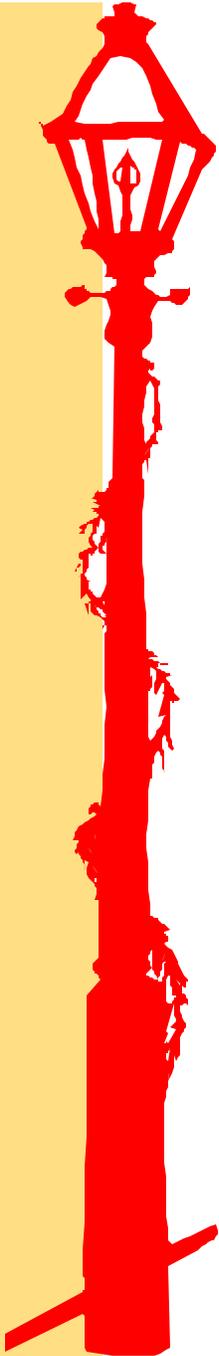


Thank You!  
This document, prepared by the neighbors in Old Towne, outlines their suggestions for addressing issues facing their unique neighborhood. Many thanks are due the members of the Old Town Neighborhood Planning Team, who took time from their lives to come together to explore the future of their neighborhood. Without their dedication, this effort would not have been possible.



# OLD TOWNE

In the Heart of Plano!

## History of Old Towne

Submitted by Charles Merritt,  
Vice President of History  
Old Towne Neighborhood Team

The Old Towne neighborhood is a rectangular area north of 14th Street, east of Ave. K, south of 18th Street and west of Jupiter Road. The neighborhood is located due east of Plano's historic downtown. The Old Towne neighborhood is one of the oldest existing neighborhoods in Plano. One of the charms of the neighborhood is that, in spite of the rapid growth of the city and location in a major metropolitan area, it has retained an old fashioned, small-town feel. To know more about this area now known as "Old

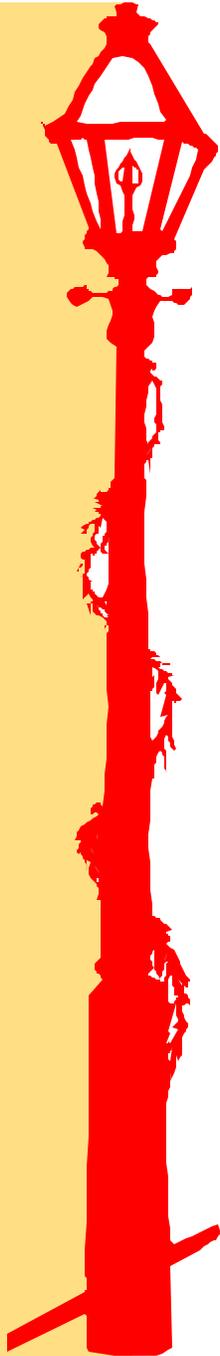
Town", one must first expand their search just west of the neighborhood.

Beginning in the early part of this century and continuing until the expansion of North Central Expressway, the main street running through Plano was known as "Highway 5". Highway 5 started at the ferry crossing in Galveston, Texas, and ran north to the Canadian Border, and was the main road running north and south through Texas. It carried all of the traffic, wagons, buggies, cars, or trucks that went anywhere from the Gulf of Mexico, through Plano, heading north. After the expansion of North Central Expressway, old Highway 5 (Avenue K) was known to most of Plano's residents as "Main Street" or simply "Ave. K".

# OLD TOWNE

In the Heart of Plano!

The neighbors who make up Old Towne have a strong sense of pride in their community and strive to preserve the rich heritage and promising future of Old Towne.



During the 1930s and 1940s and even into the 1950s, Ave. K had only three red lights. One was at what is now 16th Street, one was at what is now called 15th Street, and one at what is now called 14th Street or State Highway 544. The early names of some of the streets that ran through Ave. K and the Old Towne area were different from their present names. Fourteenth Street was called “Jefferson Street”, 15th Street was called “Mechanic Street”. The first street east of Main Street was called “Residence Avenue” and the next eastern street was called “Church Street”, perhaps because of the number of churches located there. Eighteenth Street was a short street, starting at Avenue K and running west to come to a dead end at the Rice Football Field. East of Avenue K, 18th Street was a gravel road and was used to get to the Plano Mutual Cemetery.

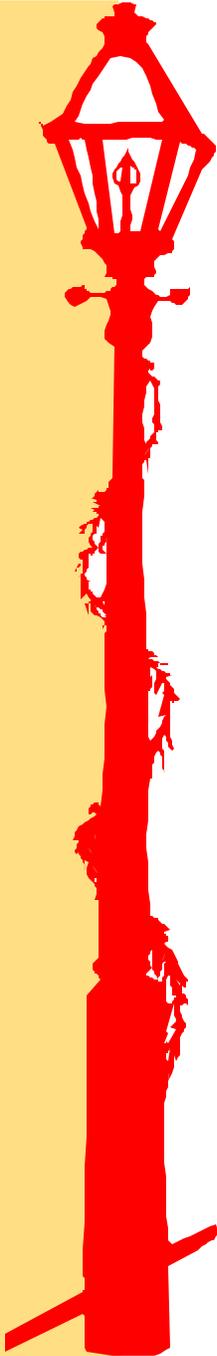


Most of the land east of Avenue K was farmland, and remained that way until the late 1950s and 1960s. On the east side of Plano, the primary landowners were the Formans, the Prices, and the Rices. During the 1920s, 30s, and 40s the eastern most street in Plano was what is now called Avenue P. It ran along the boundary of the Forman land and the City of Plano, north to what is now 15th Place then turned west again. There were houses on both sides of 15th Place then, with the older members of the community living on the south side. The houses in this area sat on large pieces of land, sometimes occupying four or five lots, and all

# OLD TOWNE

In the Heart of Plano!

