt-A-School program at Berry Elementary	Parkview Addition Community Arlington ISD	Short term effort
1.C.7	Involve the children and young adults in the neighborhood in special projects to help build long-term relationships with the next generation	Parkview Addition Community	Immediate effort

Goal 2. Community Image: Protect and enhance the image and appearance of the neighborhood

2.A Promote neighborhood beautification

Strategy		Potential Alliances/Resources	Timeframe
2.A.1	Actively pursue outside funds through grants or donations to add amenities and improvements to the neighborhood	Parkview Addition Community Neighborhood Matching Grants Arlington Tomorrow Foundation	Ongoing effort
2.A.2	Build a neighborhood monument sign at Circle Drive and East Abram Street	Parkview Addition Community Neighborhood Matching Grants Arlington Tomorrow Foundation Local businesses	Short term effort

2.B Add green space in the neighborhood

Strategy		Potential Alliances/Resources	Timeframe
2.B.1	Acquire the vacant lot at 503 Circle Drive and develop it as a community garden and neighborhood gathering place	Parkview Addition Community Grant funding	Long term effort
2.B.2	Encourage that the construction of new houses and renovation of existing houses be compatible with the architectural style in place at the time of Parkview Addition establishment	Conservation District Overlay Arlington Community Development and Planning Department	Ongoing effort

2.C Encourage property and home maintenance

Strategy		Potential Alliances/Resources	Timeframe
2.C.1	Take advantage of available landscaping programs in the area	Parkview Garden Club Local businesses	Short term effort
2.C.2	Encourage residents to join the City of Arlington Code Ranger program	Arlington Community Services Department	Short term effort

2.D Improve fencing and utilities

Strategy		Potential Alliances/Resources	Timeframe
2.D.1	Improve the appearance of the neighborhood entrance and fencing on Stadium Drive	Parkview Addition Community Grant funding	Short term effort
2.D.3	Replace all wood street light poles with new steel poles	Arlington Tomorrow Foundation	Immediate effort

Goal 3. Public Safety: Create a neighborhood that is safe and inviting for all residents and conveys a feeling of security and comfort

3.A Reduce crimes in the neighborhood

Strategy		Potential Alliances/Resources	Timeframe
3.A.1	Work with the Arlington Police Department and Citizens On Patrol (C.O.P.) members to monitor crime issues in and around the neighborhood	Arlington Police Department	Ongoing effort
3.A.2	Continue the Community Watch program and encourage all residents to participate	Parkview Addition Community	Ongoing effort
3.A.3	Participate in National Night Out	Parkview Addition Community	Annual effort

3.B Implement safety and residential security strategies to make homes more secure

Strategy		Potential Alliances/Resources	Timeframe
3.B.1	Take advantage of the Arlington Police Department’s free security surveys to identify security weaknesses or hazards in and around homes	Arlington Police Department	Short term effort
3.B.2	Educate residents on residential security and changes that can be made to their houses to increase safety and security	Parkview Addition Community Arlington Police Department	Short term effort
3.B3	Locate grant money to assist with painting reflective address numbering on curbs for all houses	Parkview Addition Community Neighborhood Matching Grants	Accomplished

Goal 4. Transportation: Create a safe environment for people and vehicles to interact comfortably, safely and efficiently.

4.A Improve traffic control inside the neighborhood

Strategy		Potential Alliances/Resources	Timeframe
4.A.1	Change “Yield” signs to “Stop” signs at all intersections	Arlington Public Works and Transportation Department	Accomplished
4.A.2	Develop a plan to protect the neighborhood from parking issues that may arise from the opening of the new Cowboys Stadium	Parkview Addition Community Arlington Community Development and Planning Department	Long term effort
4.A.3	Encourage residents to drive responsibly in the neighborhood by reducing travel speeds	Parkview Addition Community	Short term effort

4.B Make sure transportation projects complement the neighborhood

Strategy		Potential Alliances/Resources	Timeframe
4.B.1	Incorporate adequate screening and sound protection measures are included in the Stadium Drive railroad underpass construction project	Arlington Public Works and Transportation Department	Long term effort
4.B.2	Participate in meetings about regional rail development and station locations on the Union Pacific rail line near Parkview	Parkview Addition Community Arlington Community Development and Planning Department	Short term effort
4.B.3	Ensure that road improvements on East Abram Street help beautify and improve the neighborhood	Arlington Public Works and Transportation Department Arlington Community Development and Planning Department	Immediate effort

4.C Improve the walkability of the neighborhood and surrounding area

Strategy		Potential Alliances/Resources	Timeframe
4.C.1	Promote the construction of sidewalks on East Abram Street and Stadium Drive	Parkview Addition Community Arlington Public Works and Transportation Department Arlington Community Development and Planning Department	Immediate effort
4.C.2	Encourage the construction of sidewalks on internal streets in Parkview	Parkview Addition Community Arlington Community Development and Planning Department	Long term effort
4.C.3	Construct safe and attractive crosswalks on East Abram Street and Stadium Drive	Arlington Public Works and Transportation Department	Short term effort

Goal 5. Economic Development: Encourage development and redevelopment of property to increase economic vitality for the Parkview neighborhood and east Arlington.

5.A Support revitalization efforts on East Abram Street

Strategy		Potential Alliances/Resources	Timeframe
5.A.1	Urge the establishment of businesses that have a national presence and reputation	Arlington Community Development and Planning Department Arlington Economic Development Department	Ongoing effort
5.A.2	Promote the construction of small stores that provide needed local services and enhance the livability of our neighborhood	Parkview Addition Community Arlington Community Development and Planning Department East Arlington Renewal	Short term effort
5.A.3	Discourage automotive uses on East Abram Street between Stadium Drive and SH360	Arlington Community Development and Planning Department	Short term effort
5.A.4	Focus development on East Abram Street on land uses that are compatible with the neighborhood and support services for all residents in east Arlington	Arlington Community Development and Planning Department	Long term effort
5.A.5	Improve the streetscape and landscaping on East Abram Street from Stadium Drive to SH360	Arlington Community Development and Planning Department Arlington Public Works and Transportation Department	Immediate effort
5.A.6	Work with business owners on property that is part of the Parkview plat to improve the appearance of the buildings and site	Parkview Addition Community Arlington Community Development and Planning Department	Long term effort
5.A.7	Participate in planning efforts with the City and other organizations focused on revitalizing East Abram Street	Parkview Addition Community Arlington Community Development and Planning Department East Arlington Renewal	Ongoing effort

5.B Support new development in east Arlington

Strategy		Potential Alliances/Resources	Timeframe
5.B.1	Work with local officials and organizations to recruit a major grocery store for east Arlington	Parkview Addition Community East Arlington Renewal Arlington Economic Development Department	Short term effort
5.B.2	Encourage the redevelopment of aging shopping centers into new attractive developments that make available office, retail and service uses that are needed in east Arlington	Arlington Community Development and Planning Department	Short term effort
5.B.3	Support the construction of mixed-use developments in east Arlington and along East Abram Street to make the area more walkable and provide connectivity to other neighborhoods	Parkview Addition Community Arlington Community Development and Planning Department	Long term effort

5.C Protect property values within the Parkview neighborhood

Strategy		Potential Alliances/Resources	Timeframe
5.C.1	Promote home ownership to help improve property values	Parkview Addition Community	Ongoing effort
5.C.2	Explore future development options for the vacant property west of Terry Drive	Arlington Community Development and Planning Department Arlington Urban Design Center	Immediate effort
5.C.3	Keep the primary use of the residential property in Parkview as single family	Arlington Community Development and Planning Department	Ongoing effort
5.C.4	Work with the City to address any code or nuisance issues that arise related to Tanglewood Apartments	Parkview Addition Community	Ongoing effort
5.C.5	Initiate the rezoning of the Duplex and Multifamily property in the interior of the neighborhood to the Residential district	Arlington Community Development and Planning Department	Immediate effort

Neighborhood Design & Character Policies

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

These recommendations are intended to encourage capital investment within the neighborhood and assist in the revitalization of the area by protecting property values and

Residential Construction

- Renovations to and expansions of existing homes are encouraged, especially when the renovation or expansion is consistent with the style, form and structure of the existing or original structure.
- The material used on the exterior walls of the houses is encouraged generally to match the types of materials used on the other homes on the block face. Materials typically found on houses in the neighborhood include brick, stone and wood siding.
- Residential lots should conform in width, depth and area to the predominant pattern established by the existing lots located on the same block.

