

Town North Neighborhood Action Plan

August 2009

City of Arlington, TX

TOWN
NORTH
NEIGHBORHOOD



Acknowledgments

The Town North 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 Town North neighborhood. Particular recognition goes to Town North's Interim Officers, whose leadership made this possible.

Town North Interim Officers

Gene Lotta, President
Robbie Adams, Vice President
Beverly Rowlett, Treasurer

Town North was one of four neighborhoods identified for the Building Equitable Communities (BEC) program. Under the umbrella of the Arlington Strong Neighborhood Initiative (ASNI), the BEC program laid the foundation for a plan to engage the community and build and sustain strong neighborhoods.

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A special thanks goes to Dr. Colleen Casey and Dr. Jianling Li's classes in the University of Texas at Arlington (UTA) School of Urban and Public Affairs. These students conducted face-to-face surveys with more than 190 Town North residents in order to help the City accurately assess the neighborhood's challenges and assets.

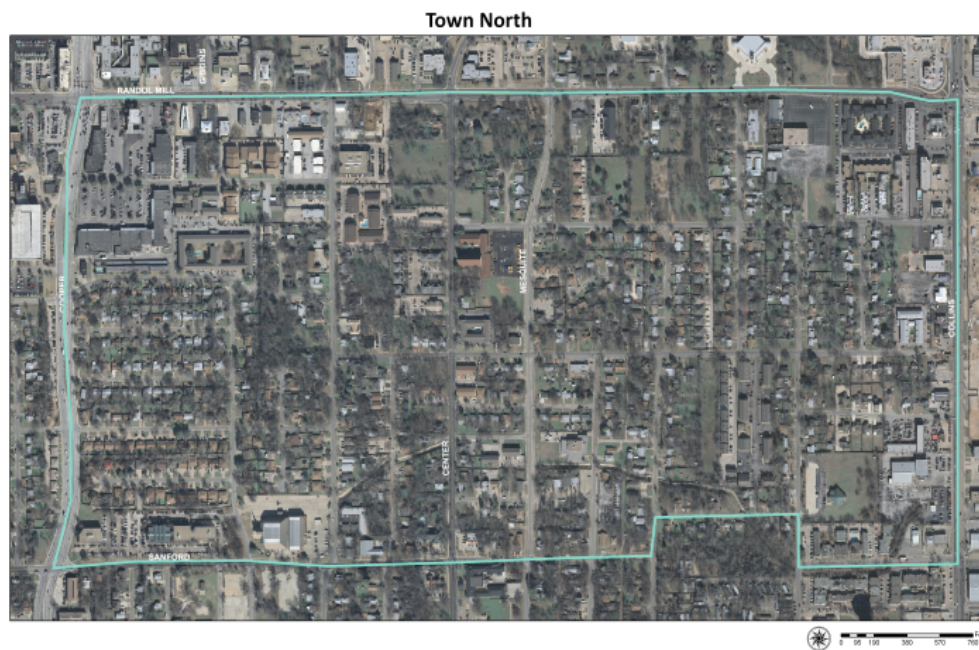


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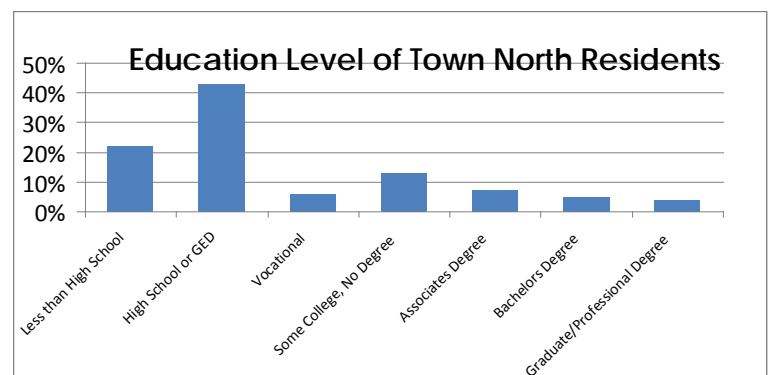
Introduction

The Town North area is located in central Arlington, just north of Downtown, with a large portion located in the southwest corner of the Entertainment District. The area is generally bounded by Cooper Street (west), Randol Mill Road (north), Collins Street (east) and Sanford Street (south) and is directly west of the new Cowboys Stadium. The area covers approximately 306 acres of land, most of which is composed of residential development including single family detached housing, duplexes, mobile homes and multi-family apartment complexes. Office, retail and commercial development exists around the periphery of the neighborhood along Cooper Street, Randol Mill Road and Collins Street.



Town North is also located within the boundaries of the Central Arlington Neighborhood Revitalization Strategy Area (NRSA). This is an area that was identified in 2005 for revitalization efforts as one of the most historic sections of the City, consisting of some of the oldest surviving housing stock and the original Downtown. The NRSA data show that 69 percent of the population are low-to-moderate income, 23 percent are below the poverty level, 7 percent are unemployed, 32 percent lack high school diplomas and 16 percent do not speak English or do not speak the language very well. Revitalization efforts in this area are supported with grant funds provided by the U.S. Department of Housing and Urban Development.

The area that Town North represents within the NRSA has a slightly higher education level, as only 21 percent of 2009 survey respondents lacked a high school diploma.

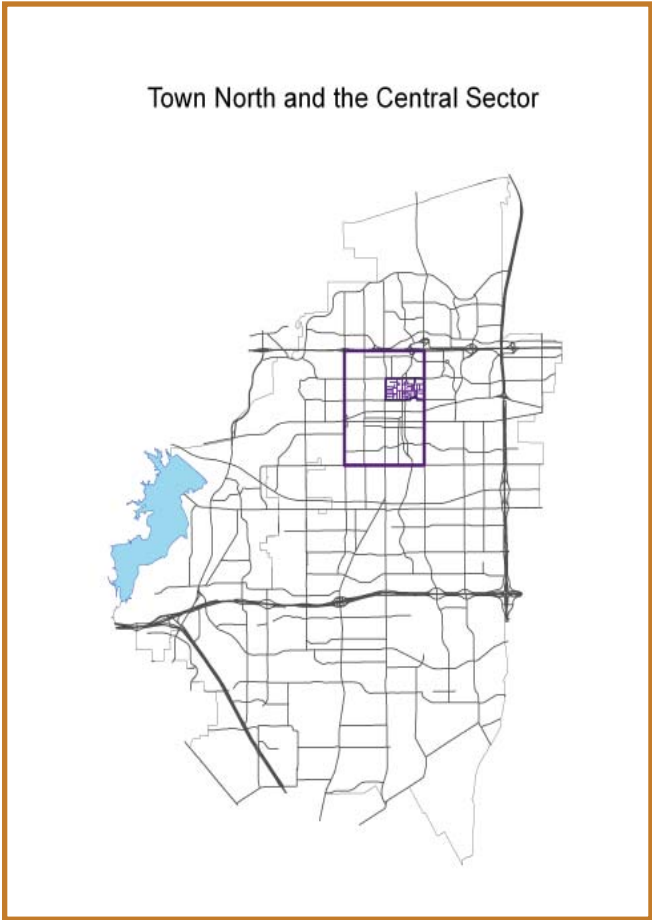


Source: 2009 Neighborhood Survey

Town North Neighborhood Action Plan

The neighborhood area is included in the Central Sector, known as "The Heart of Arlington". The Plan for this sector was approved by the City Council on November 30, 1999, by Ordinance 99-148. The Town North Neighborhood Action Plan is considered a further refinement of the Central Sector Plan and the overall Comprehensive Plan for the City. The Neighborhood Action Plan is intended to provide guidance on improving the quality of life of neighborhood residents for years to come.

Through numerous neighborhood meetings and discussions, residents were able to identify challenges and assets in their area. This information was used to develop the goals and policy statements outlined in this document that will help to guide and shape the future development of the community and the area.



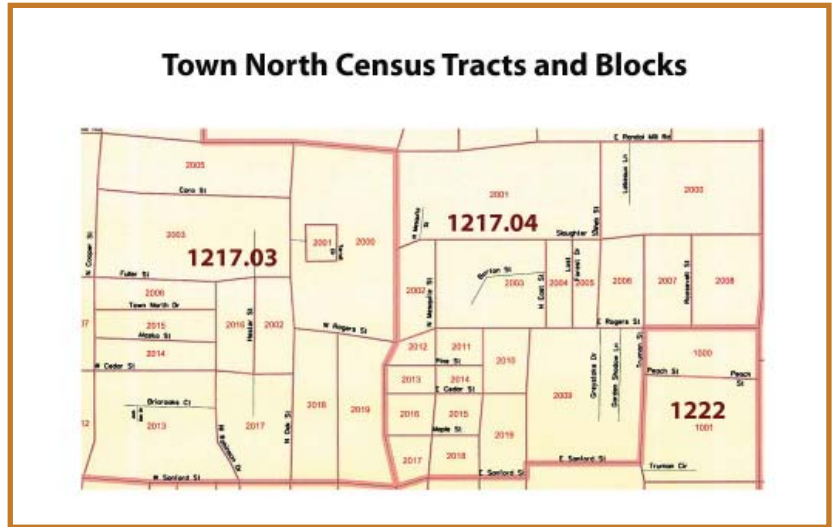
Photos from the first Town North Neighborhood Meeting on July 31, 2008.