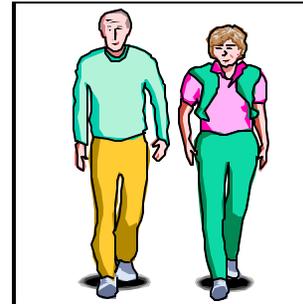
David McCall, former mayor of Plano, made his home in this neighborhood, as did Mayors Alex Schell, Sr., Art Stranz and Harry Rowlinson. One of the first City Managers, Harry Stinson, also lived in this area.



of them had out buildings. These large two-story homes were built for individuals who were merchants in Plano, serving the community and the steady flow of travelers on Highway 5. These merchants ran businesses such as the hardware store, grocery store, lumberyards, clothing stores, saloons, and drug stores while tenant farmers took care of their farms.

The residential areas of Old Towne Plano consist of homes and apartments built over several generations, from the 1800s to the past decade. The neighborhood boasts several late 19<sup>th</sup> century historic houses as well as custom-built homes from the 1950s and 1960s. Southwood Estates Addition, the first all brick addition in Plano, was started in the late 1950s on the Forman land. Cliff

Forman himself constructed a house for his mother to live in after the land was subdivided. The second addition was the Belle View addition, which is west of Avenue P between 17<sup>th</sup> Street and 18<sup>th</sup> Street. The Belle View addition was built during the very late 1950s and 1960s.



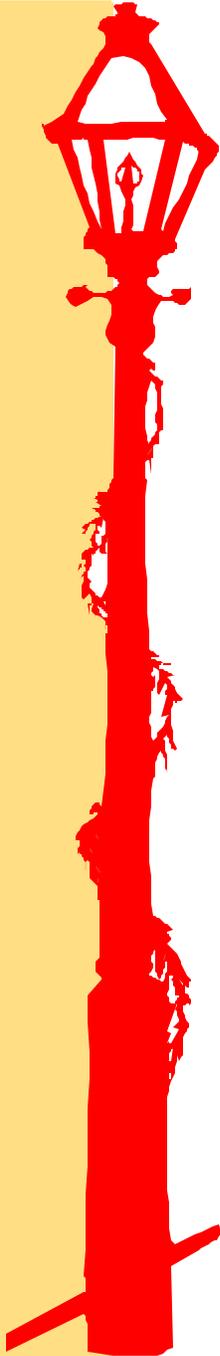
Many descendants of the “Old Families” of Plano still either live or own property in the area of Plano now known as Old Towne. They include members of the Price, Carpenter, Gunter, Merritt, Newbill, Stinson, Wilson, Beard, Sigler,

Apple, Lewis, Forman, Wray, Huguley, Yandell, Thompson, Watson, Shelley, Allgood, Berry, Robinson, Rowlinson, Schell, Carter, Donley, Bell, Scaggs, Armstrong, Bagwell, Harrington, Clarkson, Dooley and Beverly families. David McCall, Sr., former mayor of Plano, made his home in this neighborhood, as did Mayors Alex Schell, Sr., Art Stranz

# OLD TOWNE

In the Heart of Plano!

The first street east of Main Street was called "Residence Avenue" and the next eastern street was called "Church Street", perhaps because of the number of churches located there.



and Harry Rowlinson. One of the first City Managers, Harry Stinson, also lived in this area.

In the 60s and 70s, multifamily housing was developed throughout the neighborhood, along with modern shopping centers at the northwest and southeast corners of Old Towne. The Plano high school, several churches and business establishments were also scattered through Old Towne. Mendenhall Elementary School, which was the first freestanding elementary school in Plano, was built on 18<sup>th</sup> Street during the 1960s. Williams High School, named for T.H. Williams, a teacher, coach, and principal of Plano High School, was designed to be the High School for Plano. It stands between 17<sup>th</sup> Street and 18<sup>th</sup> Street just east of Ave. P in the Old Towne neighborhood.

The Methodist Church was organized in the area now known as the Douglass Community before moving to the corner of 16<sup>th</sup> Street and Avenue K. It is now located north of 18<sup>th</sup> Street just east of Avenue K. The First Baptist Church first started out south of Plano, in the area of what is now Greenville Avenue and Renner Road, prior to moving to the corner of 15<sup>th</sup> St. and Ave. M in Plano. The Presbyterian Church once sat on the corner across from Plano's first and only, at that time, fire station (now occupied by the City of Plano Municipal Center). Old Towne is also home to the First Assembly of God, St. Mary's Anglican, and the Holy Nativity Episcopal Churches.

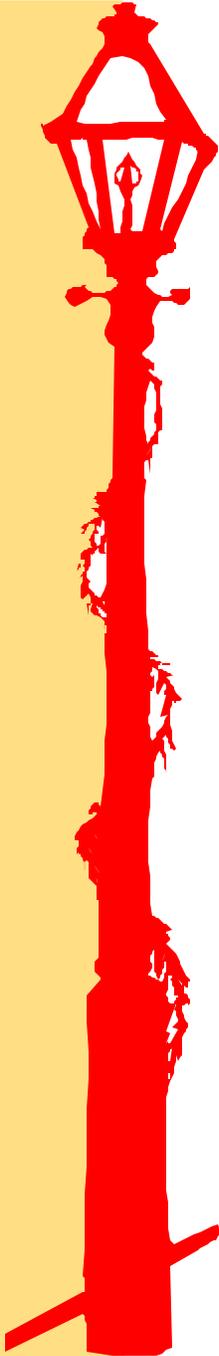


Teddy Harrington started what is now Ted Dickey Funeral Home. It was operated, originally, where

# OLD TOWNE

In the Heart of Plano!

One of the charms of the neighborhood is that, in spite of the rapid growth of the city and location in a major metropolitan area, it has retained the old fashioned, small-town feel.



the current Art Centre of Plano Building is, at the northwest corner of Avenue K and 15<sup>th</sup> Street. It was then moved to a location on 15<sup>th</sup> Street, until a new facility was built at its present location, across 18<sup>th</sup> Street from the Plano Mutual Cemetery.

The original telephone company sat in a small building on the east side of Avenue K just about 50 feet south of the GTE building, and was one of those old type plug in systems run by Ms. Ethra Phillpot. If you wanted to talk to someone you could either give her the number or the name. Ethra kept track of everyone in town and would tell you right off when someone was not home and where they had gone.



