

# Old Towne Neighborhood (1999)

[Action Plan](#)

## Ongoing Projects

Objective	Cost	Responsibility	Status
Place small, temporary signs (4'x 6') near major intersections and high traffic areas to highlight residential rehabilitation programs and provide contact information	\$50-100/sign	City of Plano	In Place and Ongoing
Enhance existing trees and foliage while maintaining mature trees	N/A	Residents/ Parks & Recreation	Ongoing
Plant trees where none exist or the trees are sickly, on properties of Old Towne	N/A	Residents	Ongoing
Use CDBG funds to assist in the restoration of older, historic homes in the neighborhood	N/A	Neighborhood Services	Ongoing
Plano Housing Authority to work with existing apartment complex owners to establish more stringent standards for maintenance	Staff Time	Plano Housing Authority (PHA)	Ongoing
Reduce to compliance the number of people residing in a housing unit	N/A	Property Standards	Ongoing
Make rental property owners accountable for building standards, numbers of tenants, and condition of property	Staff Time	Property Standards	Rental Inspection Program. City Council adopted pilot program in 2006 and continues to expand it - ongoing
Push for inspection of rental units (between tenants) to ensure minimal standards are kept	Staff Time	Property Standards	Rental Inspection Program (06) has been created - ongoing
Redesign recycling containers with handles and wheels for ease of use	\$1,189,522	City of Plano	Smaller recycling (68 gallon) containers are available upon request
Print a directory of Old Towne residents and businesses	N/A	Residents	Resident Initiative
Stay in contact with local Chamber of Commerce and Economic Development staff to stay abreast of possible businesses that need demographic information	N/A	Residents/ Economic Development	Resident Initiative
Develop an education program for non-English speaking residents to help integrate into our community	N/A	Harrington Library/ PISD Adult Education/ Residents	Resident Initiative

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Start a semi-annual cross-cultural get together in order to get to know all in our neighborhood	N/A	Residents	Resident Initiative
Involve the student body of Williams High School (WHS) in monthly community service projects in the neighborhood	N/A	Residents/ WHS	Resident Initiative
Closer communication between the two neighborhood associations	N/A	Residents	Resident Initiative
Work with owner at 16 <sup>th</sup> Street & N Avenue to address concerns over fence around the property and visibility hazards or aesthetics/health issues	N/A	Residents	Resident Initiative
Host an annual work day aimed at maintaining a clean neighborhood where area residents assist physically limited neighbors with the removal of inoperable appliances, bulky items, downed tree limbs and any other debris found in the Old Towne area. Coordinating the program with the City of Plano's annual cleanup program. All debris could be collected at a designated area for bulky waste removal	N/A	Residents	Resident Initiative
Dart needs route from neighborhood to transit center	N/A	Residents/ DART	Resident Initiative
Dart should run on weekends	N/A	Residents/ DART	Resident Initiative
Need more rides available for elderly/disabled	N/A	Residents/ DART	Resident Initiative
Monitor visibility problems in areas of Old Towne and report to city when problems occur	N/A	Residents	Resident Initiative
Encourage areas without a crime watch to participate in the program	N/A	Residents	Resident Initiative
Start Citizens On Patrol program to boost neighborhood awareness and communications	N/A	Residents	Resident Initiative