Demographic Profile

The demographic data referenced in this chapter is from the 2000 Census, with updates from a recent neighborhood survey conducted in 2009. The data provides a snapshot of the neighborhood, and allows for a comparison of the same characteristics with the City as a whole. When the next census is taken in 2010, changes over the 10-year period can be analyzed.

The Town North area is shown below in reference to the related Census tract boundaries. The neighborhood is located in Census Tract 1217.03, Block Group 2, Blocks 2000-2003, 2005-2006 and 2013-2019; Census Tract 1217.04, Block Group 2, Blocks 2000-2019; and Census Tract 1222.00, Block Group 1, Blocks 1000-1001.



Population and Income

For comparison purposes, some categories for the Central Sector and the entire City of Arlington are shown in the data tables.

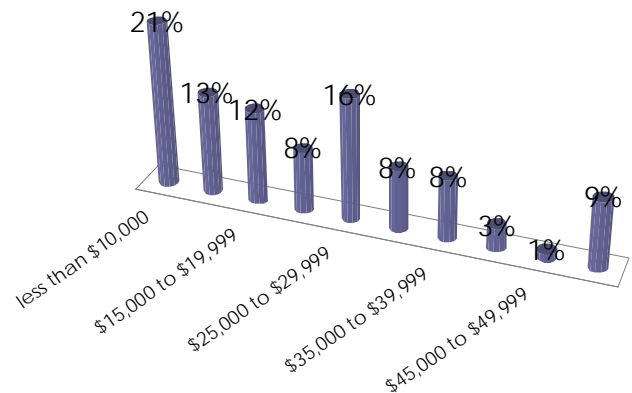
Population Characteristics			
Category	Town North	Central Sector	Arlington
Total Population	5,400	24,694	332,695
Avg. Family Size	3.47	3.20	3.20
Avg. Household Size	2.99	2.54	2.64

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

The U.S. Census Bureau defines 'household' to include 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 average household size for Town North in 2000 was 2.99, which is slightly greater than the overall City average of 2.64. Household size in the Town North area actually increased to 3.5 in 2009 according to the Neighborhood Survey results.

The 2009 Neighborhood Survey found that the majority of residents in Town North make less than \$30,000 per year in income. This is a fairly low number considering the mean income for the City as a whole was \$64,627 in 2007, according to American Community Survey data.

Source: 2009 Neighborhood Survey



Race and Ethnicity

The Central Planning Sector, where Town North is located, is the most culturally and racially diverse sector in Arlington, and Town North has an even broader cultural and racial representation. In fact, the 2009 survey results found that the number of residents in Town North identifying themselves as “Hispanic” had increased to 73 percent; however, the survey also found that the number of persons identifying themselves as “White Alone” had increased to 51 percent.

Race						
Category	Town North		Central Sector		Arlington	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,580	47.8%	14,458	58.5%	225,712	67.8%
Black of African American Alone	710	13.2%	2,853	11.6%	44,621	13.4%
American Indian and Alaskan Native Alone	44	0.8%	184	0.7%	1,731	0.5%
Asian Alone	238	4.4%	2,274	9.2%	19,271	5.8%
Native Hawaiian and other Pacific Islander Alone	6	0.1%	72	0.3%	371	0.1%
Some Other Race Alone	1,632	30.2%	3,945	16.0%	30,276	9.1%
Two or More Races	190	3.5%	908	3.7%	10,713	3.2%

Ethnicity						
Category	Town North		Central Sector		Arlington	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino	3,000	55.6%	8,052	32.6%	60,977	18.3%
Not Hispanic or Latino	2,400	44.4%	16,642	67.4%	332,695	81.7%

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

Age-Sex Distribution

This chart shows a breakdown of the age structure of the neighborhood in 2000. It is clear that the largest age group was 25-34 year olds, composing 21% of the total population. The 2009 survey confirmed these results, with approximately 30% of respondents representing the age group of 25-34. The median age for the neighborhood in 2000 was 27. This was lower than the median age for the City as a whole, which was 31.

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

Age Distribution	
0-4 years	624
5-9 years	576
10-14 years	427
15-19 years	450
20-24 years	589
25-34 years	1,121
35-44 years	787
45-54 years	421
55-59 years	106
60-64 years	103
65-74 years	117
75-84 years	56
85+ years	23
Total	5,400

Gender	Male	Female
Age 18+	1,852	1,689
Age 21+	1,679	1,528
Age 62+	100	150
Age 65+	69	127

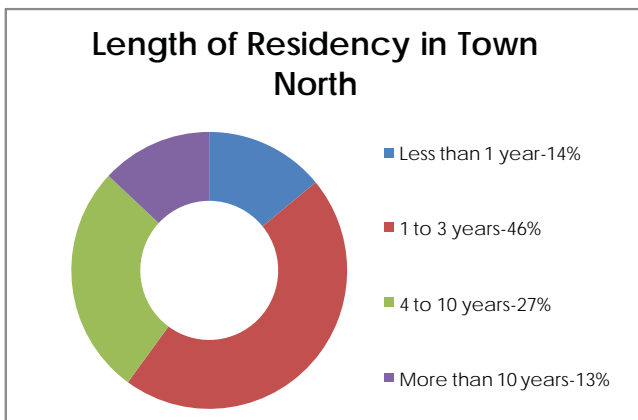
The sex distribution was fairly evenly split in 2000 with slightly more males than females. This trend continued in 2009 with 52 percent of the survey respondents being male and 48 percent female. This is atypical, as females tend to represent a larger portion of the population.

Housing Characteristics

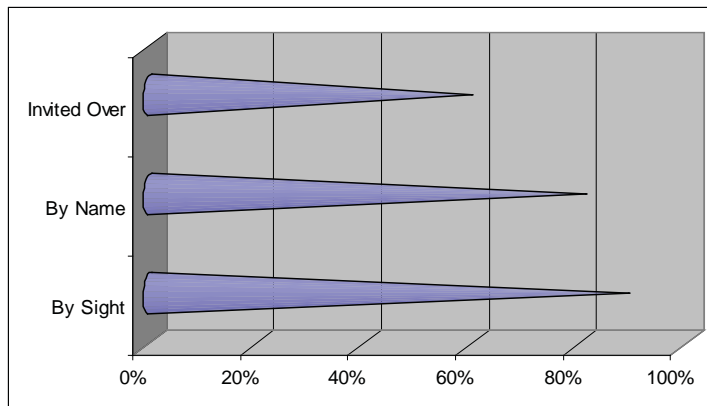
According to 2000 Census data, Town North has a large percentage of renter-occupied housing units (83 percent), which is considerably higher than the City's overall average of 45.3 percent. At the time of the Town North Neighborhood Survey in 2009, this number had reduced somewhat to 78 percent. A high percentage of residents as renters can be a concern because the transitional nature of renters can detract from neighborhood stability. When there is a constant flux of new people into a neighborhood, residents do not have time to get to know each other and forge the close bonds that strengthen community ties and help prevent crime.

Category	Town North		Arlington	
	Number	Percent	Number	Percent
Total Housing Units	1,860	100.0%	130,822	100.0%
Vacant Housing Units	117	6.3%	5,938	4.5%
Total Households	1,743	100.0%	124,852	100.0%
Owner Occupied Housing Units	298	17.1%	68,309	54.7%
Renter Occupied Housing Units	1,445	83.0%	56,575	45.3%

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



Although a high percentage of renters is traditionally associated with neighborhood instability, that does not seem to be the case in Town North. The 2009 survey found that although the majority of respondents had lived in the area for three years or less, 89 percent knew at least one neighbor by sight, 81 percent knew at least one of their neighbors on a first name basis and 60 percent had invited a neighbor into their home. Clearly, the residents of Town North do not consider their homes temporary. They make a point to know their neighbors and even invite them over. And, although there are numerous new residents in the area, many have lived there for years. Twenty-seven per-



cent have been there between four and ten years.