Commercial Construction

- The redevelopment of property along East Abram Street should be encouraged to develop as service, retail and office uses, or as mixed-use structures.
- Redevelopment and infill projects should generally follow compact development patterns and traditional urban forms to further the goal of making Parkview a walkable community.

enhancing the quality of life enjoyed by the residents. The inclusion of these recommendations does not establish any legal requirements for property development within the Parkview neighborhood area or the surrounding area. Rather, they convey the vision expressed by the residents for the future of the neighborhood and should be used as a guide by those making investment decisions or considering construction in the area.

Land use

- The predominant land use within the neighborhood should be detached single family residential.
- Mixed-use buildings that contain retail, office and residential units should be located on East Abram Street frontage.
- Service, retail and office uses on East Abram Street should be limited on the amount of penetration in the single family area of the neighborhood. The recommended boundary is shown by the red line on the map below.



Signs

- A neighborhood entrance signs should be designed and constructed at the intersection of Circle Drive and East Abram Street. Funds for this project could be sought through the City of Arlington Neighborhood Matching Grant program or Arlington Tomorrow Foundation.
- Commercial signage is recommended to be monument style signs only. Pole signs are not encouraged.

Streetscape

- Preferred front yard fence materials include picket-style fences, non-solid wood construction or ornamental iron.
- The preservation of trees in the neighborhood is highly encouraged.
- Tree-lines streets are very desirable in the neighborhood. Property owners are encouraged to plant trees in front yards to enhance the appearance of the streets within the area.
- Front yard landscaping is encouraged to enhance the appearance of individual homes as well as the Parkview neighborhood.

Transportation

- Sidewalks should be constructed on East Abram Street and Stadium Drive. The sidewalks on East Abram Street should have the enhanced design discussed as part of the street improvement plans for the area.
- Further discussions are needed to determine community interest in sidewalks on the interior streets in Parkview.
- Driveways for business and non-residential properties should only be constructed on arterial streets, if practicable. If a driveway must be located on an interior street, care should be taken to minimize the affect on any adjacent residential property.



Conservation District Overlay

In order to implement the goals and objectives of the Parkview Neighborhood Plan and specific neighborhood design and character policies, it is recommended that a Conservation District Overlay be considered for the entire neighborhood or for selected areas within the neighborhood.

As one of the earliest postwar subdivisions in Arlington, Parkview was specifically singled out in the Historic Resources Survey due to its “historical significance within a local context because [it] illustrated early postwar suburbanization in Arlington.” It was ranked as one of the 26 high-priority subdivisions in the city, noted as having retained “the majority of their original dwellings and retain the level of integrity necessary to convey their period of significance.”



It is important to note that the adoption of the Parkview Neighborhood Plan does not automatically implement a conservation district overlay. The neighborhood or specific areas must meet the conditions and application requirements contained in the Arlington Zoning Ordinance, including property owner participation, public notice and public hearings.

Listed below are the steps necessary to implement the Conservation District Overlay in Parkview. These steps apply to both the entire neighborhood or to a specific area, whichever option is pursued. They are provided here to help guide residents through the initial stages of the process. Once submitted, the application would follow the standard zoning change process outlined in the Arlington Zoning Ordinance.

Application Submittal. An application for designation can be initiated in any of the following ways. The application may be in the form of a petition. The petition must be signed by the owner(s) of the real property to be included in the district.

- Request of owners representing 60% of the land area within the proposed district.
- Request of 60% of the property owners within the proposed district.
- Request of the Director of Community Development and Planning pursuant to an adopted neighborhood plan.

Application Requirements. In addition to a petition for application, the following items would need to be attached to the application.

- A written statement explaining the purpose for the overlay and describing the uniqueness or major contributing characteristics for the overlay.
- Maps showing the proposed boundaries of the district, the ages of the structures and existing land uses for the overlay.
- Photos, graphics or other written materials identifying the distinctive neighborhood and building characteristics of the proposed overlay.
- List of all property owners and legal addresses.

Funding Resources

Capital Improvements Plan

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

Arlington Neighborhood Matching Grants

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

Amendments

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

An amendment should not occur in order to justify approval of a specific development proposal. Caution should be exercised if the primary purpose or benefit of the Plan is to reach

Arlington Tomorrow Foundation

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

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

a short term gain, as this may come at the price of achieving a long term goal. Amendments will most often occur as a result of monitoring of the Plan for effectiveness, or done in order to achieve a more clearly defined goal or objective. The Plan should be amended by using the same process in which it was created. Residents of the neighborhood may request that the Plan be amended, or the City Council may vote to initiate an amendment to the Plan.

Appendices

SWOT Issues

Strengths

Issue	Score	Category	Ranking
Friendly neighbors that care	4	Community network	14%
Trees, streetscape and green space	4	Natural environment	14%
Future transportation improvements	3	Transportation	11%
Limited street access	3	Transportation	11%
Organization	3	Community network	11%
Strong neighborhood leadership	3	Community network	11%
Active group of Citizens on Patrol	2	Public safety	7%
Diversity of cultures	2	Community network	7%
Easy access to all highways & downtown	2	Transportation	7%
Long-term residents still live in neighborhood	1	Community network	4%
Well established boundaries exist: GM & railroad	1	Community image	4%
Active Code Ranger program	0	Code enforcement	0%
Active Neighborhood Watch	0	Public safety	0%
Lots of families	0	Community network	0%

Weaknesses

Issue	Score	Category	Ranking
Lack of grocery stores and retail stores in area	5	Economic development	14%
Soil conditions lead to foundation problems	5	Natural environment	14%
Crime problems / potential gang problems	4	Public safety	11%
Too many rental properties	4	Housing	11%
Going overboard on neighborhood plan policies	3	Community image	8%
Poor condition of fences/lack of barrier next to railroad	3	Code enforcement	8%
Cut through traffic & speeding	2	Traffic control	6%
Homeless and transients walking through neighborhood from railroad tracks	2	Human services	6%
Language barriers and difficulties	2	Community network	6%
Entryway appearance	1	Community image	3%
Lack of defined boundaries on west and south (Abram and Stadium)	1	Community image	3%
No sidewalks	1	Sidewalks	3%
Parking on streets	1	Traffic control	3%
Poor drainage on lots	1	Drainage	3%
Rental property maintenance	1	Code enforcement	3%
Asbestos and lead paint likely in houses	0	Housing	0%
Children playing in streets/no place to play	0	Youth	0%
Code violations: maintenance / parking in yards	0	Code enforcement	0%
Drug use	0	Public safety	0%
Noise pollution	0	Code enforcement	0%
Poor street conditions	0	Streets	0%
Train traffic and noise	0	Code enforcement	0%

Opportunities

Issue	Score	Category	Ranking
Community garden	3	Parks & open space	10%
Grant for driveway repair and widening	3	Streets	10%
Potential for historic district classification	3	Historic resources	10%
Promote neighborhood beautification	3	Community image	10%
Vacant house could become a community center for neighborhood	3	Community network	10%
Access to local linear parks and trails	2	Parks & open space	7%
Commuter rail	2	Transportation	7%
Create and encourage more community involvement	2	Community network	7%
Mark Parkview a gated community	2	Streets	7%
Neighborhood newsletter	2	Community network	7%
Social interaction among neighbors	2	Community network	7%
Grants for low-income and elderly resident needs	1	Human services	3%
Neighborhood website	1	Community network	3%
Potential for community pocket park	1	Parks & open space	3%
Close to both stadiums	0	Economic development	0%
Neighborhood can become a positive example for area south of E Abram St	0	Community image	0%
New roads being built in neighborhood	0	Streets	0%
Youth-based partnerships with Rangers and Cowboys	0	Youth	0%