<b>Objective</b>	<b>Cost</b>	<b>Responsibility</b>	<b>Status</b>
Offer Home Security Surveys to identify security weaknesses in homes and offer solutions	N/A	Residents	Resident Initiative
Have a contact to report truancy issues instead of calling police	N/A	Residents	Resident Initiative
24-hr police visibility in the neighborhood	N/A	Residents	Resident Initiative
"Student Patrol Officers" program to stress the importance of civic duties and responsibilities	N/A	Residents	Resident Initiative
Develop task force of citizens, PISD, Police, JP Court, and County Court to identify real issues and gaps or loop holes in current system as well as offer permanent solutions	N/A	Residents	Resident Initiative
Host annual personal safety fair for Old Towne to promote programs such as crime watch, H.E.A.T., McGruff House, Ident-A-Kid, etc.	N/A	Residents	Resident Initiative
"Citizens Volunteer Watch" program before and after school hours, watching out for the students walking home and putting more eyes on the streets	N/A	Residents	Resident Initiative
Work with Economic Development to help recruit health care facility to east Plano	N/A	Residents	Resident Initiative
Work with Economic Development office to recruit restaurant to the Old Towne neighborhood	N/A	Residents	Resident Initiative
Use demographic information to help recruit needed businesses	N/A	Residents	Resident Initiative
Work to preserve the oral history of the neighborhood by appointing History Officers in the Old Towne Neighborhood Team	N/A	Residents	Resident Initiative
Meet with the Convention and Visitors Bureau to brainstorm on event ideas	N/A	Residents	Resident Initiative
Meet with the promote Plano subcommittee of the Chamber of Commerce	N/A	Residents	Resident Initiative

Objective	Cost	Responsibility	Status
Work with downtown merchants, Haggard Park neighborhood and other organizations to get as much participation as possible	N/A	Residents	Resident Initiative
Meet with Historic Home Specialist to gain insight into the marketing of historic areas	N/A	Residents	Resident Initiative
Develop and print a high quality, color brochure with photos, maps, points of interest and the assets of Old Towne highlighted	N/A	Residents/ Public Information	Resident Initiative
Work with the Public Information Department to design and develop the brochure	N/A	Residents/ Public Information	Resident Initiative
Distribute Old Towne brochures through the Chamber of Commerce Welcome Packages and through real estate associations	N/A	Residents	Resident Initiative
Develop articles with photos and neighborhood resident/business interviews to be printed in the Plano section of the Dallas Morning News	N/A	Residents	Resident Initiative
Include information about Old Towne in the City's web page as the first neighborhood planning area	N/A	Residents	Resident Initiative
Produce letter to be sent by Old Towne Team to owners of sub-standard houses and multi-family buildings asking for assistance in maintaining a quality neighborhood	N/A	Residents	Resident Initiative
Form an Old Towne task force of neighborhood team members, Property Standards Specialists, Apartment managers and tenants to help keep lines of communication open and solve problems	N/A	Residents	Resident Initiative
Address concerns with rental properties	N/A	Residents	Resident Initiative

<b>Objective</b>	<b>Cost</b>	<b>Responsibility</b>	<b>Status</b>
Develop an extensive program to bring all housing up to current standards in the Old Towne area	N/A	Residents	Resident Initiative
Make residents aware, in both Spanish and English, of the Housing Rehab Program, its requirements and application procedure	N/A	Residents	Resident Initiative
Assist seniors or disabled citizens or any resident with limited physical or monetary means with lawn and tree maintenance	N/A	Residents	Resident Initiative
Rehabilitate and/or replace deteriorating housing on 15 <sup>th</sup> Place west of P Avenue to prevent spread of blight on neighboring streets	Existing Budget	Residents/ Neighborhood Services	Resident Initiative
Report to Property Standards any nonconforming land use such as auto repair business in a residential area and receive follow-up to action(s) taken	N/A	Residents	Resident Initiative
Support changes that would make land zoned Urban Residential more pedestrian oriented	N/A	Residents	Resident Initiative
Restrict street parking throughout neighborhood to one side only	N/A	Residents/ P&Z	Resident Initiative
Make neighbors aware of and monitor all plans submitted to P&Z to ensure that they are conducive to goals outlined in neighborhood plan	N/A	Residents	Resident Initiative
Monitor industrial areas south of 14 <sup>th</sup> Street to check for excess noise, odors, dust and related items	N/A	Residents	Resident Initiative
Encourage industrial areas to upgrade their property to meet current zoning ordinance requirement of screening walls and/or living screens	N/A	Residents	Resident Initiative
No loitering signs (bilingual) in alleys	\$45/sign	Residents	Resident Initiative
Use CDBG funds to renovate the properties west of P Avenue. on 15 <sup>th</sup> Street & 15 <sup>th</sup> Place	Existing Budget	Residents/ Neighborhood Services	Resident Initiative
"No vehicles over 3 axles" signs at entrances to Old Towne	\$45/sign	Residents/ Public Works	Resident Initiative – Signs must be placed in front of someone's home