Source: 2009 Neighborhood Survey

Residential Property Values

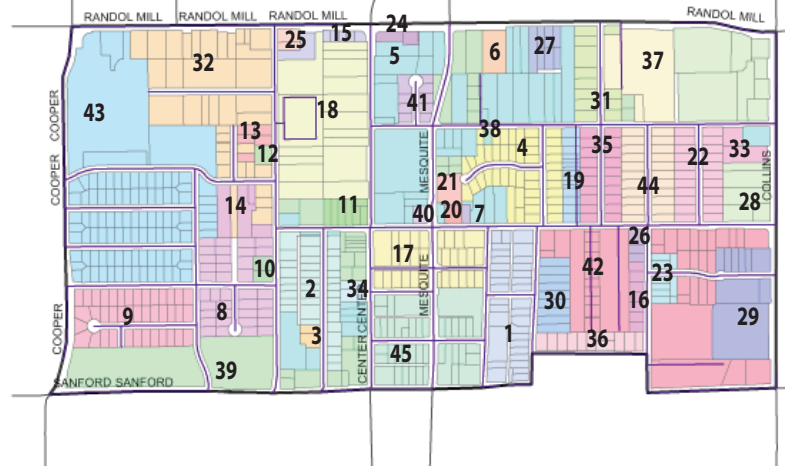
Property value data was obtained from Tarrant Appraisal District (TAD) for all parcels within the neighborhood area. The values for all 586 single family residential parcels and 43 multi-family residential parcels were analyzed. The charts on the following pages show the average values, lot size, house size and year built for all of the residential properties and the average values for each individual subdivision that contains residential property. There are 45 subdivisions included within the boundaries of Town North, which are displayed below; however, not every subdivision contains residential property.

The average single family appraised property value of \$71,270 is quite a bit lower than the median value for the City as a whole of \$129,900 (ACS, 2007). However, in a recent survey, Town North residents identified affordable housing as one of the top reasons they chose to live in the area. Location was also a significant factor. Due to Town North's central location, 60 percent of survey respondents stated that they also worked in Arlington.

Some subdivisions, such as S Davis and Sol Davis, are not entirely contained in one area. As properties have been platted and replatted over time, remainders from previous plats have been left behind in various areas.

Town North Plats

1	BARNES & DITTO	16	KING HAPPY SUB	31	REDDY
2	BEARDEN'S	17	KNOX	32	RIDGEWAY
3	BRADLEY HAROLD	18	LONGMONT	33	ROACH RALPH SUB
4	BURTON HEIGHTS	19	LOST FOREST	34	ROARK MAUDE
5	DAVIS S	20	MADDRY	35	ROSE & YATES
6	DENNIS	21	MESQUITE PLACE	36	ROSE WEB
7	ESTES CLAUDE	22	MIDWAY	37	ROSS HARRY T
8	GARDEN OAKS	23	MOORE AND RANSOM	38	SHELBY
9	GARDEN OAKS WEST	24	MOORE L H	39	SOL DAVIS
10	GRANDE OAKS	25	MOSELEY COY	40	SYCAMORE SQUARE
11	GUNN MS	26	NANCE JOHN A SUB	41	THRELKELD
12	HESTER	27	NORRIS	42	TOLIVER ACRES
13	HESTER GM	28	NORTH SIDE	43	TOWN NORTH
14	HESTERS SUB	29	ORCHARD	44	TURCK
15	HILL TOP	30	PHILLIPS SUB	45	YATES BROS



Town North Neighborhood Action Plan

2008 Single Family Residential	Avg. Market Value				Avg. Appraised Value
	2005	2006	2007	2008	2008
Town North Neighborhood	\$58,681	\$64,612	\$64,944	\$78,785	\$71,270
Barnes & Ditto	\$51,065	\$55,007	\$55,344	\$58,807	\$58,807
Bearden	\$71,730	\$73,200	\$73,200	\$75,854	\$74,304
Harold Bradley	\$32,900	\$45,750	\$45,750	\$53,600	\$53,600
Burton Heights	\$45,955	\$51,636	\$52,264	\$58,169	\$55,703
Sol Davis	\$101,680	\$102,767	\$102,769	\$120,323	\$111,968
Solomon Davis (Survey)	\$60,997	\$68,557	\$70,850	\$117,359	\$99,181
Estes	\$49,800	\$51,900	\$51,900	\$66,000	\$66,000
Garden Oaks	\$84,587	\$88,160	\$88,160	\$88,778	\$88,581
Garden Oaks West	\$93,855	\$97,833	\$97,833	\$97,833	\$97,833
Grande Oaks	\$65,500	\$68,900	\$68,900	\$74,250	\$74,250
M S Gunn	\$35,571	\$34,717	\$41,465	\$48,550	\$43,818
Hesters	\$59,563	\$70,442	\$70,442	\$80,675	\$78,115
G M Hesters	\$33,800	\$36,780	\$36,780	\$48,260	\$40,542
Happy King	\$49,771	\$52,686	\$52,686	\$60,286	\$56,296
Knox	\$41,008	\$44,846	\$44,846	\$47,965	\$46,647
Longmont	\$61,945	\$64,274	\$64,538	\$72,243	\$68,917
Lost Forest	\$69,264	\$94,187	\$99,973	\$99,973	\$99,973
Maddry	\$65,200	\$82,500	\$82,500	\$97,600	\$97,600
Midway	\$63,550	\$68,082	\$62,436	\$64,505	\$59,609
Moore & Ransom	\$52,600	\$54,825	\$50,906	\$66,606	\$66,450
L H Moore	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000
John A Nance	\$57,950	\$72,150	\$72,150	\$80,950	\$80,950
Norris	\$113,300	\$113,300	\$109,800	\$109,800	\$100,430
Orchard	\$40,200	\$43,850	\$43,850	\$47,575	\$45,555
Phillips	\$36,463	\$38,300	\$38,300	\$45,350	\$43,501
JV Reddy	\$49,933	\$55,292	\$57,525	\$151,800	\$100,650
Ridgeway	\$41,537	\$47,258	\$47,258	\$56,018	\$53,563
Maud Roark	\$51,905	\$60,350	\$60,350	\$67,850	\$67,850
Rose & Yates	\$58,620	\$59,935	\$59,980	\$75,530	\$67,815
Web Rose Sub of Toliver Acres	\$53,800	\$58,663	\$58,663	\$59,575	\$59,115
Harry T Ross	\$65,800	\$69,200	\$69,200	\$189,500	\$73,297
Shelby	\$64,100	\$75,300	\$75,300	\$82,900	\$82,830
Threlkeld	\$41,689	\$46,511	\$46,511	\$77,856	\$60,228
Toliver Acres	\$52,792	\$81,635	\$81,635	\$83,020	\$82,328
Town North	\$76,047	\$80,403	\$80,439	\$83,419	\$81,298
Turck	\$51,062	\$54,967	\$56,833	\$68,662	\$62,387
Yates Brothers	\$61,657	\$67,473	\$67,590	\$73,607	\$72,989

Source: Tarrant Appraisal District

2008 Single Family Residential		Structure Information		
Subdivision	Avg. Lot Size	Avg. Dwelling Size	Avg. Year Built	Avg. Structure Value
Town North Neighborhood	0.25	1,336	1959	\$51,639
Barnes & Ditto	0.17	1,247	1960	\$47,842
Bearden	0.17	1,475	1969	\$65,120
Harold Bradley	0.23	1,083	1960	\$38,372
Burton Heights	0.16	1,222	1960	\$47,925
Sol Davis	0.20	1,831	1989	\$87,280
Solomon Davis (Survey)	0.48	1,239	1954	\$44,033
Estes	0.19	1,464	1950	\$53,400
Garden Oaks	0.18	1,555	1978	\$75,954
Garden Oaks West	0.18	1,924	1981	\$85,320
Grande Oaks	0.30	1,531	1964	\$54,867
M S Gunn	0.21	941	1952	\$35,082
Hesters	0.73	1,481	1945	\$33,175
G M Hesters	0.19	963	1951	\$35,782
Happy King	0.18	943	1952	\$48,622
Knox	0.19	1,165	1956	\$36,019
Longmont	0.56	1,108	1936	\$29,878
Lost Forest	0.13	1,630	1991	\$89,440
Maddy	0.40	2,236	1956	\$71,350
Midway	0.21	1,060	1942	\$50,596
Moore & Ransom	0.15	1,089	1963	\$51,018
L H Moore	0.26	1,750	1955	\$942
John A Nance	0.21	1,511	1966	\$67,018
Norris	0.45	1,715	1954	\$43,637
Orchard	0.21	1,209	1959	\$35,763
Phillips	0.31	761	1949	\$25,370
J V Reddy	0.23	1,384	1952	\$49,800
Ridgeway	0.25	1,124	1955	\$40,080
Maud Roark	0.32	1,352	1928	\$47,263
Rose & Yates	0.20	1,021	1949	\$62,686
Web Rose Sub of Toliver Acres	0.24	1,213	1957	\$43,844
Harry T Ross	0.32	1,218	1951	\$51,500
Shelby	0.18	1,764	1979	\$71,462
Threlkeld	0.18	1,136	1950	\$39,661
Toliver Acres	0.25	1,444	1976	\$66,927
Town North	0.15	1,219	1960	\$70,419
Turck	0.24	984	1950	\$52,997
Yates Brothers	0.18	1,456	1964	\$60,191