Today, Plano has grown into a city of over 220,000

persons. And even though there isn't still an Ethra Phillpot to keep track of everyone, Old Towne has managed to retain the charms of hometown life. Tree lined streets are filled with neighbors who still know each other by name and the hectic pace of metropolitan life seems to slow just a bit as you drive down the roads in Old Towne. The neighbors who make up Old Towne have a strong sense of pride in their community, and strive to preserve the rich heritage and promising future of Old Towne.



# OLD TOWNE

In the Heart of Plano!

## Modern Old Towne: Physical Information

Old Towne is an area of land composed of 181 acres, subdivided into 557 individual lots. Of those lots, 31 are currently undeveloped. Eighteen of the undeveloped lots have been incorporated as additional yard or paved as parking area for residences, businesses or churches and 13 are vacant and unused.

Of the 13 vacant lots, three are in areas zoned for Single Family (SF-7), and nine lots fall within the Urban Residential (UR) zoning and one is zoned Retail (R). The lots in SF-7 and UR zones could be used for infill housing. Two of the vacant lots are larger than one acre in size, offering significant development opportunity in the UR and R districts.

Residential land use comprises 62% of the total land area in Old Towne. There are currently 1048 households in the Old Towne neighborhood. Six hundred ninety nine (699), or 67%, of those households are multifamily dwellings, with the remainder of the households being single family detached dwellings. Forty-two (42) businesses, churches, and institutions in the Old Towne Neighborhood comprise approximately 68 acres of land.

Land use patterns in Old Towne have stabilized, and lack of vacant land and current zoning limit future land uses to infill development. The majority of structures in the neighborhood are in good repair and have been well maintained. Those structures needing renovation or maintenance attention have been noted by the neighborhood planning teams. These property owners will receive information about the Housing Rehabilitation Program. Continued enforcement by

# OLD TOWNE

In the Heart of Plano!



the Property Standards division will ensure that multifamily housing is maintained in acceptable condition.

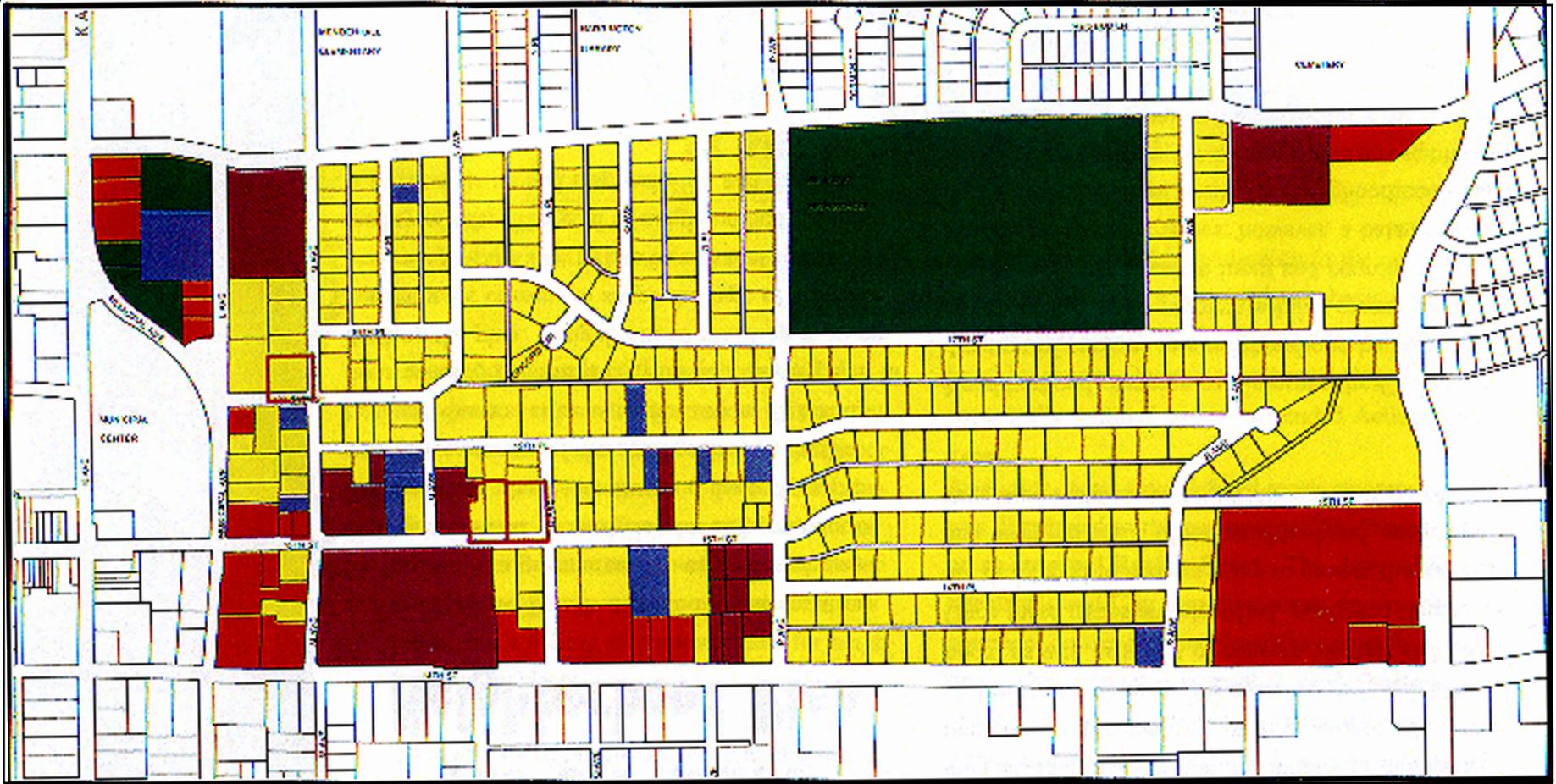
## Infrastructure

Many of the public streets and sidewalks in Old Towne have recently or are currently undergoing reconstruction. Over \$2,900,000 is included in the 1998-99 Capital Improvements Budget (CIP) for Street improvements within Old Towne over the next five years. During the past five years, approximately \$2,300,000 were included in CIP Budgets for street improvements, including improvements to Ave. K.