Threats

Issue	Score	Category	Ranking
Traffic and parking during sports events at stadium	6	Traffic control	18%
Dark streets and houses (lack of lighting)	5	Public safety	15%
Difficulty for low-income residents to afford housing maintenance	5	Human services	15%
Cars parked in streets	3	Traffic control	9%
Overall appearance of property & maintenance	3	Code enforcement	9%
Buyouts and teardowns of existing houses	2	Property development	6%
Gang activity in neighborhood south of Abram St	2	Public safety	6%
Overall economy & market for home loans	2	Economic development	6%
Redevelopment in area around neighborhood	2	Property development	6%
Drug problems	1	Public safety	3%
Future of GM plant	1	Economic development	3%
Language barriers & difficulties	1	Community network	3%
Prostitution on E Division St	1	Public safety	3%
Game room at Division St and Stadium Dr	0	Code enforcement	0%
Mass transit	0	Transportation	0%

Neighborhood Assessment Survey

Below is a copy of the Neighborhood Assessment Survey for the Parkview neighborhood. The responses to each question are shown if an answer was provided. Not all percentages total 100% as the responses to some questions were left blank. For some of the “check all that apply” questions, the responses are referenced as to how many

times that particular answer was given. Where applicable, a list of responses to the answer of “other” is provided.

While a Spanish-language version of the survey was distributed, none of those surveys were returned.

Cover letter distributed with the survey

October 28, 2008

Dear Neighbor,

Attached is a survey that is being conducted in our Parkview neighborhood as part of our work with the City of Arlington Community Development and Planning Department’s neighborhood planning program. All residents within the neighborhood are invited to participate in the survey.

This neighborhood assessment survey is one of the initial steps in preparing our neighborhood plan. Information gathered by this survey will help in understanding the challenges, concerns and issues facing our neighborhood now and in the future. Your input and comments are valuable in the development of the plan.

In order to protect your privacy, please do not put your name or address on the survey form. While you are encouraged to candidly answer all the questions, you may skip any question you do not care to answer. Also, you may provide additional comments on any topic at the end of the survey.

Thank you for participating in the survey. Please return your completed survey form to one of your volunteer committee members by November 21, 2008.

Steering Committee members

Alice Badillo	302 Parkview Drive	Judie Jones	305 Circle Drive
Hunter Brown	519 Circle Drive	Barbara Lamb	419 Circle Drive
Viray Coe	108 Parkview Drive	Michelle Leverette	703 Circle Drive
Oleta DeRusha	120 Parkview Drive	Sam Montee	114 Parkview Drive
Mary Frytz	416 Circle Drive	Carla Moon	408 Circle Drive
Sherry Glaze	103 Oriole	David Nungesser	104 Oriole Drive
Jeremy Greene	210 Parkview Drive	Shirley Patterson	118 Oriole Drive
Virginia Hope	304 Circle Drive		

A. GENERAL INFORMATION

1. What street do you live on? (61 responses)

Abram Street: 1 Circle Drive: 29 Oriole Drive: 13 Terry Drive: 1
 Bird Drive: 1 Elder Drive: 3 Parkview Drive: 13

2. Do you own or rent your dwelling? (61 responses)

Own: 92% Rent: 8%

3. How long have you lived in the neighborhood? (61 responses)

Less than one year: 7% 6-10 years: 18%
 1-2 years: 7% More than 10 years: 51%
 3-5 years: 18%

4. What attracted you to the neighborhood? (check all that apply) - (responses note number of times selected)

People: 12 Convenience to work: 20
 Schools: 7 Location: 26
 Type of housing: 20
 Please specify "Other":

- Established, large lots, trees
- Quiet and friendly
- Style of house, mature neighborhood
- Lived w/parents in neighborhood, now own a house
- 59 years, parents moved here in 1949
- Price (5)
- Cost of my home was affordable
- 58 years
- Quiet neighborhood, large backyard, pier/beam house
- Trees (3)
- Beautiful and quiet 9 years ago
- Childhood home
- Neat little street
- Lived there 52 years, only new houses in Arlington in 1956
- Quiet neighbors and smooth streets
- Nice looking neighborhood
- Love the house
- Used to live here and moved back
- Previously married a man who lived in this home
- Calm neighborhood

5. Are you planning to move this year? (58 responses)

Yes: 3% No: 97%

B. NEIGHBORHOOD CONDITIONS, LAND USE AND ZONING

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

First best

- *Friendly neighbors (9)*
- *The people (4)*
- *Easy access to Interstate 20, Highway 360 and 30 (3)*
- *Large lots (2)*
- *Peaceful/quiet/calm*
- *Age / older neighborhood*
- *Neighbors watch others*
- *Neighbors and son*
- *Is close to my job*
- *Large trees*
- *A place very calm*
- *The old houses*
- *Small/quiet*
- *Location (6)*
- *Quiet (4)*
- *Safe (3)*
- *Well established (2)*
- *Close to freeway/highway*
- *Close and contained / Secluded*
- *Nice small homes / Our home*
- *The neighbors we have met through the lease*
- *No through traffic*
- *Diversity*
- *Security*
- *Good place for kids to play*
- *It's a peaceful neighborhood*

Second best

- *Friendly neighbors (4)*
- *The location / isolated pocket neighborhood (2)*
- *Neighbors (2)*
- *Economic*
- *Community feel*
- *Used to be safe*
- *It's a "pocket" neighborhood - no thru streets*
- *Smaller neighborhood*
- *Wide streets*
- *Location is close to work*
- *Houses with big back yards*
- *Privacy*
- *Quiet (4)*
- *People (2)*
- *Trees (2)*
- *Safety*
- *Close to major highways*
- *City and family history*
- *Schools*
- *Large yards Large lots Lot sizes*
- *Close to shopping*
- *Security*
- *Lack of through traffic Not too much traffic Traffic is good*
- *Improvements*

Third best

- *Quiet (4)*
- *People (3)*
- *Community*
- *Semi cul de sac*
- *Neighborhood organization*
- *Close to work and church*
- *Friendly people*
- *Easy access*
- *Close to shopping place*
- *Off beaten path*
- *Established neighborhood with mature trees (3)*
- *Large yards (2)*
- *Private, no a lot of cars pass through*
- *Good location*
- *Schools*
- *Neighborhood watch*
- *And it's a nice looking neighborhood*
- *Racially diverse*
- *The history*

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

Worst

- *Railroad noise (7)*
- *Crime rate going up (4)*
- *People cutting through and speeding (2)*
- *No sidewalks (2)*
- *Too many cars parked on street (2)*
- *Ability to pull onto abram*
- *Seediness (not upscale) run down houses*
- *Trains park on tracks at peak hours*
- *Dogs*
- *Kids that steal*
- *Unfriendly neighbors*
- *Loss of near shopping*
- *Night and everyday noise*
- *Cars speeding by (one lost control and crashed in our front yard)*
- *Condition of streets (5)*
- *Too many rental properties (2)*
- *Too many cars parked on street (2)*
- *Will like to see abram business fixed up (2)*
- *No garbage cans*
- *Street need widening*
- *People keep yard clean*
- *New residence*
- *Lately - drugs / hoodlums*
- *Soil condition*
- *Code enforcement*
- *Speed limit (too high)*
- *Out of town/state landlords*
- *There is a lot of mosquitos because of the creek and the city never sprays*

Second worst

- *Streets need repair (5)*
- *Unkempt properties (3)*
- *Loud music from time to time (2)*
- *No barrier between railroad and Parkview, let's homeless and other unpleasant parties into the nhood*
- *Nosey neighbors*
- *Like to have a carport*
- *Lack of code enforcement*
- *Loud neighbors*
- *Train crossing stopped almost daily*
- *To near to GM and recreation area*
- *Too many rent houses*
- *People parking on the street*
- *Rail noise & horns (3)*
- *Deterioration (2)*
- *Stray animals (2)*
- *The reputation of East Arlington (some of my customers are scared to drive to E Abram)*
- *Excessive noise w/roosters and dogs*
- *Cut through traffic - too fast*
- *Lack of lighting*
- *Not a lot of police security*
- *Commercial does not serve residents*
- *Vacant houses*
- *Hope Cowboys won't make taxes go up*