Source: Tarrant Appraisal District

Town North Neighborhood Action Plan

Although it might not appear that way, there has been an increase in new development in the area recently. Though the average year of construction for single family homes was 1959, and one residence was built as long ago as 1910, there have also been 25 new single family homes constructed since 2000. Despite this new construction, Town North still displays many characteristics typical of an older neighborhood. Given today's standards, the average house size is relatively small at 1,336 square feet, and the lot sizes are fairly large at 0.25 acres. In contrast to the age and construction trends for single family residences in Town North, the average year of construction for multi-family property was 1975, but there has not

been any new multi-family construction in the area since 1986. This trend is typical across the City, not just in Town North. Multi-family construction has fallen off drastically in recent years.

The age of structures in a neighborhood is almost always impactful. If older homes are not cared for, they can fall into disrepair, which encourages crime and brings down property values. Although some people might be concerned with the recent rise in property values because of the costs of property taxes, it typically encourages positive new development and improves the appearance of the area.



There are many different types of housing available in the area.



The property values are separated by market value and appraised value. The appraised values for 2008 are generally less than the market values for single family homes, as estimated by TAD, due to state-mandated limitations on the amount an appraised value for a residence home-stead can increase in any given year. The 2008 appraised values and total market values are the same for the multi-family developments, as there are no limitations on the

amount an appraised value of a rental property can increase. What is clear from the market value data for all the residential properties is that values have been increasing fairly consistently since 2005. The largest increases have come in 2008, most probably due to the construction of the new Cowboys Stadium in the vicinity.

2008 Multi-Family Residential	Avg. Market Value				Avg. Appraised Value
	2005	2006	2007	2008	2008
Subdivision					
Town North Neighborhood	\$455,851	\$499,706	\$547,373	\$553,008	\$553,008
Barnes & Ditto	\$324,057	\$527,262	\$527,262	\$577,303	\$577,303
Bearden	\$99,840	\$103,168	\$139,909	\$190,697	\$190,697
Sol Davis	\$176,900	\$185,671	\$185,671	\$256,006	\$256,006
Solomon Davis (Survey)	\$398,573	\$431,079	\$552,071	\$661,725	\$661,725
Hesters	\$200,304	\$233,508	\$414,000	\$415,000	\$415,000
Knox	\$508,776	\$508,776	\$508,776	\$718,319	\$718,319
Longmont	\$638,988	\$826,376	\$881,883	\$883,804	\$883,803
Mesquite Place	\$479,465	\$566,501	\$695,970	\$728,305	\$728,305
John A Nance	\$141,100	\$141,100	\$141,100	\$141,100	\$141,100
North Side	\$1,718,478	\$1,419,857	\$1,565,727	\$1,725,720	\$1,725,70
Ridgeway	\$533,797	\$582,601	\$614,978	\$663,099	\$663,099
Sycamore Square	\$190,464	\$250,000	\$250,000	\$250,000	\$250,000
Toliver Acres	\$347,036	\$335,295	\$348,854	\$430,155	\$430,155
Town North	\$886,250	\$1,112,653	\$1,112,653	\$1,251,262	\$1,251,262
Yates Brothers	\$193,733	\$271,747	\$271,747	\$285,544	\$285,544



Source: Tarrant Appraisal District

2008 Multi-Family Residential		Structure Information		
Subdivision	Avg. Lot Size	Avg. Dwelling Size	Avg. Year Built	Avg. Structure Value
Town North Neighborhood	0.87	17,981	1975	\$526,756
Barnes & Ditto	0.80	17,460	1974	\$507,303
Bearden	0.33	3,328	1966	\$162,297
Sol Davis	0.53	5,820	1980	\$217,735
Solomon Davis (Survey)	0.78	15,998	1965	\$601,966
Hesters	0.40	8,340	1983	\$380,560
Knox	0.72	18,000	1979	\$655,319
Longmont	1.48	24,241	1983	\$771,072
Mesquite Place	0.88	17,900	1984	\$651,465
John A Nance	0.15	3,024	1977	\$133,000
North Side	2.53	63,257	1968	\$1,234,911
Ridgeway	0.92	20,952	1971	\$600,649
Sycamore Square	0.29	5,120	1977	\$224,584
Toliver Acres	0.60	12,105	1982	\$375,368
Town North	2.19	46,907	1967	\$1,126,402
Yates Brothers	0.38	7,268	1976	\$258,710

Commercial Property Values

The values for all 60 commercial parcels were also analyzed through Tarrant Appraisal District data. The table below shows the average values for all commercial parcels and the average values for each individual subdivision that contains commercial property. As with multi-family properties, the appraised values and total market values are the same. It appears from the chart that commercial property values decreased significantly in 2008. However, this is primarily due to an expensive property in the Harry T Ross subdivision becoming vacant. Two properties in the Hill Top and JV Reddy subdivisions became commercial in 2008. This could become a trend in the area, with all of the new development that's occurring, residential properties have become potential commercial investments.

2008 Commercial		Avg. Market Value				Avg. Appraised Value
Subdivision	Avg. Lot Size	2005	2006	2007	2008	
Town North Neighborhood	1.09	\$598,089	\$634,023	\$759,357	\$692,304	\$692,304
Barnes & Ditto	0.32	\$76,765	\$76,765	\$113,622	\$183,348	\$183,348
Sol Davis	1.87	\$1,544,908	\$1,544,908	\$1,540,336	\$1,573,962	\$1,573,962
Solomon Davis (Survey)	1.53	\$478,590	\$598,770	\$655,089	\$859,012	\$859,012
Dennis	1.25	\$1,036,000	\$1,036,000	\$1,250,000	\$1,522,125	\$1,522,125
Hill Top	0.75				\$949,562	\$949,562
Knox	0.43	\$180,269	\$180,269	\$212,000	\$223,249	\$223,249
Longmont	2.14	\$1,260,000	\$1,260,000	\$1,450,000	\$1,800,000	\$1,800,000
Coy E Moseley	0.28	\$85,825	\$85,825	\$85,825	\$85,825	\$85,825
Norris	0.21	\$45,504	\$45,504	\$46,656	\$74,000	\$74,000
North Side	0.56	\$482,138	\$510,078	\$529,609	\$577,023	\$577,023
Orchard	1.44	\$373,149	\$420,867	\$446,312	\$465,446	\$465,446
JV Reddy	0.21				\$94,900	\$94,900
Ridgeway	0.35	\$159,518	\$158,430	\$161,723	\$189,541	\$189,541
Ralph Roach	0.66	\$373,095	\$420,392	\$451,206	\$460,101	\$460,101
Harry T Ross	7.5	\$1,345,608	\$1,345,608	\$2,551,491		
Toliver Acres	1.03	\$521,572	\$541,572	\$559,628	\$422,101	\$422,101
Town North	5.29	\$1,386,771	\$1,692,151	\$1,868,997	\$1,924,550	\$1,924,550
Yates Brothers	0.28	\$219,714	\$227,230	\$227,230	\$364,416	\$364,416

Source: Tarrant Appraisal District



External Influences on Neighborhood

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

Cowboys Stadium

The new Cowboys Stadium was built directly across Collins Street from the Town North neighborhood. Residents were understandably concerned about how this might affect parking and traffic in their area, particularly on game or event days.

Based on a zip code breakdown of season ticket holders, an analysis was completed to determine the primary access routes to the Cowboys Stadium. From these routes, regional access zones were developed as shown below. These identify what access route visitors would use based on their point of origin. The percentages calculated represent the distribution of traffic of season ticket holders for the 2007 season at Texas Stadium.