Residents in the southeastern sector of Old Towne chose not to have sidewalks installed during street reconstruction. Residents in the northwestern sector of the neighborhood, however, have recently received new sidewalks on their streets. Due to the mixed opinion of whether or not to install sidewalks, there

is an irregular pattern of existing sidewalks. This is unlikely to change in the future, as it is City policy to petition residents for approval of sidewalk installation.

Other CIP projects in Old Towne that have recently been completed are the improvements to the drainage system on R Ave., the Harrington Library, and water and sewer systems. These CIP projects were budgeted at \$3,810,000. Planned improvements for the next five years include water & sewer improvement projects and the third phase of the R Ave. drainage improvements. These budgeted CIP projects are estimated to cost over \$1,700,000 during the next five years, bringing the estimated ten year CIP expenditures in the general area to approximately \$10,741,106.



Total Acreage = 181 acres

% of Total: \*

Church = 10%

Commercial = 12%

Public = 16%

Residential = 62%

\* includes vacant land within each

 Historic Designation

 Vacant Land - 5 acres

 Church - 18 acres

 Commercial

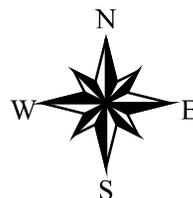
 Public - 28 acres

 Residential - 113 acres



City of Plano  
Geographic Information Systems  
Planning Department  
July 20, 1999

Scale 1" = 7000'



# OLD TOWNE

In the Heart of Plano!

## The Old Towne Neighborhood Plan

A Neighborhood Plan is a set of recommendations for improving a given area of a city. Recommendations are based on analysis of a large amount of data collected about that area and generally represent the consensus of the stakeholders (residents, business owners, citizens, organizations & institutions and city departments) who have participated in drafting the plan. Neighborhood planning is an opportunity for citizens to shape the type of neighborhood they would like to live in and their overall quality of life. The goal of neighborhood planning is to promote mutual responsibility and joint problem solving.

A neighborhood plan represents all of the groups and interests that make up the community of the neighborhood. Representatives of these groups take part in a process that identifies assets of their neighborhood, as well as issues of concern, neglect and need. Once these issues are identified, goals and objectives are developed to address ways to protect the assets and meet the needs of the neighborhood, as well as suggested methods of achieving agreed upon objectives.

Neighborhood planning can improve the City's coordination of services to a neighborhood by bringing attention, focus and problem-solving resources to that area. It can improve input and coordination regarding all citywide issues; however, a balancing of all interests must still occur. No neighborhood plan can pre-empt property or zoning rights as established by state law, but plans can improve the communication

# OLD TOWNE

In the Heart of Plano!



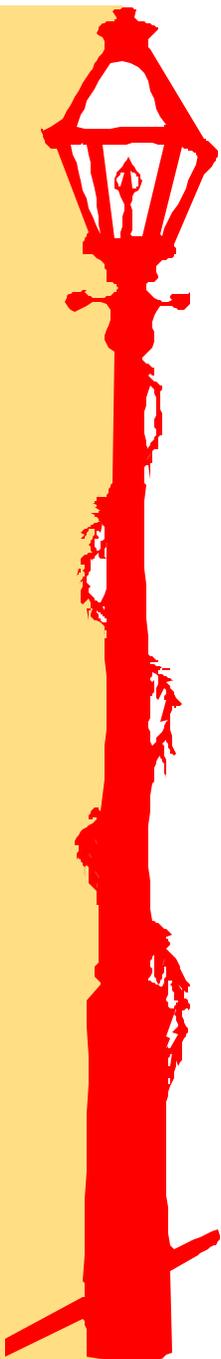
and decision making for future recommendations.

A secondary result of the neighborhood planning process is the strong sense of community that often exists after members of the neighborhood have worked together to prepare the plan. This stronger sense of community leads to increased pride in the neighborhood, cooperation between neighbors, reduction in neighbor disputes, and a feeling of empowerment for neighborhood residents.

The Old Towne Neighborhood Planning Team worked to develop an inventory of the community assets and needs through the administration of a **Neighborhood Survey**. Results of the survey, coupled with results of an exercise identifying neighborhood **Strengths, Weaknesses, Opportunities, and Threats**, provided a good

inventory of conditions and needs in the neighborhood. The inventory was used as a basis for long term neighborhood Goals. Each Goal is further defined by several Objectives and each Objective is specifically outlined by recommended Action Items.

As Action Items were defined, each recommendation was distributed to the appropriate City Department on an **Internal Review Sheet**. The Internal Review Sheets allowed City Departments an opportunity to comment on the cost and feasibility of each Action Item. The completed Internal Review Sheets were returned to the Neighborhood Planning Team so that priorities could be assigned with a clear understanding of the associated costs and obstacles. After learning that an Action Item was more expensive or complicated than imagined, the Neighborhood Planning Teams often re-prioritized their goals and objectives.



# OLD TOWNE

In the Heart of Plano!

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As each Action Item was reviewed on an Internal Review Sheet for cost and feasibility, it was assigned to a responsible party within the affected department. The Neighborhood Planning Team has also divided the Action Items amongst its members to coordinate implementation. The Neighborhood Planning Teams, without obligation or assistance from the City of Plano, may also independently pursue any action items that are determined to be outside the scope of City services through alternative means.

The Old Towne Neighborhood Plan will be approved by the Planning and Zoning Commission and City Council. **Although not all of the recommendations adopted as part of the Plan may be possible or feasible, all will be given serious consideration and diligent effort to implement.**

# OLD TOWNE

In the Heart of Plano!



## Implementation

Responsibility for implementation of the Neighborhood Plan will ultimately rest with the Neighborhood Planning Team, working with the appropriate departments of the City of Plano. The Neighborhood Planning Team will report back to the City Council on the progress of the Plan Implementation on a quarterly or semi-annual basis.