Third worst

- *Abram St is not maintained by the City as it should be*
- *Traffic, people speeding*
- *Parking in yards*
- *Trashy look - properties need some TLC*
- *Gas meters next to road*
- *Speeding/vandalism of property*
- *Junk stored sides and back of houses*
- *Unkept properties*
- *Too many crimes*
- *Dogs running loose*
- *No respect for neighbors with traffic*
- *Train honks horn too much*
- *Empty property*
- *Code violations on Abram St*
- *Unattended children*
- *Door to door sales people*
- *Car/junk in backyards, too many people in front yards*
- *Undesirable near business*
- *Streets are too dark*
- *Need better restaurants*
- *No sidewalks*
- *Vehicles in backyards*

C. STREETS, SIDEWALKS AND LIGHTING

12. Please rate the condition of the following in the neighborhood.

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	
<i>Major streets</i>	0%	19%	35%	46%	(54 responses)
<i>Neighborhood streets</i>	0%	16%	46%	38%	(56 responses)
<i>Sidewalks</i>	0%	3%	16%	82%	(38 responses)
<i>Traffic congestion</i>	8%	34%	38%	20%	(50 responses)

13. Are there drainage problems on your street? (58 responses)

Yes: 29% No: 71%

If yes, where?

- Backs up in yards and some parts of streets
- All over neighborhood
- Circle Dr in front of my house
- Back yard run off
- Parkview and Elder
- Right in front of my house. I get everyones drain off. It looks like a lake in front of my house. It takes 4-5 days for it to dry up and my foundation is horrible on the curb.
- 209 Circle, 203 Circle, 500 block of Circle
- Corner of Oriole and Circle
- My driveway holds water for days after rain
- Lots of low spots hold water for days
- Along the curbs throughout the neighborhood

14. Is additional street lighting needed on your block or elsewhere in the neighborhood? (56 reponses)

Yes: 77% No: 23%

If yes, where?

- All over neighborhood (8)
- Streets/blocks deep in neighborhood
- About every 1-3 houses
- Abram St needs more lighting from 360 to downtown
- Bird/Parkview and Parkview/Oriole
- In front of our home, we have had car break-ins
- Lighting too far apart
- We have only 2 lights on Circle and is the longest street so we need at least 2 more
- Circle Drive (4)
- Need lights every 120 feet
- Need pedestrian scale lighting
- Bird/Oriole
- Every street needs one
- Middle of Oriole
- Parkview Dr
- They were supposed to put 6 or 7 more lights in our area and turn them on

15. Are there corners where bushes, trees or fences block your vision of oncoming traffic? (55 responses)

Yes: 40% No: 60%

If yes, where?

- Oriole @ Parkview (9)
- Terry @ Parkview (3)
- Elder @ Stadium
- Oriole @ Circle (7)
- Parkview @ Elder (2)

16. Do you think it is safe for you to walk throughout all areas of the neighborhood (including routes taken by children to school)? (59 responses)

Yes: 44% No: 56%

If no, please list the type of problem and where:

- Loose dogs (10)
- Speeding in neighborhood (5)
- Only during the daytime (3)
- Too many cars parked on street (2)
- I have been burglarized inside business 5 times and plants stolen from the front 3 times
- Berry Elementary to Abram Street on New York has a bad sidewalk
- No sidewalks (8)
- Not safe at night (4)
- Need crosswalks across Abram @ Stadium (2)
- Back part of Circle Dr by railroad tracks
- It's "just not" safe. I've been approached before. Vehicles up in my yard.
- Adverse people

17. Do you feel there is a need for sidewalks in your neighborhood? (56 responses)

Yes: 66% No: 34%

If yes, where:

- All streets in the neighborhood (21)
- Circle Drive (5)
- Oriole Drive
- Bird Drive
- I see parents w/strollers having to walk in streets
- We are getting more walkers in our neighborhood.
- Safer for kids and grownups
- Because the streets are too small and when kids ride or walk through the streets they walk on top of peoples front yards
- Abram Street and Stadium Drive (6)
- Parkview Drive (3)
- Elder Drive
- Need the kids will be safe on bicycles on skates
- It would be much safer to walk in the neighborhood
- We have a lot of children who play on the street because there is no sidewalk
- Safer walks & promote interaction with neighbors
- Our whole addition many children and we like to walk and be safe

18. Is your driveway wide enough to park: (58 responses)

Single car only: 67% Two cars side-by-side: 33%

If you have a single car driveway, would you be interested in widening your driveway if funding could be found to help out with the cost? (45 responses)

Yes: 67% No: 33%

D. TRAFFIC

19. Is cut-through traffic a problem on your street? (59 responses)

Yes: 34% No: 66%

If yes, where:

- Parkview Drive (4)
- Elder through Parkview to Circle (3)
- Circle Drive and Oriole Drive
- Circle Drive during games and highway shut downs
- From Stadium Drive to Abram Street (4)
- Terry Drive to Stadium Drive
- Parkview and Oriole
- Mainly during game nights and when there's traffic problems on 360

20. Do you think cars and trucks speed through the neighborhood? (59 responses)

Yes: 78% No: 22%

If yes, where:

- Parkview Drive (13)
- All streets (6)
- Oriole Drive (2)
- Abram Street
- Circle Drive (15)
- Elder Drive (2)
- Terry Drive

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

	Yes	No	
Blocked from view	13%	87%	(46 responses)
Well-maintained	83%	17%	(53 responses)

22. Is parking in front of your house a problem for you or your guests? (58 responses)

Yes: 31% No: 69%

23. If you have parking problems, what do you think are the causes? (34 responses)

Not enough off-street parking for residents: 50%

Too many cars in neighborhood: 35%

Commercial parking: 3%

Other: 12%

E. PARKS, RECREATION AND BEAUTIFICATION

24. What type of parks and facilities do you like and use? (Please check all that apply). (responses note number of times selected)

Walking or jogging trails: 35

Biking trails: 18

Playgrounds: 25

Picnic areas: 28

Athletic ballfields and/or courts: 12

Passive open areas: 17

25. Do you visit any of the following park facilities? (responses note number of times selected)

Meadowbrook Park: 37

Richard Greene Linear Park: 9

Helen Wessler Park: 6

Meadowbrook Recreation Center: 9

Other:

- River Legacy Park (9)
- Elzie Odom Recreation Center
- Fielder Park
- Hugh Smith Recreation Center (3)
- Senior Recreation Center - Eunice
- Ft Worth and Dallas parks

26. Do you think that we should promote the preservation of trees and other green or open space areas in the neighborhood on: (53 responses)

Public property: 28% Private property: 8% Both: 64%

27. Are there median areas, parks or other public spaces that could be improved by landscaping? (45 responses)

Yes: 44% No: 56%

If yes, where:

- Abram Street (3)
- Entrance on Elder & Stadium (2)
- The entrance near Stadium would look prettier with a nice sign with bricks and also some flowers around it
- Median on Circle Drive (5)
- Stadium Drive (2)

28. Would you support installing a neighborhood monument sign that says "Parkview" at an entrance point to the neighborhood? (52 responses)

Yes: 81% No: 19%

29. Do you think the neighborhood has a problem with: (30 responses)

Trash: 80% Litter: 17% Graffiti: 3%

F. COMMUNITY SERVICES

30. Please rate the following services.

	Excellent	Good	Fair	Poor
Police protection	12%	53%	21%	14%
Fire/ambulance service	29%	67%	2%	2%
Water/sewage	15%	62%	13%	11%
Solid waste collection	20%	56%	22%	2%
Street maintenance	9%	15%	31%	45%
Library facilities	21%	65%	13%	2%
Social services	13%	48%	33%	8%
Schools	11%	50%	25%	14%

Comments:

- Since I moved into my house I have problems with my sewer and toilet problems
- Parkview doesn't seem to have police patrolling the neighborhood often enough. They don't seem to be very observant.
- The few schools we have need a major makeover. They are not very appealing to look at. Better signs, many walkways are uneven, people can fall I've seen few kids fall.
- Lack of bins allows bags to break
- Police would not come out for stolen vehicle, no patrols prior. Patrolled for a couple of days, then haven't seen them drive thru in a while.
- Need more police patrol

31. Do you think more community services are needed in the neighborhood? (36 responses)

Yes: 44% No: 56%

If yes, please describe services needed:

- Grocery stores (2)
- Help more street lights
- We need street maintenance
- To keep up appearances
- Everything that is offered
- What is available now? Nothing unless you're on welfare
- Anything to bring the neighborhood together
- Animal control (2)
- Keeping neighborhood clean
- More police drive-thrus would be effective
- Get people out together
- Grants to update homes
- Grants for historical preservation
- More security, I heard a robbery on one house & broken car windows

32. Do the retail and commercial establishments in or near the neighborhood:

	Yes	No
Meet your daily shopping needs	28%	72%
Keep premises clean and well maintained	46%	54%
Provide adequate customer parking	79%	21%
Have a negative impact on nearby residences	46%	54%

Please specify other:

- Need a local grocery store like Kroger or Albertsons (9)
- Only thing useful is Burger Box, Walmart and gas stations for everything else we have to drive all the way to south Arlington
- Need to fix the bistro and paint Burger Box

33. How do you get most of your news about Arlington? (check all that apply) (responses note number of times selected)

Newspaper: 30 Arlington 16 government access channel: 7

Local television news: 47 City web page: 12

Calling the City: 1 Through word of mouth: 33

Other:

- KERA
- East Arlington Renewal

34. Are you aware that City Council meetings and Planning & Zoning Commission meetings are televised on cable and the City's web page? (55 responses)

Yes: 67% No: 33%

G. PUBLIC SAFETY & CODE ENFORCEMENT

35. In reading the list below, do you feel that these situations are or are not a problem in your neighborhood?

	Yes (<i>is a problem</i>)	No (<i>is not a problem</i>)	No answer	
<i>Abandoned or junk vehicles</i>	40%	35%	25%	(48 responses)
<i>Car burglaries</i>	73%	13%	14%	(52 responses)
<i>Dilapidated fences</i>	49%	31%	20%	(51 responses)
<i>Houses in need of repair</i>	68%	14%	18%	(56 responses)
<i>Illegal drug sales</i>	45%	24%	30%	(33 responses)
<i>Illegal dumping</i>	14%	57%	29%	(44 responses)
<i>Neighborhood gangs</i>	13%	53%	34%	(38 responses)
<i>Property cleanliness</i>	58%	23%	19%	(57 responses)
<i>Residential burglaries</i>	63%	19%	18%	(48 responses)
<i>Stray animals</i>	54%	30%	16%	(54 responses)
<i>Vehicles parked in yards</i>	53%	30%	17%	(57 responses)
<i>Violent crime</i>	7%	60%	33%	(42 responses)
<i>Weeds and unmowed grass</i>	53%	26%	21%	(53 responses)

36. Do you consider crime a problem in this neighborhood? (61 responses)

Yes: 44% No: 38% Don't know: 18%

If yes, please describe:

- Break-ins and burglaries (9)
- Drug activity (3)
- Because there is a crime then me or my family won't be safe
- Our car was hit and run.
- My mail has been stolen more than once in 5 years
- Car thefts and burglaries (7)
- I think it is improving
- Our vehicle stolen, property outside of house was stolen on 2 occasions
- Not that I'm aware of

37. Is there a Neighborhood Crime Watch program on your block? (55 responses)

Yes: 85% No: 15%

If Yes, how does the program provide information to you? (responses note number of times selected)

Email: 27

Flyers: 26

Word of mouth: 31

Newsletter: 5

38. Do you think increased police patrol is needed in the neighborhood? (56 responses)

Yes: 80% No: 20%

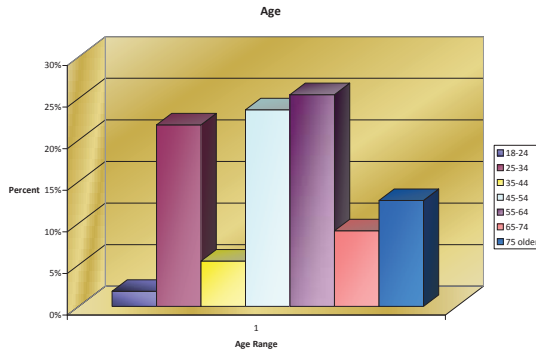
H. DEMOGRAPHIC INFORMATION (related to survey respondent)

39. Gender

Male: 29% Female: 71%

40. What is your age?

- 18 – 24 range: 2%
- 25 – 34 range: 22%
- 35 – 44 range: 5%
- 45 – 54 range: 24%
- 55 – 64 range: 25%
- 65 – 74 range: 9%
- 75 or older: 13%



41. Which of the following would you say best represents your race:

- American Indian and Alaska Native: 2%
- Asian: 4%
- Black or African American: 4%
- Native Hawaiian and Other Pacific Islander : 0%
- White: 73%
- Other: 18%

42. Which of the following would say best represents your ethnicity:

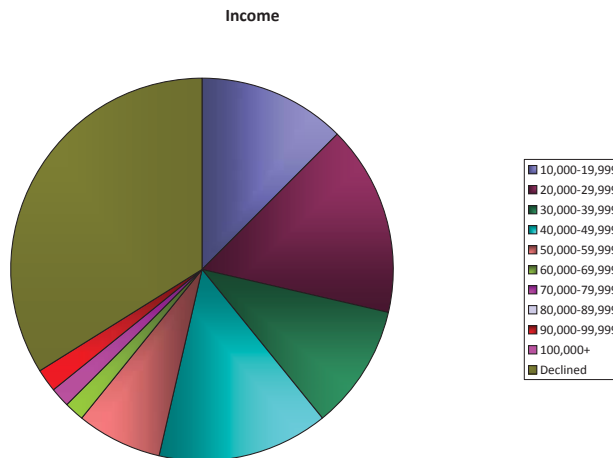
Hispanic origin: 23% Non-Hispanic origin: 77%

43. Do you have children under the age of 18 living in your home?

Yes: 28% No: 72%

44. What is your total annual household income? Please include the income of all wage earners in your household.

- \$10,000 - \$19,999 range: 13%
- \$20,000 - \$29,999 range: 16 %
- \$30,000 - \$39,999 range: 11%
- \$40,000 - \$49,999 range: 14%
- \$50,000 - \$59,999 range: 7%
- \$60,000 - \$69,999 range: 2%
- \$70,000 - \$79,999 range: 2%
- \$80,000 - \$89,999 range: 0%
- \$90,000 - \$99,999 range: 2%
- \$100,000 or greater range: 0%
- Prefer not to answer: 34%