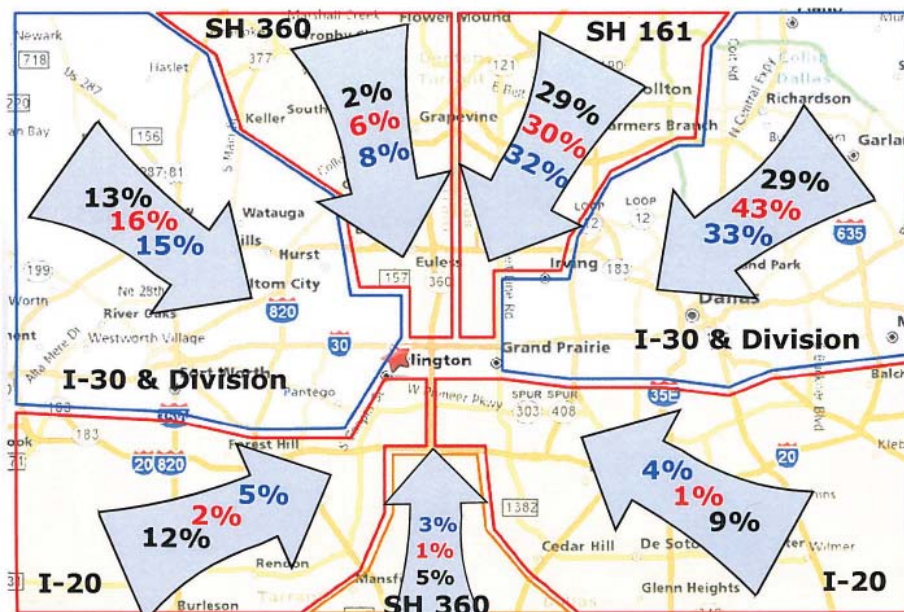
Access Route	2007 Season Ticket Percentage
SH 161 SB	29%
I-30 WB from Dallas	29%
I-30 EB from Fort Worth	13%
SH 360 SB	2%
SH 360 NB	5%
I-20 EB from Fort Worth	12%
I-20 WB from Dallas	9%
Total	100%

Legend

Black - 2007 Season Ticket Holders

Red - 2009 Suite Tickets

Blue - 2009 Club Tickets



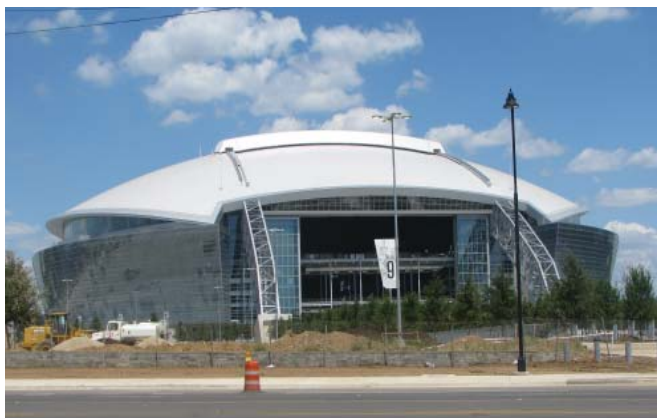
Parking

The City has developed the following breakdown of parking needs for the stadium.

Demand - 100,000 person event
 Parking Supply Needed - 33,333

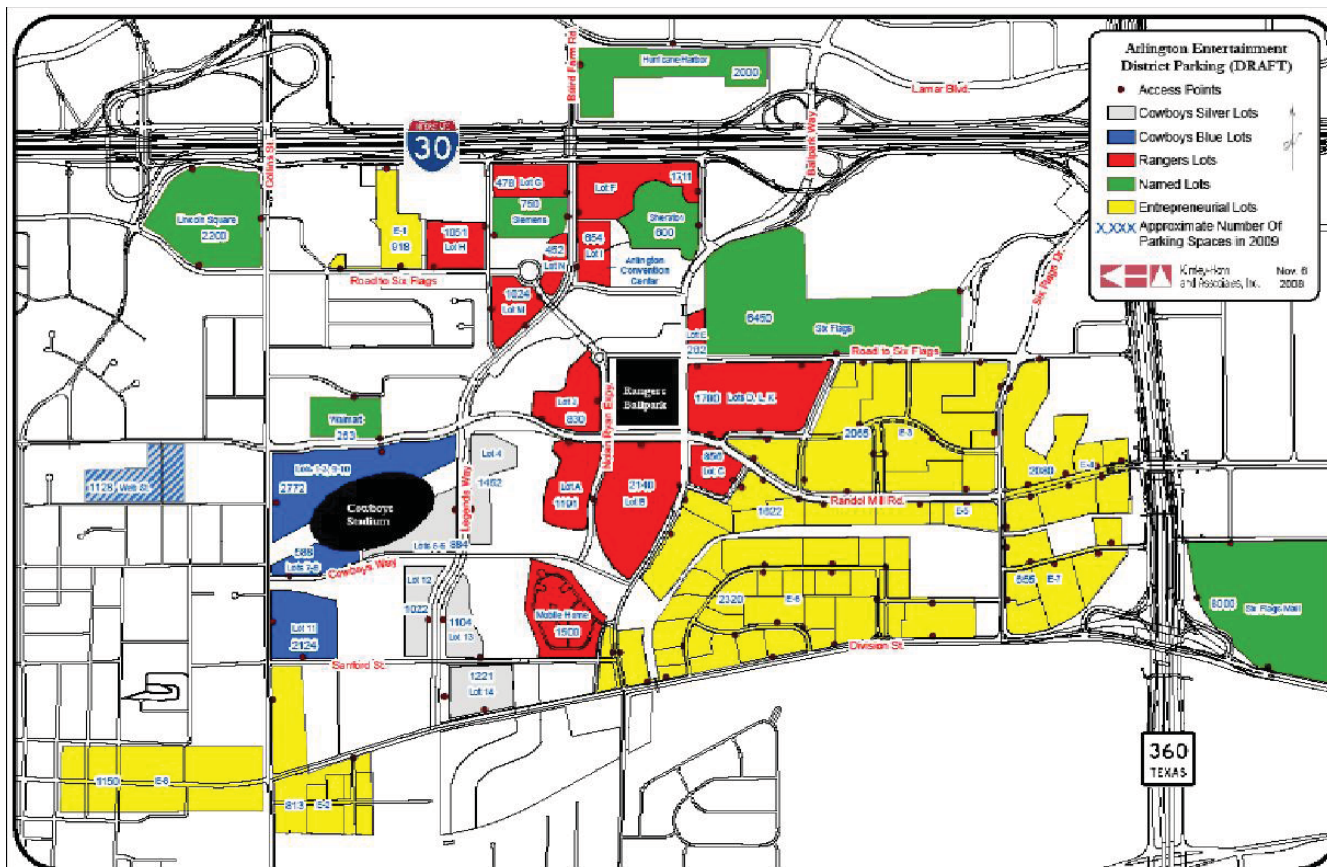
Parking Supply Available:

- Cowboy Lots 12,295
- Ranger Lots 13,939
- Entrepreneurial Lots 11,623*
- Named Lots 20,263
- Total 58,120



*Entrepreneurial Lots are existing businesses that open their parking lots to paying customers after hours.

The City is exploring the possibility of closing certain neighborhood streets to through-traffic and issuing parking permits to residents for street parking during events.



Traffic

Traffic is a concern of residents in Town North even on non-event days. The area is bounded by three Major Arterial streets (Cooper, Collins and Center), as well as a Major Collector (Sanford) to the south. Center and Mesquite Streets, which run through the center of Town North, are also considered Major Arterials. This means that there is a great deal of traffic flowing in and around the Town North area at any

given time. This traffic can be attributed to visitors driving through the area, as well as residents themselves. In the 2009 Neighborhood Survey, 72 percent of residents stated that they individually drove their cars to work every day. This is actually less than average in Arlington. According to the 2007 American Community Survey, 83 percent of Arlington residents reported driving their vehicles to work individually.



When comparing traffic counts from the Town North area, all but one traffic segment increased significantly between 2006 and 2007. The segment that decreased on Collins is most likely due to the residential demolition that occurred in that area. There were simply fewer residents using that roadway to get to and from their homes. This speaks to the need for traffic calming measures, as identified in the Neighborhood Priorities & Goals.