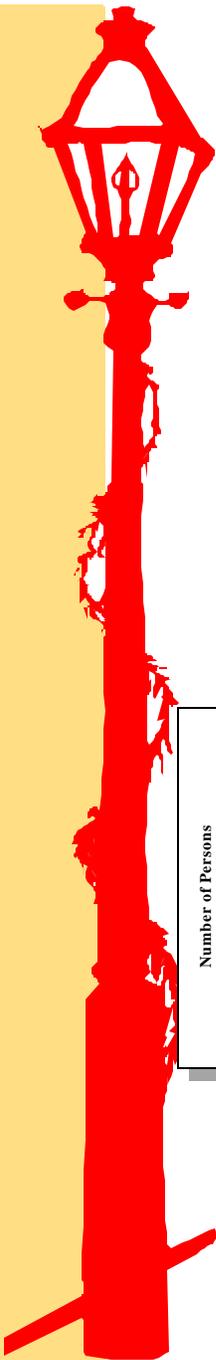
Included in the Old Towne Neighborhood Plan is an implementation matrix. The matrix outlines the recommended action item, the priority given that recommendation, the estimated cost of accomplishing the action item (if available), the first steps necessary to accomplish the recommendation and a responsible party(ies).

Responsible parties are shown as follows:

Old Towne:	Neighborhood Planning Team
CoP:	City of Plano
CoP-CC:	City Council
CoP-ED:	Economic Development
CoP-TAC:	Traffic Advisory Committee
CoP-PS:	Property Standards
CoP-TE:	Transportation Engineering
CoP-PW:	Public Works
CoP-E:	Engineering
CoP-PD:	Police Department
CoP-EPAC:	Eastern Plano Advisory Committee
CoP-P	Planning
CoP-P&Z:	Planning & Zoning Commission
CoP-HP:	Historic Preservation
CoP-PIO:	Public Information Office
CoP-RIPC:	Residential Inspection Committee
CoP-NS:	Neighborhood Services
CoP-P&R:	Parks & Recreation
CoP-EH:	Environmental Health
PHA:	Housing Authority
PISD:	Plano Independent School District
PCC:	Plano Chamber of Commerce

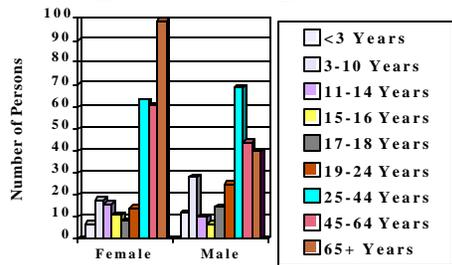
# OLD TOWNE

## Demographics



The Old Towne Neighborhood is composed of a diverse mixture of individuals. Members of the neighborhood represent more than ten ethnic heritages. This diversity is seen, by most residents, as a strength of the neighborhood. However, it also represents some inherent obstacles common to diverse groups of people.

### Age of Neighbors



ages. More than half of the residents in Old Towne are over the age of 65. The second highest category is that of 25 to 34 years old, (24%). With the higher percentage of resi-

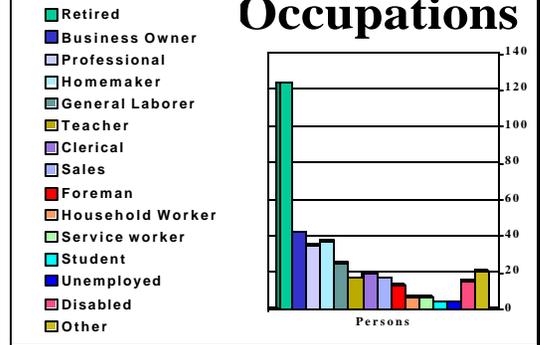
In addition to the multiculturalism in Old Towne, there is also a wide range of

dents over 65 years of age, there is also an uncommonly high (43%) percentage of retired

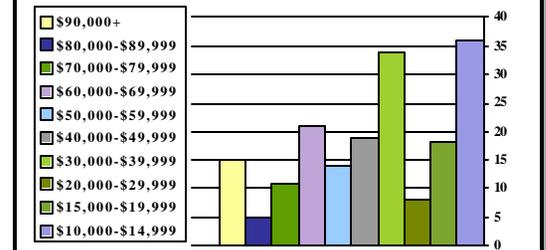
persons. With 7% of the respondents being unemployed or physically unable to work, at least half of the respondents are currently unemployed.

The total family income levels further demonstrate this limited employment rate.

### Occupations



### Family Income



# Demographics

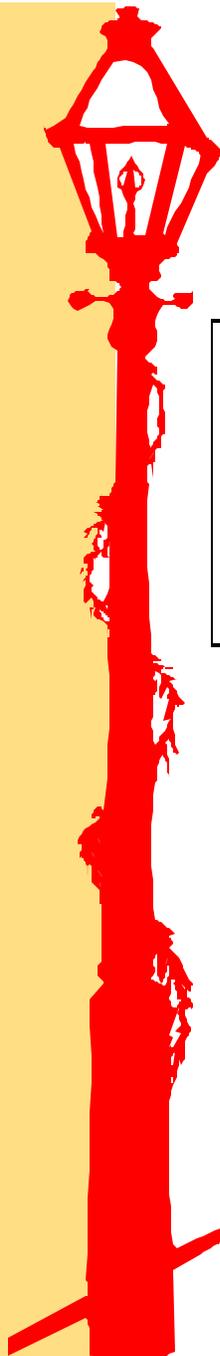
**Goal:** Use our demographics to better our community.

**Objective 1:** Make demographic information available to neighborhood residents or businesses interested in locating near Old Towne.

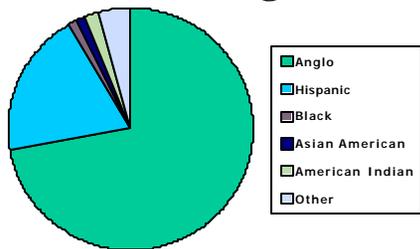
Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Print a directory of Old Towne residents and businesses.	<b>High</b>		<ul style="list-style-type: none"> <li>• Contact directory publisher</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Stay in contact with local Chamber of Commerce and Economic Development staffs to stay abreast of possible businesses who need demographic information.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Meet with Economic Development Director to volunteer help.</li> <li>• Research expanding businesses in area</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-ED.</li> </ul>

# OLD TOWNE

## Social Issues & Analysis



### Ethnic Background



Because of the diversity represented by residents of Old Towne, it is important to recognize the

need for a common ground from which the neighbors can relate to one another. Cultural & language differences are sometimes barriers in Old Towne. Language, customs and lifestyles vary widely among the residents and this was viewed as both a weakness and an opportunity by residents participating in the community inventory exercises offered at a neighborhood meeting. The ability to communicate with our neighbors is an integral component in building community. As we become more aware of the

customs, lifestyle and languages of our neighbors, and they with ours, we will build a stronger community.