I. OPEN COMMENTS

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

- *Well I love this neighborhood. I really would like for people who have rent houses will please take better care of their houses and land. One thing is that will help the look of this addition is people to take care of their back yards. We should not be able to keep cars, trailers and junk piled up. It causes snakes and rats to stay around. One other thing is the first house as you turn onto Circle Dr that has a pool (above ground) that they do not use is all broken down and probably is filled with old water and mosquitoes, the grass stays tall, and the bushes need cut. It is an eyesore to the entrance of our addition. I think people should be fined for the upkeep of their yards if it is junky. Thank you for reading.*
- *A few cats roaming the neighborhood keep the rodent population under control. However the dogs using the neighbor's yard as a toilet, tearing open garbage bags, threatening walkers is unacceptable. Maybe more frequent presence of animal control would encourage folks not to allow their animals out. Kudos to all the folks who maintain their yards, who respect & teach their children to respect the property of others & to all the friendly folks who speak as you walk past or share the name of a rose. Cheers for those who are willing to take their time make our neighborhood better.*
- *I would like to say that I wish the City of Arlington would take the time to spray our creeks for mosquitoes. We reported when my spouse was bit with West Nile Virus and nothing was done. There are too many kids and elder people in this neighborhood and they should take action especially when a verified case has happened. We are very disappointed how they have the money for the Cowboy stadium but won't spray if needed.*
- *There's no communication, people are bitter, rude, ungrateful, need to wake up and look what's going on around them & stop being disrespectful, lazy*
- *I believe we need a signal light at Abram and Circle. I have sat over 5 minutes to safely pull out onto Abram.*
- *Need local grocery store other than Walmart, be able to use trash cans on trash day*
- *More communication / discipline needed between adults and teens*
- *We will not give one inch to the city for sidewalks. This neighborhood was not planned with sidewalks. Although they (the city) has right of way, they charge the owner for any repair on utilities.*
- *I would like to have a double entrance from the street to my parking lot (business 39 years). It's my belief that Abram St will be major entrance to the Cowboy Stadium as well as the Ballpark. If this is true, there is an imperative need to improve Abram St from 360 to Collins. Downtown Arlington looks great, but new visitor will probably not drive that far. On the other hand, 360 to Collins is an extremely "rough" and mostly unattractive ride. Abram need 1) new or repaved roads, 2) clean-up existing businesses and make sure they are to code, 3) remove unsightly signs and advertising, 4) sidewalks should be installed from 360 to Collins, 5) landscaping is a must -businesses need to make an effort, 6) vacant lots should have unsightly tree and shrubs removed, 7) day cares should removed "art work" and improve the appearance at their business. Most customers want "class" not "garbage", 8) driveways that encompass the entire front of the business should add potted trees or plants, 9) tires are not attractive advertising.*
- *Parkview has a problem with residents violating the city code compliances. There are numerous violations but the codes are not enforced. Why have any code if they are not enforced. Parkview has 204 houses and almost half do not have house numbers on their house. Parkview has no place for our children to play except in the street.*
- *I would like our neighborhood to look respectful. Get the cars off the streets, trash hauled off, sidewalks, etc.*
- *Overall I like it. Please get rid of drug dealers.*
- *Our neighborhood needs wider parking spaces for each house, so there won't be so many cars parked in the street. Sometimes cars from outside speed through, we need more signs because children play in the street.*
- *Meetings only on Time Warner, sad for most of us.*
- *We need to abide to and enforce all codes set down by our city.*
- *I would like to more neighbors say hi to each other when they see each other.*
- *We need free garbage cans. We need streetlights and sidewalks ASAP because my car was broken into. Neighborhood watch signs. Drainage line. Speed bumps. Citizen patrol.*
- *We would like to develop Hispanic leadership in our neighborhood. Can we have a class for Hispanics only, with Hispanic leadership like Officer Delgado of East Arlington Police Station? We cannot gain Hispanic cooperation or support for neighborhood except in minimal amounts. We need a strong Hispanic leader.*

- *Street conditions and lack of city taking responsibility for damage to my drain. Damage the last time they tried to pave the street.*
- *We continue to live here because our home is paid off. Can't afford to relocate. Without a grocery store or Braums store we better not lose Walmart because of Jerry Jones' monster stadium. Too many people and cars using single family housing in addition. Don't have cable TV.*
- *I would like my neighborhood to be safe and attractive. A place where people driving through it would want to live in it.*
- *I like the fact that even though we are near all of the recreation, our little area is very undisturbed by it all. Just sad to see our stores closing.*
- *Need matching fence on railroad side to match GM. Speed bumps on curve between 400/500 block of Circle Drive.*
- *The best thing about Parkview is that it is not a cookie-cutter housing addition. It is an older neighborhood with character. It is peaceful and quiet. Every property is like its own little world and the people on the properties live their lifestyle, whatever that may be, without intrusion from others. Parkview is private and privacy is important to me. I like my privacy and respect other people by not trying to be nosey into what they are doing or why. I appreciate the Neighborhood Watch program. Note: While I appreciate what is being done to improve the neighborhood for all of us, I hope this is not going to turn into a neighborhood association with fees or dues and hundreds of rules about what one can and cannot do on their own property. I support progress, not domination. What I like least is when dogs and cats are roaming around.*



East Abram Street Redevelopment Study



parkview place

parkview addition mixed use design proposal
arlington urban design center

design team:

clayton husband, planner, city of arlington

ken pope, uta graduate student in planning

wanda dye, uta assistant professor in architecture

Summary Land Use Planning – Parkview Mixed Use Site

Lot Coverage

Assuming reduced parking of high density districts (e.g. DN zoning)

Parking area assumed to be 300 sf per space (likely small) and no other site uses

Parking requirements (Spaces per Square Foot U.N.O.)

- Retail: 3/2000 or 1/667
- Restaurant: 1/200
- Office: 3/2000 or 1/667
- Residential: 1/Dwelling Unit

Coverage combinations: (Arlington Zoning)

- 2 story office over retail: 43% site coverage
- 2 story residential (1000 sf/unit) over retail: 49%
- 2 story residential (600 sf/unit) over retail: 41%
- 1 story residential (1000 sf/unit) over retail: 57%
- 1 story office over retail: 53%
- 3 story residential (1000 sf/unit) over retail: 43%
- 3 story residential (alone): 53%
- 2 story office (alone): 53%
- Townhouses, 3-story, 2500 sf/unit: 74%

Vacancy Rates: (TAMU Real Estate Center)

- DFW apartment: 9.6%
- Arlington apartment: 4.5%
- Arlington office space: 11%
- Fort Worth area community retail: 40%
- Fort Worth area neighborhood retail: 25%



Parkview Corner Site Location

Class B office rent 07-08: declined 1.1%

Largest declines in shopping center occupancies include mid-Arlington

Arlington home sale inventory early 2009, all types: 5.1-6.2 months

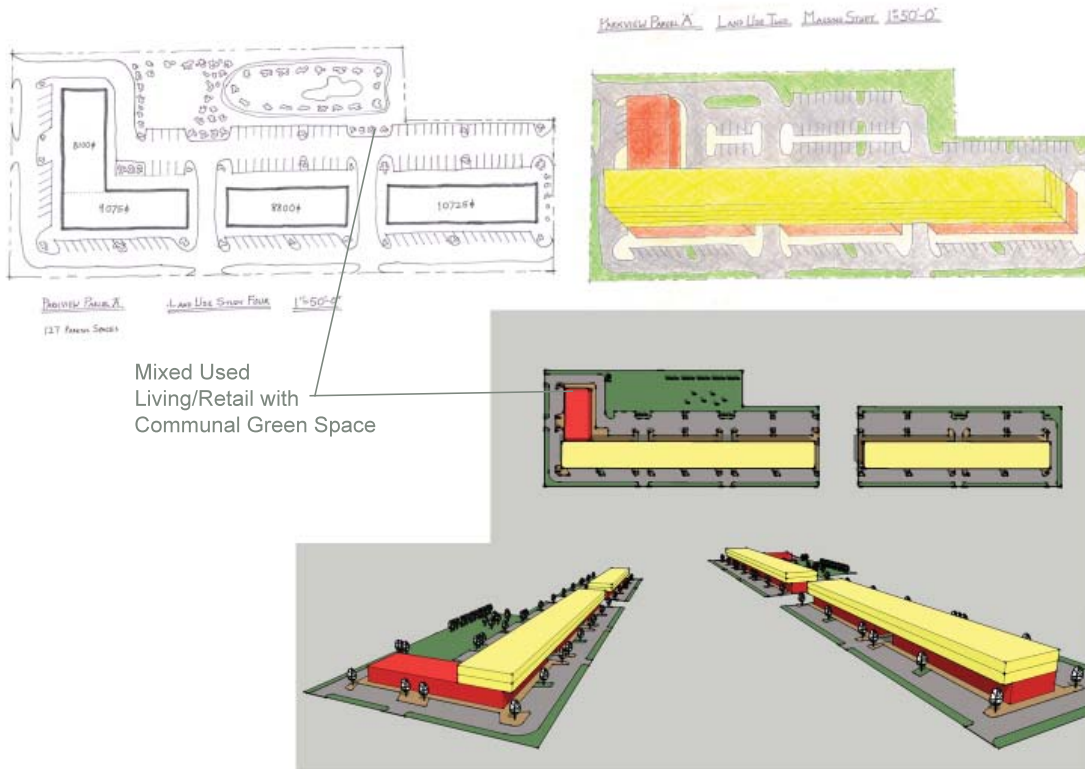
Residential Rental Unit Mix: (zilpy.com)