Street	2006	2007	% Change
Randol Mill between Oak and Gibbons	17,204	21,274	24%
Randol Mill between Thannisch and Web	14,915	19,335	30%
Collins between Sanford and Peach	45,058	28,181	-38%
Mesquite between Rogers and Slaughter	3,080	4,821	57%
Center between Rogers and Slaughter	3,384	4,368	29%
Sanford between Oak and NL Robinson	3,004	4,510	50%

Source: Public Works & Transportation Department

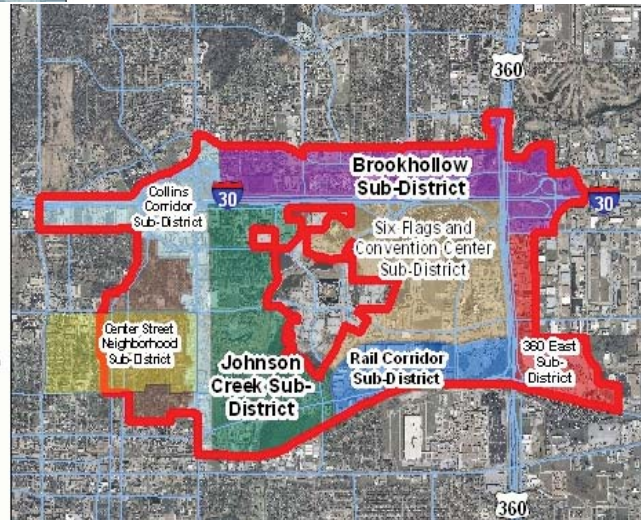
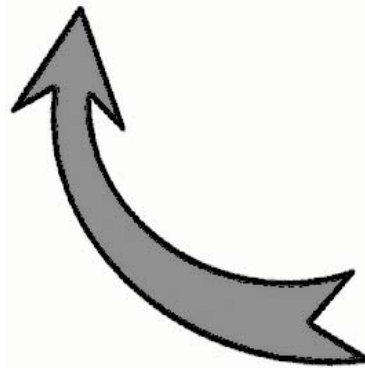
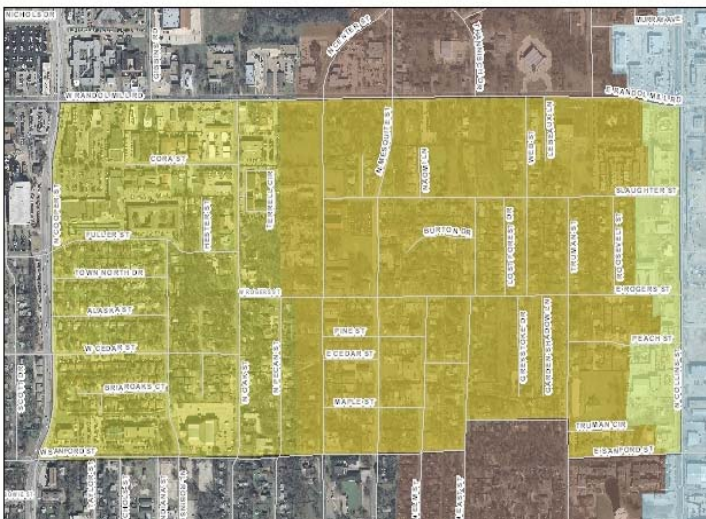
Entertainment District

Approximately 64 percent of the Town North area is located within the boundaries of the Entertainment District (ED) Overlay. The current ED Overlay was adopted on June 17, 2008 by Ordinance 08-047. It is intended to provide a more sustainable mix of uses and activities, while promoting high quality development and an aesthetically pleasing environment in an area including two major sports venues and Six Flags and Hurricane Harbor. The Town North neighborhood falls in the Center Street Neighborhood and Collins Corridor sub-districts of the Entertainment District. The primary purpose of the Overlay is to create design criteria for new construction and

redevelopment in the most visited part of the City, while protecting existing neighborhoods. This will ensure higher development standards for this area in the future and help create a sense of place and identity as a true destination.

The intent of the district's design standards for the neighborhood is to protect, enhance, and ensure compatibility with the neighborhood's characteristics, such as scale, mass, architecture, site, and landscape characteristics. This will minimize possible negative impacts of both residential and non-residential development and promote neighborhood stability.

TOWN NORTH



Internal Influences on Neighborhood

Property Maintenance and Code Compliance

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, parking, fence maintenance and illegal dumping. The codes are intended to make neighborhoods a better place to live, work and play. Compliance with these standards can reduce vandalism, deter crime, maintain property values and prevent deterioration of a neighborhood.

Property maintenance can be a challenge in some parts of Town North due to the age of the structures and absentee landlords that might not be aware of the deterioration of their property. One of the strategies identified by the Plan is to provide incentives to reduce property code violations, such as introducing a "Yard of the Month" program or applying for grant funding for neighborhood cleanups.



An illegally parked semi rig.

Infrastructure



Some portions of Fuller Street contain sidewalks, while other sections do not even have curbs.



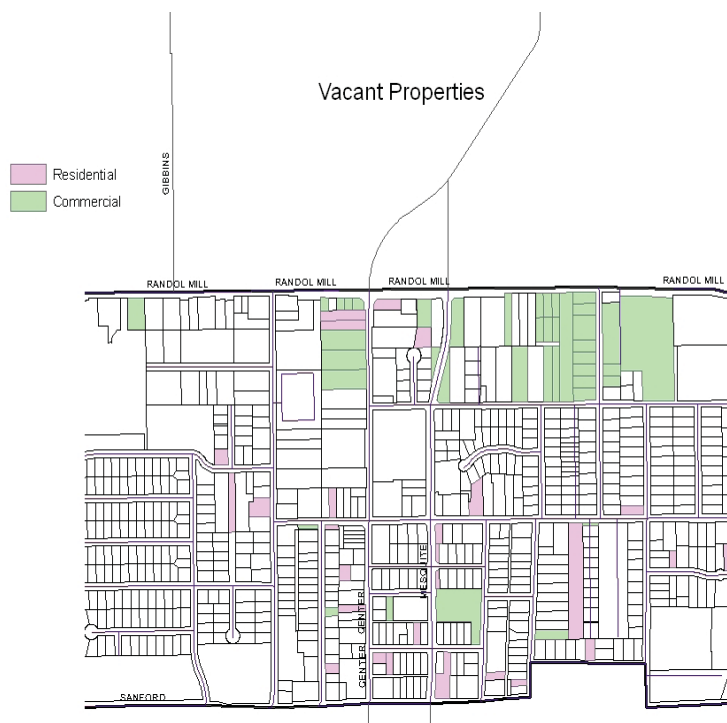
There are significant infrastructure concerns in the neighborhood due to a general lack of sidewalks and street lighting. There are also drainage problems along Fuller, North East and Sanford Streets. Fuller Street was also identified in the Plan as an area of concern because many children walk to Speer Elementary School along this route.

Because the neighborhood is located within Arlington's NRSA, it is eligible to receive Community Development Block Grant funds to assist with infrastructure needs.

Vacant Properties

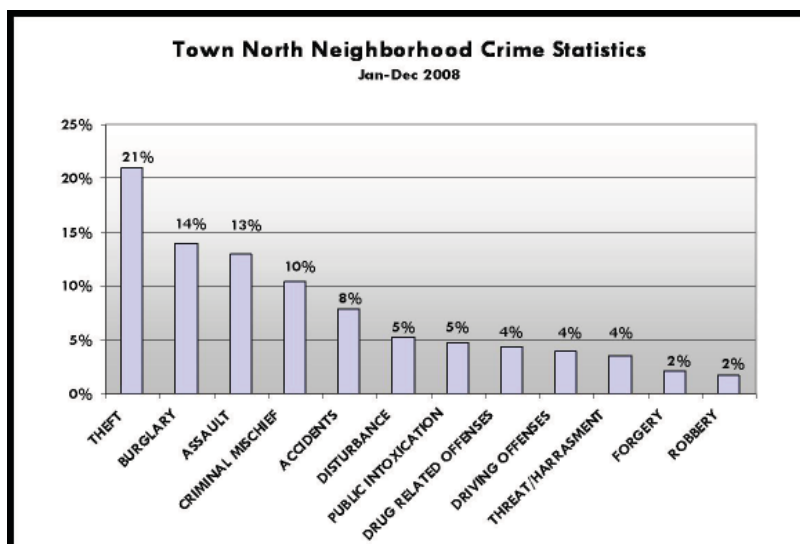
According to Tarrant Appraisal District (TAD), there are currently 70 vacant properties within the Town North neighborhood, totaling 28.7 acres of land. This is approximately nine percent of the total land area. Twenty-seven of the vacant properties (7.2 acres) are designated for residential uses. The average value of the vacant residential properties is \$20,967.74. The other 43 vacant parcels (21.5 acres) are designated by TAD for commercial uses. The average value of these properties is \$103,508.98.

Vacant properties pose significant concerns for neighborhood residents because they tend to attract criminal activities, vandalism and litter. This is primarily because vacant properties have less regular maintenance completed than occupied properties, often because they are owned by out-of-town investors or corporations that do not have a lot of direct contact with the property.