The Social Issues and Analysis Team focused on the need to build community among the neighbors. Ideas for adult education programs for non-English speaking residents and semiannual cross cultural celebrations in the neighborhood are all rooted in the desire to see better communication and cooperation in the neighborhood.

Action items also focused on a need to increase pride in the neighborhood. Old Towne is one of the oldest areas of Plano and deserves the care and attention given any heirloom. By focusing on overall cleanup of the neighborhood and improving the neighborhood image, neighbors can build better pride in their home.

# Social Issues & Analysis

**Goal: Promote social harmony and pride in Old Towne.**

**Objective 1: Promote race and age integration in the neighborhood.**

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Program/Steps Needed</b>	<b>Responsible Parties:</b>
Develop a education program for non-English speaking residents to help integrate into our community.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Literacy for Life Program</li> <li>• Adult Education (GED)</li> <li>• Recruit Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-Harrington Library</li> <li>• PISD-Adult Education</li> <li>• Old Towne</li> </ul>
Start a semi-annual cross cultural get together in order to get to know all in our neighborhood.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Organize volunteers</li> <li>• Plan Event</li> <li>• Host Event</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
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 clean up program. All debris could be collected at a designated area for large garbage removal.	<b>High</b>		<ul style="list-style-type: none"> <li>• Collect names of residents needing assistance.</li> <li>• Recruit Volunteers</li> <li>• Organize work schedules</li> <li>• Host Event</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Involve the student body of Williams High School in monthly community service projects in the Old Town Neighborhood.	<b>High</b>		<ul style="list-style-type: none"> <li>• Recruit Student Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>• PISD-WHS</li> <li>• Old Towne</li> </ul>

# OLD TOWNE

## Social Issues & Analysis

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Problems with poorly maintained properties, an abundance of vehicles parked along the curbs & general deterioration of the neighborhood image have led to an increased need for code enforcement, revitalization, and cooperation from the neighbors to accomplish a “clean up” program.

The Old Towne neighborhood is, however, viewed as very stable. The older, long term residents who have lived in their homes for more than 20 years are complemented by an inflow of new young families into the neighborhood. (More than 40 percent of those responding to the neighborhood survey have lived in their homes over 10 years. Twenty-six percent have lived in the neighborhood for 1-5 years.)

These young families bring much-needed reinvestment into the neighborhood in the forms of time and energy as well as financially. These

new young families are buying their first homes and, by renovation and reinvestment, are continuing to maintain the quality of the Old Towne neighborhood.

These young families are typically two income families, with both spouses working. The neighborhood offers a great benefit of central location and easy access to major transportation routes for these young families. Survey responses showed that although residents of Old Towne sometimes worked in Plano, just as often, one or both members of the home worked in other communities. With the creation of the Research and Technology zoning along the 190 corridor, it is possible that the neighborhood will see still further growth in the numbers of young families moving into the neighborhood. It is, therefore, important that Old Towne work to create an atmosphere that is inviting & pleasant for these newcomers while still true to the nature of Old Towne.

# Social Issues & Analysis

Goal: Promote social harmony and pride in Old Towne.

Objective 2: Improve pride in Old Towne by cleaning up the image and appearance of the neighborhood.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Restrict street parking on R between 17th & 18 <sup>th</sup>	As Able		<ul style="list-style-type: none"> <li>Get residents' consent</li> <li>Submit Petition to TAC</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TAC</li> </ul>
Restrict street parking throughout neighborhood to one side only	As Able		<ul style="list-style-type: none"> <li>Get residents' consent</li> <li>Submit petition to TAC</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TAC</li> </ul>
Restrict street parking near Williams	Medium		<ul style="list-style-type: none"> <li>Gain consent of WHS</li> <li>Submit petition to TAC</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TAC</li> </ul>
Restrict street parking near First Baptist Church	Medium		<ul style="list-style-type: none"> <li>Gain consent of FBC</li> <li>Submit petition to TAC</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TAC</li> </ul>
No Loitering signs (bilingual) in all alleys	High	\$45/sign	<ul style="list-style-type: none"> <li>Petition City Council to change loitering ordinance</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Streets need renovation and maintenance throughout neighborhood.	High		<ul style="list-style-type: none"> <li>Scheduled for renovation</li> </ul>	<ul style="list-style-type: none"> <li>CoP-PW</li> </ul>
Anti-Litter signs stating the <u>maximum possible fine</u> to reduce litter.	High	\$45/sign	<ul style="list-style-type: none"> <li>Request signs from City</li> <li>Install Signs</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-PW</li> </ul>
Closer communication between the 2 different neighborhood associations.	High		<ul style="list-style-type: none"> <li>Form Old Towne Team</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Have Property Standards Specialist available after normal working hours and on weekends to investigate neighborhood complaints.	High		<ul style="list-style-type: none"> <li>Approval for overtime hours/extra workers</li> </ul>	<ul style="list-style-type: none"> <li>CoP</li> </ul>
Allow no parking of boats or RVs in front of homes or in driveways, unless they are in the back of the property.	Low		<ul style="list-style-type: none"> <li>Request change in City Ordinance</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP</li> </ul>
Work with owner at 16 <sup>th</sup> & N Ave. to address concerns over fence around the property and visibility hazards or aesthetics/health issues.	High		<ul style="list-style-type: none"> <li>CoP-PS to monitor the condition and activities at this location.</li> </ul>	<ul style="list-style-type: none"> <li>CoP-PS</li> </ul>

# OLD TOWNE

## Public Services & Facilities

Within the neighborhood or along its boundaries lie:

**A. Two libraries**

- ♦ Municipal Reference
- ♦ Harrington Library

**B. Two schools**

- ♦ Mendenhall Elementary
- ♦ Williams High School  
Adult/Cont. Ed

**C. City Hall**

**D. Chamber of Commerce**

**E. Museum & Cultural Arts**

- ♦ Interurban Railway Station
- ♦ ArtCentre of Plano
- ♦ Plano Repertory Theatre

**F. Parks, Recreation Centers, and Recreational Programs**

- ♦ Williams Natorium
- ♦ City Recreation Programs

**G. Five churches**

- ♦ First United Methodist
- ♦ First Baptist
- ♦ First Assembly of God
- ♦ First Presbyterian
- ♦ Holy Nativity Episcopal
- ♦ Water of Life
- ♦ First Anglican

An inventory of Public Facilities and Services in Old Towne found the neighborhood to be very well served by almost all of the public service sectors.