Existing Central Arlington: 33% 1 bedroom, 49% 2 bedroom, 18% 3 bedroom

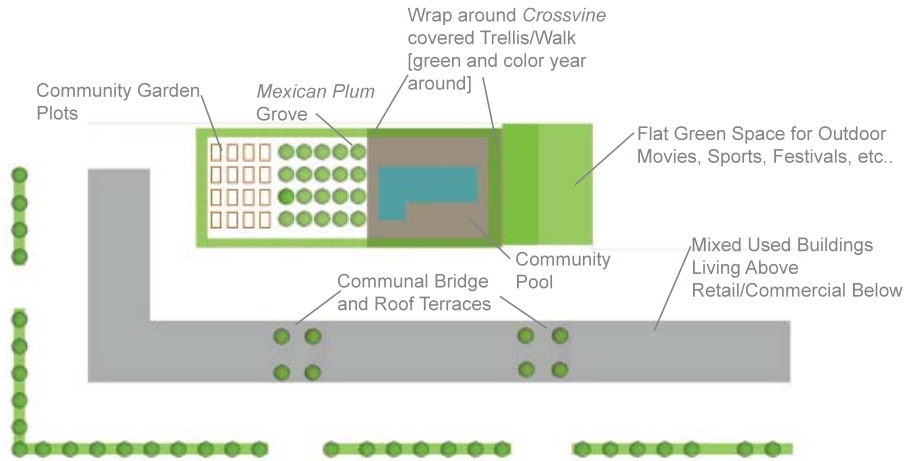
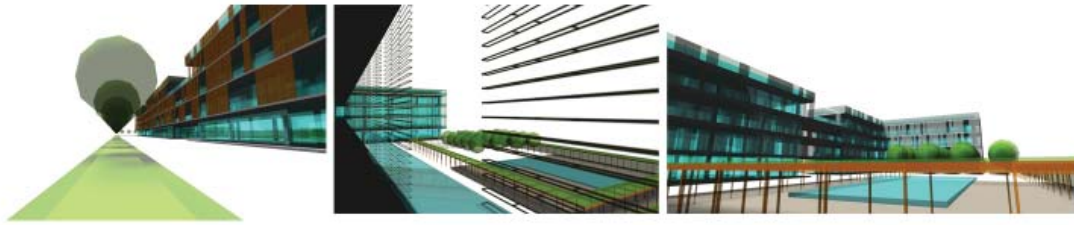
Existing Overall Arlington: 1 bedroom: 688 sf, 2 bedroom: 1017 sf, 3 bedroom: 1484 sf

Assuming market skew for smaller units, planning unit mix:

- 40% 700 sf 1 bedroom
- 50% 1100 sf 2 bedroom
- 10% 1500 sf 3 bedroom

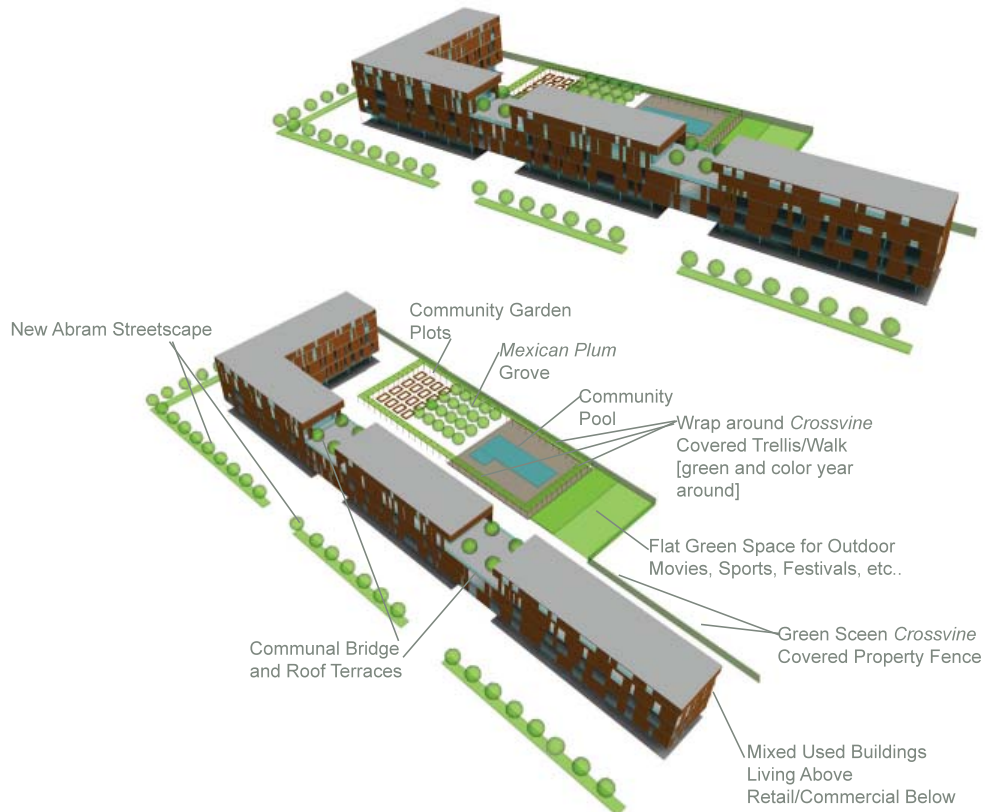


Planning Massing Studies



Overall Site Design Proposal

3D Views of Overall Design Proposal





View from Corner of Abram and Stadium
[Retail Below/Living Above]

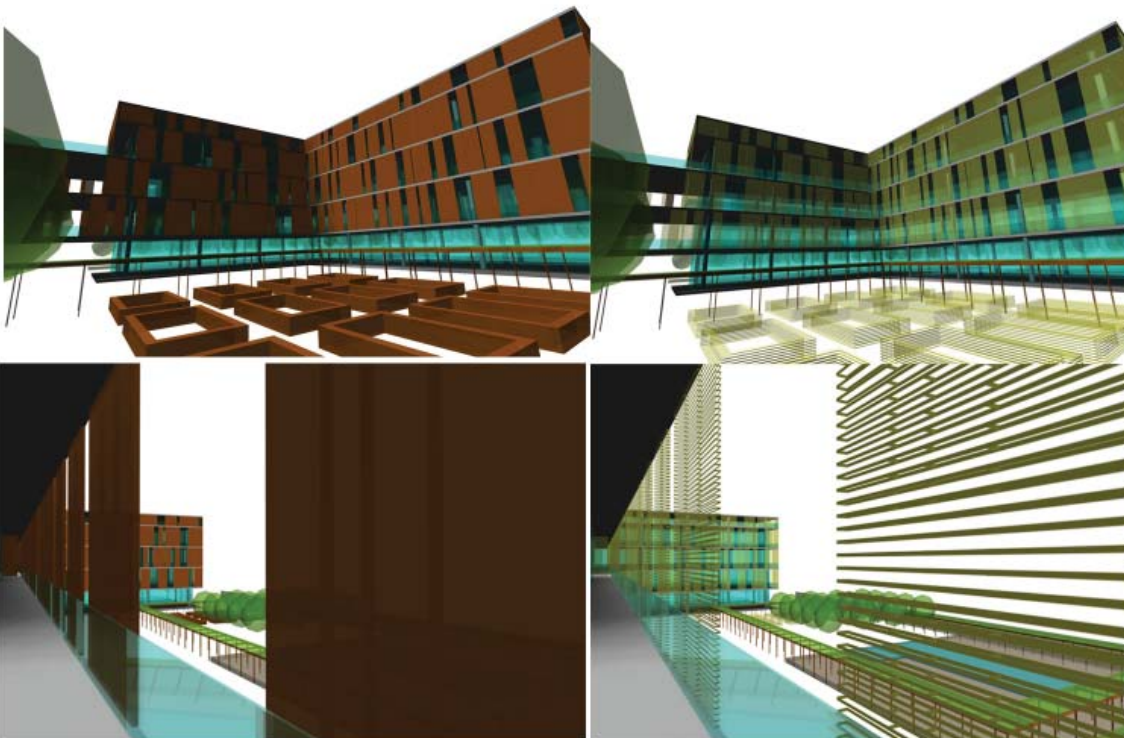


View from Community Garden Plots



View from Green Space
[Soccer, Festivals, Outdoor
Movies, etc.]