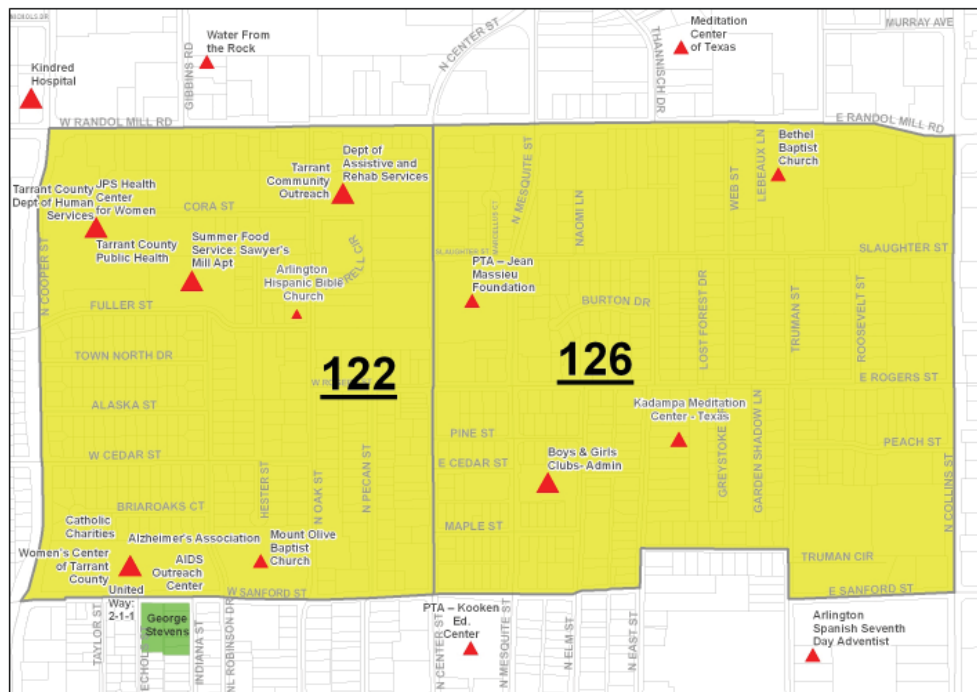
Neighborhood Services

The Arlington Police Department divides the City into several geographic subsets to ensure maximum service. Town North is composed of two separate Police Reporting Areas, 122 and 126. Within these two reporting areas, the following crimes were reported in 2008:



Source: Police Department

In the 2009 Neighborhood Survey, crime was identified as the top concern by neighborhood residents, specifically gang activities and prostitution. Public disturbances, such as noise from car stereos and parties, were also identified as a significant concern. This map displays the two Police Reporting Areas that compose Town North, as well as Town North neighborhood assets --- entities that are currently serving the neighborhood as well as those that have the potential to serve the neighborhood.



Neighborhood residents volunteering their time.

There are also some service agencies that are technically outside of the Town North boundaries, but still provide support to the area. These include Water from the Rock, which offers ESL and GED classes and job training; Campfire USA, which provides parenting classes for parents and home-based child care providers; and ACCION, which offers loans and business development assistance to micro-entrepreneurs. In addition, residents themselves are also willing to help. Thirty-eight percent of the respondents to the 2009 Neighborhood survey

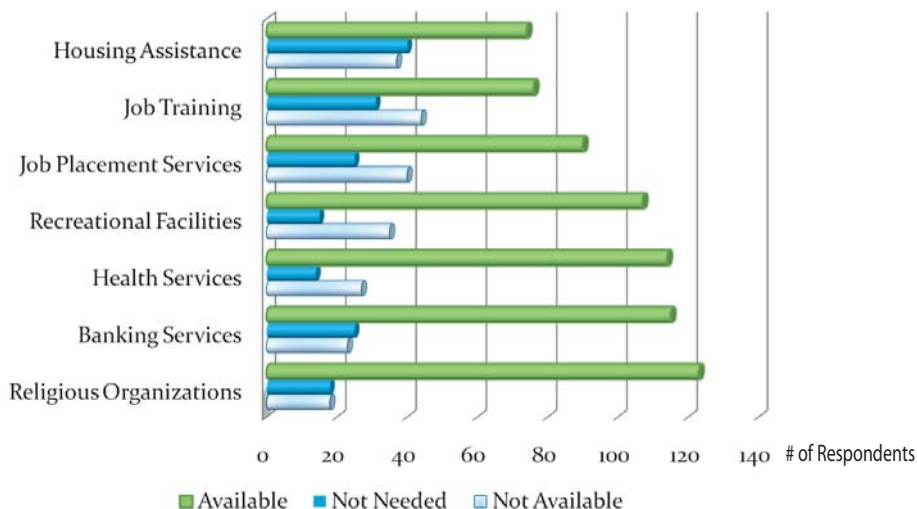
stated that they would be willing to participate by volunteering within the neighborhood.

Another asset is George Stevens Park, located just outside the neighborhood boundaries on the south side of Sanford Street. The Town North Neighbors were able to host their last two events, the 2008 National Night Out and the 2009 Spring Picnic, at this facility.

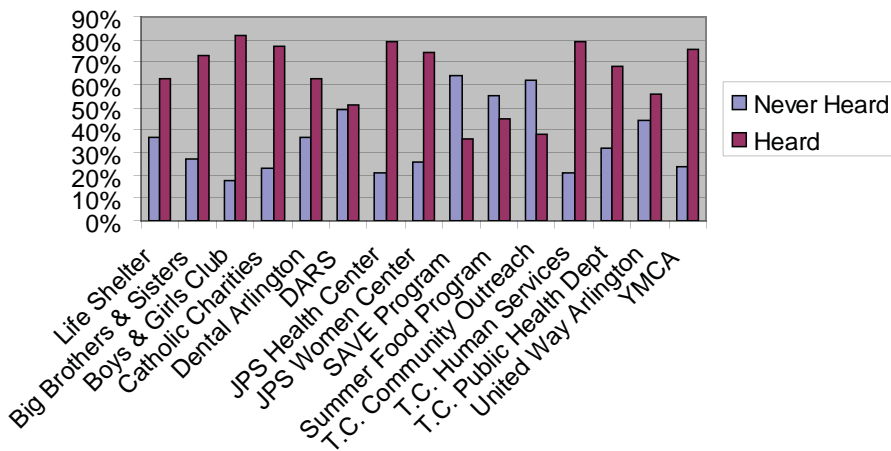
Town North Neighborhood Action Plan

Based on the information residents provided in the 2009 Neighborhood Survey, they are aware that many services are available in their area.

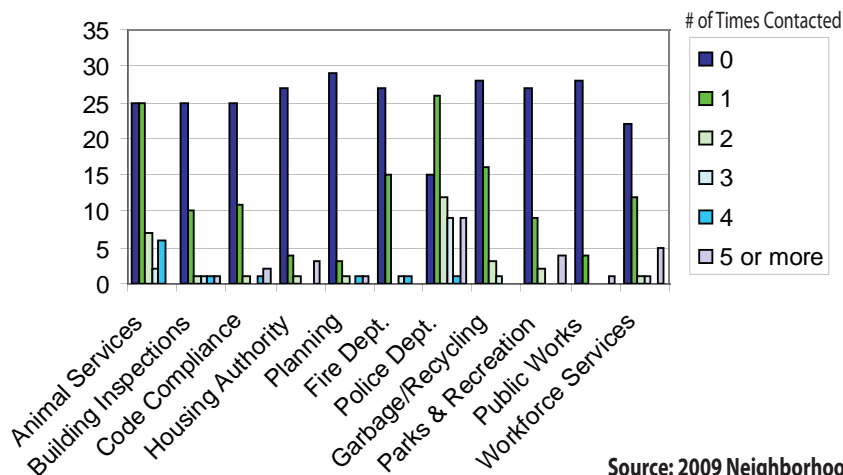
Town North Service Availability



Knowledge of Local Service Organizations



However, many residents were not aware of some of the specific organizations that were available to them.

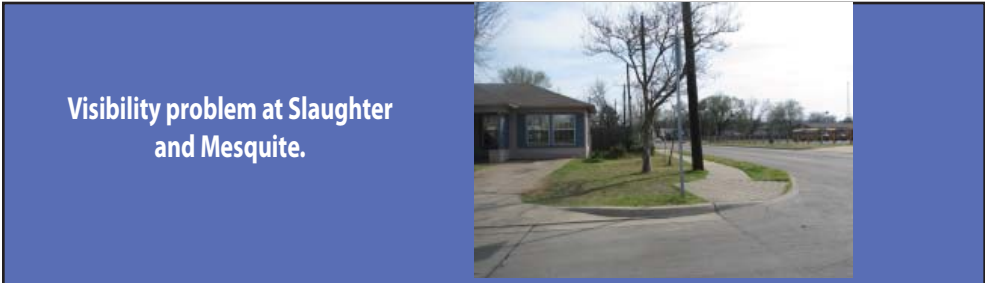


It is also clear from this graph that residents are not contacting the City for assistance in most cases. Though there are some exceptions, such as the Police Department. In a related inquiry, only 13 percent of residents had contacted the City's Action Center, which is designed to direct residents to the appropriate Departments when they have questions.