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Plant low maintenance shrubbery on 14 <sup>th</sup> Street (FM 544) to reduce noise floating into the Old Towne area and beautify the boundaries of the area	N/A	Residents	Resident Initiative
Allow infill development of cottage or patio homes in the vacant areas in the Old Towne neighborhood	N/A	Planning Dept./ P&Z Commission	Resident Initiative – Must request that the Planning and Zoning Commission call a public hearing to rezone the area
Restrict street parking near Williams H.S.	N/A	Residents/ P&Z	Resident Initiative – Feasible but the impacted homeowners need to be aware of and agree to make certain areas around their homes "No Parking" zones
Anti—litter signs stating the maximum possible fine to reduce litter	\$45/sign	Residents/ Transportation Engineering/ Public Works	Resident Initiative – Feasible
Restrict street parking near First Baptist Church	N/A	Residents/ P&Z	Resident Initiative – Feasible but the impacted homeowners need to be aware of and agree to make certain areas around their homes "No Parking" zones
Pedestrian crossing signs at major intersections throughout neighborhood	\$45/sign	Transportation Engineering	Ineffective use of signs. Education is the more appropriate way of increasing road user awareness. Each intersection's pedestrian safety features should be reviewed on a case by case basis
Encourage construction of single-family residences that are built to blend in with the existing architecture of the Old Towne neighborhood	N/A	Residents/ Heritage Pres. Officer	Old Towne is in the Preservation Plan – but to create a conservation district, residents need to file a petition

## Completed Projects

Objective	Cost	Responsibility	Status
Traffic buttons to enforce mandatory right turn lane at 18 <sup>th</sup> Street & L Avenue	Existing Budget/ Staff Time	Transportation Engineering	Completed – Updated 2007 – traffic buttons may need repair
Renovate and maintain streets throughout neighborhood	N/A	Public Works	Completed
Pursue the addition of street sign toppers denoting neighborhood name	\$1,650 (Staff Time)	Residents/ Neighborhood Planner	Completed

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Renovate and update Williams High School, both internally and externally (reference Clark H.S.)	N/A	Residents/ PISD	Completed
Place historical markers on all historic properties and have them included in the next Historic Plano Walking Tour Map	N/A	Residents/ Heritage Pres. Officer	Completed
Conduct Historic Resource Survey of Old Towne and pursue Historic District designation	Staff Time	Heritage Preservation Officer	Completed
Modify refuse collection schedule to accommodate the trash overflows at apartments and businesses on Municipal Drive & 14 <sup>th</sup> Street	N/A	Solid Waste	Completed – Problem has been resolved and no longer exists
Ban 18-wheeler traffic in neighborhood	\$45/sign	Residents/ Transportation Engineering/ Public Works	Not entirely feasible. Although 18-wheelers are allowed to drive through the neighborhood they are prohibited from parking
Investigate various speed management devices and install the most effective choices in problem areas to be determined by the neighborhood planning team and the Transportation Engineering Division	\$0 capital for study \$1,000/hump (Staff Time)	Residents/ Transportation Engineering	5 speed humps installed on 15 <sup>th</sup> Street
Incentives should be offered to commercial property owners to maintain and upgrade their properties	N/A	Economic Development	Incentives are in place for vacant retail
Improved lighting at dogleg (16 <sup>th</sup> Street & N Avenue)	\$1,000 to \$2,000/pole	Residents / Engineering	Meets Existing Standards
Host a Tour of Homes to promote awareness of the unique homes in Old Towne	N/A	Residents/ Heritage Pres. Officer	Part of the previous Blackland Prairie Festivals
Allow no parking of boats or RVs in front of homes or in driveways, unless they are in the back of the property	N/A	Residents/ Police	Ordinance in Place (enforce law)
Eliminate dark pockets in alleys and streets with better lighting	\$1,000 to \$2,000/pole	Engineering / City Council	Meets existing standards