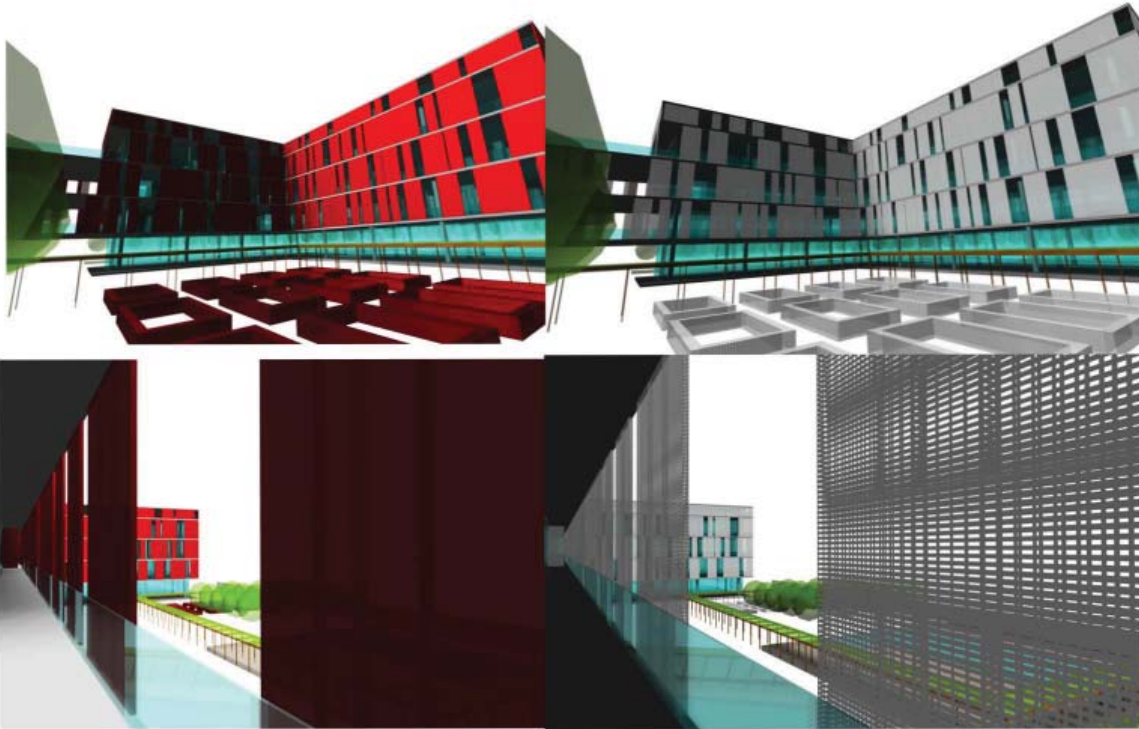
Customizable Sliding
Panel [Skin] Options



Wood Panels

Wood or Metal Louvers

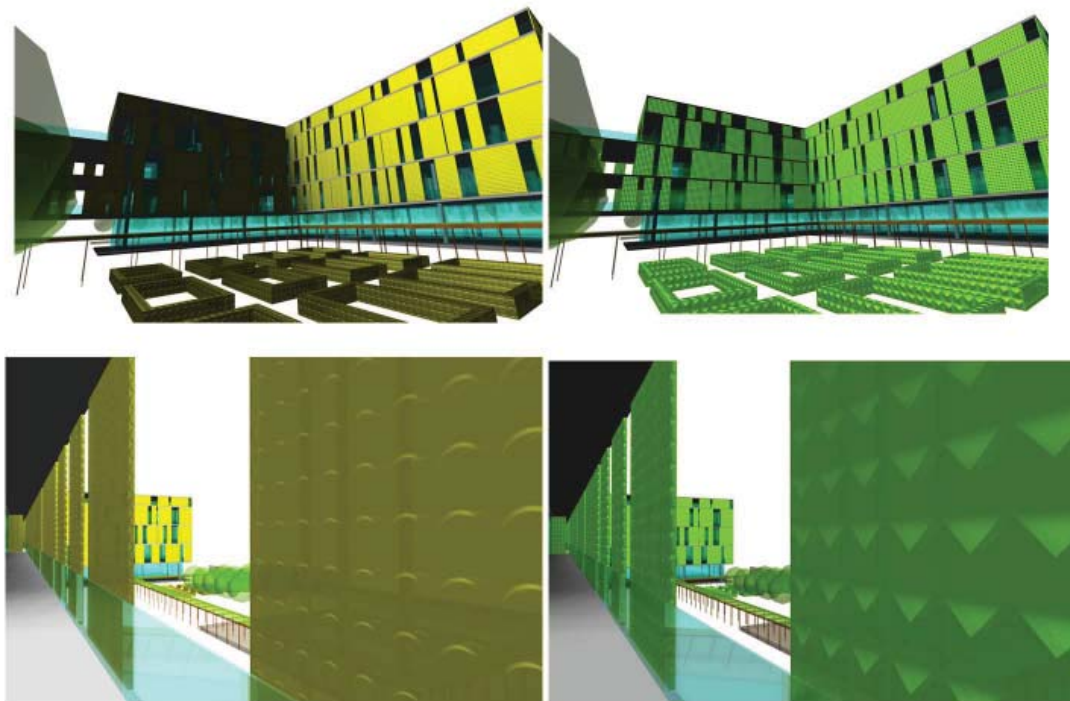
Customizable Sliding Panel [Skin] Options



Metal [color] Panels

Perforated Metal or Mesh Panels

Customizable Sliding Panel [Skin] Options



Embossed/Pressed Metal [color] Panels



Images of Various Sliding Panel/Shutter/Louver Facade Systems Built to Design Specifications by Hunter Douglas Contract
www.hunterdouglascontract.com



HUNTER DOUGLAS CONTRACT
www.hunterdouglascontract.com
 Aluminum Sliding shutter Hunter Douglas – SLIMLINE SHUTTER

“This new popular design element vertically mounts to the façade and gives the architect the opportunity to focus not only on solar control and privacy, but also on the façade’s visual enhancement. Sliding Shutters are manufactured from high quality materials and are suitable for many different types of buildings. Sliding shutters can be integrated into a project during the early design stages.”

SLIDING SHUTTERS

- The fins in the aluminum extruded frame are available in two materials, aluminum and Western Red Cedar wood
- A variety of 6 fins of different shapes, 5 in aluminum and 1 in Western Red Cedar
- Finishing options:
 - Aluminum frames and fins can be anodized or powder coated in a wide range of colors
 - Western Red Cedar is a durable wood, which can be used untreated or oiled
- Frames, which form the casing of the shutter and carry the fins, vary in dimension depending on the wind loads and fin type
- Fins can be applied in either a fixed or an adjustable configuration
- Top and bottom rails, runners and necessary hardware are part of the system
- Various rail brackets permit easy installation
- Custom fillings:
 - Stretch Metal
 - Glass
 - Fabric
 - Perforated sheet



Tree and Vine Specifications
by Renee Cain,
UTA Landscape Architecture
Graduate Student

Eve's Necklace for
Streetscape and
Parking Trees



Crossvine for Trellis and
Green Screen
[evergreen and
blossoms]



Mexican Plum Tree
for Grove
[Fruit and Blossom]

**Parkview Neighborhood Plan
November 2009**