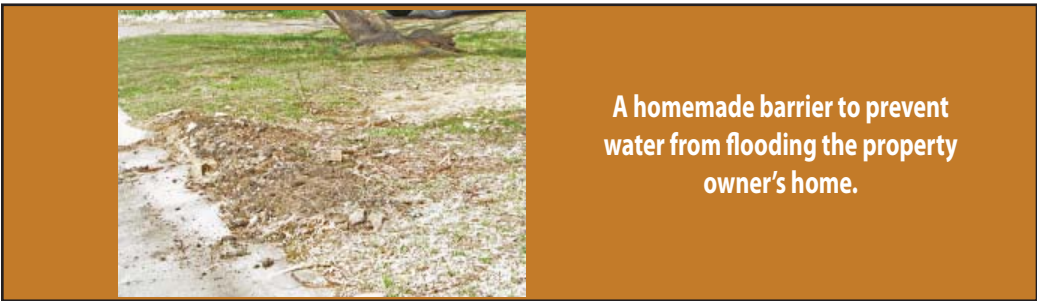
Source: 2009 Neighborhood Survey

Neighborhood Priorities & Goals

Goal 1: Address Traffic Concerns and/or Incorporate Aesthetic Methods of Traffic Control	
<ul style="list-style-type: none"> Speeding concerns identified on: 	<p>Roosevelt between Slaughter and Rogers Sanford North East Rogers between Mesquite and Collins</p>
<ul style="list-style-type: none"> Examples of measures to address speeding concerns: Cul-de-sac to close a specific street to thru-traffic, diagonal road closures, speed humps, lane narrowing, posted speed limit signs or other traffic calming measures. 	
<ul style="list-style-type: none"> Parking concerns identified for entire neighborhood on stadium event days. 	
<ul style="list-style-type: none"> Examples of measures to address parking concerns: Issue parking tags to neighborhood residents and limit street parking to those with tags on event days, install signs restricting certain streets for local access only or notify Code Compliance of illegal parking in residential yards. 	
<ul style="list-style-type: none"> Visibility issue identified at the corner of Slaughter and Mesquite, looking southbound. 	
<ul style="list-style-type: none"> Examples of measures to address visibility issue: Signage in advance of location notifying drivers of visibility concerns or scorching the earth around the sign within the visibility triangle. 	



Goal 2: Improve Neighborhood Infrastructure	
<ul style="list-style-type: none"> Identify streets for asphalt overlays or rebuilding. 	
<ul style="list-style-type: none"> Install updated street lighting on Slaughter, Oak, Sanford, Elm and North East Streets. 	
<ul style="list-style-type: none"> Install sidewalks on Fuller, Hester, Rogers and East Streets 	
<ul style="list-style-type: none"> Address ponding and drainage issues on Fuller, Sanford and North East Streets. 	



Town North Neighborhood Action Plan

Goal 3: Build on Neighborhood Relations to Ensure a Safe Environment

- Extend outreach of Community Watch Programs.
- Reach out to landlords in the area, sharing neighborhood goals and strategies and inviting owners to events.
- Continue National Night Out Event.
- Host an additional annual neighborhood event.
- Continue neighborhood meetings.
- Incorporate as a 501(c)3 organization.
- Create a neighborhood directory with information about the neighborhood group, how to get involved and helpful City, nonprofit and church phone numbers and addresses.

Goal 4: Promote Positive Relationships with City Departments, the University of Texas at Arlington, Non-profit Organizations and Local Businesses

- Reach out to local businesses in the area, such as the Town North shopping Center, sharing neighborhood goals and strategies, inviting business owners to events and identifying possible partnership opportunities.
- Continue calling in sightings of drug activity, prostitution, gang activity, loitering and public drinking to the Police Department.
- Continue calling in violations such as noise nuisances, maintenance issues, semi rigs parked on streets and graffiti to Code Enforcement.
- Work with Animal Services to report stray and/or dangerous animals.
- Work with Library's Literacy Programs and nonprofits like Water From the Rock to ensure adequate ESL and GED classes for area.
- Connect residents to available public services and programs such as the City Water Department (which can assist with residential cut-offs), the YMCA, Water From The Rock, TXU, City Residential Rehab Program and First Time Homebuyer Programs.
- In coordination with the City and local nonprofits, address needed health and job services in the area.
- Partner with the local Boys & Girls Club and Arlington Hispanic Bible Church on after-school programs.



The Boys & Girls Club and the Arlington Hispanic Bible Church are both potential partners for Town North Neighbors.

Goal 5: Provide Incentives to Reduce Property Code Violations

- Introduce "Yard of the Month" program.
- Encourage residents to join the Code Ranger Program.
- Apply for grant funding for neighborhood cleanup activities.
- Utilize Teen Court defendants to help clean up properties.
- Take care of grass growing on curblines.
- Connect residents who are unable to keep up with their properties to nonprofits or volunteers who can assist them.

Goal 6: Address Vacant and Blighted Properties

- Utilize the City's Brownfields Program to assess contamination problems on properties.
- Report blighted properties to the City's Dangerous and Substandard Structures Team.
- Install street lighting near vacant lots to prevent criminal activity.
- Reclaim areas for neighborhood activities and explore potential for converting properties to community gardens and pocket parks.

Vacant property on North East Street.



Goal 7: Promote Bike Rider Safety

- Present children's bike safety course, possibly at spring event.
- Work with local bicycle stores to educate children and adults on bicycle rider safety.
- Distribute bicycle reflectors.



Some neighborhood children are bike riders.

Funding Resources

Capital Improvements Plan

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

Several of the strategies and issues identified in this plan may be candidates for future capital improvement projects.

Street Maintenance Sales Tax

In January 2003, a 0.25-percent sales and use tax went into effect in Arlington. The sales tax is dedicated to the repair and maintenance of existing and aging streets. Funds go towards maintenance, rehabilitation and repair of public streets that existed at the time of the election.

Randol Mill Road, between Fielder Road and Collins Street, is scheduled for micro-seal during 2009.

Neighborhood Matching Grants

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

The Town North Neighbors were awarded a \$1,000 grant from the Neighborhood Matching Grant fund in the fall 2008 cycle in order to help them organize. The group applied for a \$1,000 grant in the spring 2009 cycle to pay for application fees, so that they could become a 501(c)3 nonprofit organization.



2008 National Night Out

Arlington Tomorrow Foundation

The Arlington Tomorrow Foundation (ATF) 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.

The Community Development & Planning Department, in partnership with Town North Neighbors, applied for two ATF grants in the spring 2009 cycle to fund sidewalk improvements in the area.

Other Grant Opportunities

As an area with a large percentage of low-to-moderate income residents, once Town North Neighbors receives their 501(c)3 status from the IRS, they will be an excellent candidate for other grant opportunities outside the City.

US Department of Housing & Urban Development (HUD) Grant Funds

As part of Arlington's Neighborhood Revitalization Strategy Area (NRSA), Town North is eligible for grant funds provided by the U.S. Department of Housing and Urban Development (HUD) for infrastructure and other eligible projects and activities.

Brownfields Program

The City received two \$200,000 grants from the Environmental Protection Agency (EPA) in 2007 that can be used to assess whether there is environmental contamination on a property, and, if there is, create a cleanup plan for the site. This program can be useful when dealing with abandoned or vacant structures on properties.

Gutter Ponding and Storm Water Programs

The Public Works and Transportation Department has two programs to address residential ponding and flooding problems. The Gutter Ponding Program addresses standing water or "gutter ponds" that accumulate at the curb and gutter of a street after rainfalls. An annual budget of \$50,000 is available to correct the most severe ponding problems. The Storm Water Program addresses flooding problems due to rainwater flowing over street curbs and into homes. This could indicate a problem with the street capacity. If this is the case and a structure is flooding, then the problem may be designated as a project candidate on the City's Storm Water Program. Each year project candidates are listed and ranked based on specific criteria. The number of drainage projects planned for a given year is based on the project costs as related to revenue generated by the Storm Water Utility Fee. Residents experiencing drainage problems should call 817-459-6550 for assistance.



Town North Neighborhood Action Plan



2009 Spring Picnic