## Other Projects

Objective	Cost	Responsibility	Status
Place historic street lights throughout the neighborhood	NA	Residents	Incomplete
Address parking issues on R Avenue between 17 <sup>th</sup> Street & 18 <sup>th</sup> Street	N/A	Transportation Engineering	Educated Residents
Install a stop light at 15 <sup>th</sup> Street & Jupiter Road	\$60,000	P&Z	Does not meet warrants for traffic signal
Close 15 <sup>th</sup> Street at R Avenue	N/A	Residents / City Council	Not Feasible
Have Property Standards Specialist available after normal working hours and on weekends to investigate neighborhood complaints	Staff Time	Property Standards	Not feasible; specialists work in neighborhoods during regular business hours (after hours is discretionary)
Traffic circle at 15 <sup>th</sup> Place and R Avenue	\$6,000	Residents / Traffic Advisory Committee	Not Feasible
Ramps in sidewalks	\$56,350	Public Works	Residents do not want sidewalks
Need sidewalks throughout neighborhood	N/A	City Council	Residents do not want sidewalks
Place Diverters on 15 <sup>th</sup> Place and 14 <sup>th</sup> Place, between P Avenue & R Avenue (maintaining 2-way traffic)	\$6,000	Transportation Engineering / P&Z	None Planned
Place Historic gateway signs at the following locations: 14 <sup>th</sup> & L, 15 <sup>th</sup> & L, 14 <sup>th</sup> & P, and 18 <sup>th</sup> & L	\$25,000/sign	Residents / City Council / Eastern Plano Advisory Committee	Not Feasible
Major residential streets in Old Towne, in conjunction with new Plano streetscape design, should look similar to announce entry into Old Towne	\$200,000 to \$500,000/entryway	City Council	Not Feasible
Change city ordinances to reflect higher minimum fines for speeding	N/A	City Council	Not Feasible
Encourage in-fill housing to be only single-family housing.	Staff Time	Planning	Not Feasible

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Place diverters on O Place (maintaining 2-way traffic).	\$4,000	Old Towne / Transportation Engineering / P&Z	None – Some discussion but no plans to go forward
Widen R Avenue between 17 <sup>th</sup> & 18 <sup>th</sup> Streets.	N/A	Transportation Engineering	Not Feasible – Standard width for residential roads met. “No Parking” signs are in front of apt. complex; “No Parking from here to corner” signs are on both sides of the street near 18 <sup>th</sup> Street and R Avenue intersection.
Using professional landscapers, the city should provide coordinating seasonal color from downtown streetscape at major entryways into Old Towne. Area residents will maintain the area	\$200-500K/entryway	City Council/ Residents	Not feasible for city to do this but can utilize KP&B or Parks Foundation matching grants programs.
In order to preserve the health and beauty of mature and newly planted trees, all electrical, cable, and telephone lines should be placed beneath the ground as streets and alleys are repaired, replaced, or maintained	\$2Million+	City Council	Not Feasible
Improve signage at 16 <sup>th</sup> Street and N Avenue (limits different on each side of street)	\$80/sign	Residents/ Public Works	Not Warranted – There is five mile difference between the signs, which is probably due to the direction north vs. south bound), and the bend of the road
Make school areas “double fine” zones—similar to construction zones	N/A	City Council	Not Feasible – Requires change of State Law
Any future multifamily should be established through renovation of downtown lofts, patio homes, or garage apartments	N/A	Planning	Not Feasible

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