It was found that proximity to the Central Fire Station and the Police Department made superior response times and high levels of service for both fire and police protection. The addition of a Neighborhood Police Officer to the Old Towne neighborhood gives the neighborhood an even higher level of service from the police department.

The only services found truly lacking were that of Public Health facilities and the condition of Williams High School. The lack of an emergency room facility in close proximity left the residents of the neighborhood more than 15

minutes away from urgent medical care. Residents felt that to be inadequate. News that the Economic Development Department is currently working to recruit a major hospital to Eastern Plano alleviated much of the concern over health care, and residents want to assist in that recruitment any way possible.

The conditions at William High School were another area of concern for residents. Although the facility was renovated during the 1990's, it is still inferior to the facilities offered in Jasper and Clark High schools. Residents plan to approach the Plano Independent School Board to investigate possible solutions to help bring the level of school service in Old Towne to a higher level in the future.

# Public Facilities & Services

**Goal:** Ensure the highest standards of public facilities & services to the residents of Old Towne.

**Objective 1:** Bring all public services and facilities up to city-wide standards of excellence.

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
Renovate and update Williams High School, both internally and externally Reference Clark High School	<b>High</b>		<ul style="list-style-type: none"> <li>Meet with PISD Board</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>PISD</li> </ul>
Modify refuse collection schedule to accommodate the trash overflows at apartments and businesses on Municipal Ave. (across from city hall) and 14 <sup>th</sup> St.	<b>High</b>		<ul style="list-style-type: none"> <li>Petition City Sanitation to change schedule.</li> </ul>	<ul style="list-style-type: none"> <li>CoP-S</li> </ul>
Redesign recycling containers with handles and wheels for ease of use (note the large number of elderly in our neighborhood).	<b>High</b>	<b>\$1,189,522 (citywide)</b>	<ul style="list-style-type: none"> <li>Scheduled to implement changes in design</li> </ul>	<ul style="list-style-type: none"> <li>CoP-S</li> </ul>
Pursue the building of an urgent care or hospital east of Highway 75 and North of Renner Rd.	<b>High</b>		<ul style="list-style-type: none"> <li>Meet with Economic Development Director to volunteer help.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP -ED</li> </ul>

# OLD TOWNE

## Traffic & Circulation

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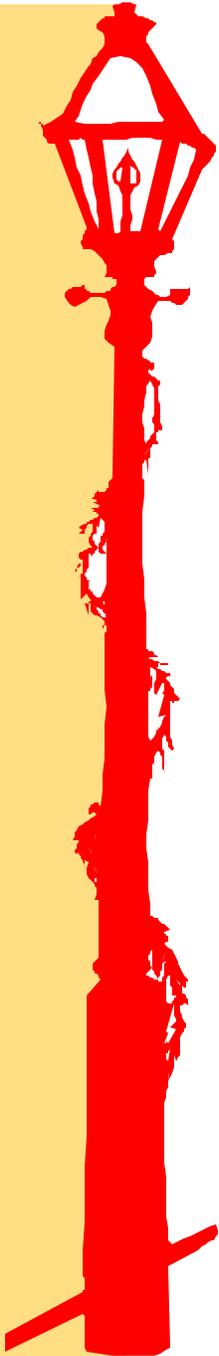
Traffic was one of the top concerns for residents in Old Towne. When surveyed, 43% of residents agreed that they were aware of traffic related problems in their neighborhood.

Primary concerns were over speed and volume of traffic in the neighborhood, as well as of the safety and volume of pedestrian traffic in streets and alleys throughout the neighborhood.

Traffic studies completed in Old Towne showed traffic levels to be consistent with collector class streets. Street width in Old Towne is also consistent with that of a collector class street. Residents were concerned that, since the streets were constructed before the classification system and current City standards were in effect and since virtually all of the streets in the neighborhood were of the same size, it is illogical to expect all of the streets in Old

Towne to serve as collectors. Residents working on the Traffic and Circulation Team felt that using 14<sup>th</sup> Street and 18<sup>th</sup> Street as East-West collectors better served the public and while still preserving the residential character of the neighborhood.

In the past, residents of the Southwood Estates Subdivision requested that 15<sup>th</sup> St. be closed at Avenue R. This would help to return the street to its residential nature and lower cut-through traffic volumes. The Traffic Advisory Committee denied this request in 1996. In order for this to be accomplished today, City Council would have to approve the closure. Residents felt that this was an important goal for the neighborhood and have included in their recommended action items for traffic and circulation the eventual closure of 15th Street at Ave. R.



# Traffic & Circulation

Goal: Ensure that traffic is both safe & efficient, but still in keeping with the desired character of Old Towne.

Objective 1: Improve access to and services provided by DART public transportation.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Dart needs route from neighborhood to transit center	High		<ul style="list-style-type: none"> <li>Meet with DART to discuss Old Towne needs</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>DART</li> </ul>
Dart should run on weekends	High		“	“
Need more rides available for elderly/disabled.	High		“	“

Objective 2: Improve circulation & lower volume of traffic in Old Towne.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Ban 18-wheeler traffic in neighborhood.	High	\$45/sign	<ul style="list-style-type: none"> <li>Letter to Minyard's</li> <li>Request additional signs for area.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>Old Towne</li> <li>CoP-PW</li> </ul>
Make the streets surrounding Williams one-way during pick-up/drop-off hours	As Able		<ul style="list-style-type: none"> <li>Request feasibility study from CoP-TE, Fire, PD and PISD</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TAC &amp; CC</li> </ul>
Widen R between 17th & 18th	High		<ul style="list-style-type: none"> <li>Request addition to Capital Improvements Plan</li> </ul>	<ul style="list-style-type: none"> <li>Old Town</li> <li>CoP--E</li> </ul>
Traffic buttons to enforce mandatory right turn lane at 18th & Ave L	High		<ul style="list-style-type: none"> <li>Request action by CoP—TE</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP--TE</li> </ul>
Stop light at 15th & Jupiter	Medium	\$60,000	<ul style="list-style-type: none"> <li>Request feasibility study from CoP-TE</li> </ul>	<ul style="list-style-type: none"> <li>Old Town</li> <li>CoP—TAC</li> </ul>
Close 15th at R	High		<ul style="list-style-type: none"> <li>Request change in policy by City Council</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-CC</li> </ul>
“No Vehicles over 3 Axles” signs at entrances to Old Towne	High	\$45/sign	<ul style="list-style-type: none"> <li>Request sign installation</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Traffic circle at 15th Place & Ave. R	High	\$6,000	<ul style="list-style-type: none"> <li>Feasibility study</li> <li>Generate Petition</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP--TAC</li> </ul>

Objective 3: Improve Pedestrian safety.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Pedestrian crossing signs at major intersections throughout neighborhood	High	\$45/sign	<ul style="list-style-type: none"> <li>Bring written request with specific locations noted to begin a study</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP--TE</li> </ul>
Ramps in sidewalks	High	\$56,350	<ul style="list-style-type: none"> <li>Ramps to be installed summer of 1999</li> </ul>	<ul style="list-style-type: none"> <li>CoP—PW</li> </ul>
Need sidewalks throughout neighborhood	Medium		<ul style="list-style-type: none"> <li>CoP-CC must establish a residential sidewalk policy</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> </ul>

# OLD TOWNE

## Traffic & Circulation

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Another recommendation involves the transportation needs of an unusually high number of residents over 65 and the low to moderate income or unemployed residents. This action item is improved service by DART buses. In the neighborhood survey, residents complained of having to ride more than 45 minutes to arrive at the transit station on Park Boulevard (only a few minutes drive from Old Towne) in order to catch a bus into Dallas. The Team felt that residents might use the public transportation system if it met their needs more adequately. This would also address neighborhood concerns over the amount of pedestrian traffic in Old Towne and fear for their safety when encountering speeding automobiles.

Finally, recommendations for action items focused on reducing vehicular speed in Old Towne. The Traffic and Circulation Team felt that the high speeds of travel in Old Towne detracted from the quaint charm of the community. Recommendations focused on the addition of speed humps, diverters, and improved signage and enforcement to work toward a goal of slower traffic.

The Team also recognized a need for revision of City Ordinances that allow such low fines for speeding that they actually cost the City of Plano more to issue than they benefit through fines collected or speed reduced. The Team also suggested the creation of a "double fine zone" around schools, similar to those in construction zones, to increase the safety and well-being of school children.

# Traffic & Circulation

Goal: Ensure that traffic is both safe & efficient, but still in keeping with the desired character of Old Towne.

## Objective 4: Improve visibility and traffic safety.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Monitor visibility problems in areas of Old Towne and report to City when problems occur	High		<ul style="list-style-type: none"> <li>Old Towne Neighborhood Team to form neighborhood pride committee</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Trashcan at Cosmo Apt. needs to be moved - poor visibility	High		<ul style="list-style-type: none"> <li>Property Standards to monitor situation</li> </ul>	<ul style="list-style-type: none"> <li>CoP--PS</li> </ul>

## Objective 5: Reduce traffic speed in Old Town.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Place Diverters on 15th Place and 14th Place, between P & R (maintaining 2-way traffic)	High	\$6,000	<ul style="list-style-type: none"> <li>Generate Petition</li> <li>Request Traffic Study</li> <li>Gain TAC Approval</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TE</li> <li>CoP-TAC</li> </ul>
Place diverters on O Place (maintaining 2-way traffic)	High	\$4,000	<ul style="list-style-type: none"> <li>Generate Petition</li> <li>Request Traffic Study</li> <li>Gain TAC Approval</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TE</li> <li>CoP-TAC</li> </ul>
Speed Humps in the 14th Place/15th Street Alley	High	\$680 (2:1 split)	<ul style="list-style-type: none"> <li>Generate Petition</li> <li>Raise 2/3 of cost</li> <li>Request from CoP-TE</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>Old Towne</li> <li>CoP-TE</li> </ul>
Speed Humps in the 15th Place/17th Street Alley, from P to N	High	\$680 (2:1 split)	<ul style="list-style-type: none"> <li>Generate Petition</li> <li>Raise 2/3 of cost</li> <li>Request from CoP-TE</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>Old Towne</li> <li>CoP-TE</li> </ul>
Speed Humps in the dogleg at 16 <sup>th</sup> St & Ave N.	Low	\$2000	<ul style="list-style-type: none"> <li>Generate Petition</li> <li>Request Traffic Study</li> <li>Gain TAC Approval</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-TE</li> <li>CoP-TAC</li> </ul>
High Enforcement Area signs at entrances to Old Towne	High	\$45/sign	<ul style="list-style-type: none"> <li>Install "Maximum fine" signs by CoP-PW</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP--PW</li> </ul>
Improve signage at 16th & N (limits different on each side of street.)	High	\$80/sign	<ul style="list-style-type: none"> <li>Install speed limit signs by CoP-PW</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP--PW</li> </ul>
Change City ordinances to reflect higher minimum fines for speeding.	High		<ul style="list-style-type: none"> <li>City Council must amend current ordinances .</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> </ul>
Internal Audit of cost of issuing traffic citation to ensure fines cover costs.	High		<ul style="list-style-type: none"> <li>CoP-A must approve the study of this issue</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-A</li> </ul>
Make school areas "double fine" zones--similar to construction zones.	High		<ul style="list-style-type: none"> <li>City Council must amend current ordinances .</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> </ul>

## Safety in Old Towne

The survey showed that 50% of those responding to the survey did not feel that they worried a lot about crime. And, although many felt they did not worry a lot about crime, all were at least somewhat concerned about some type of crime.

Furthermore, while 80% of the respondents felt safe walking in their neighborhood during the day, only 21% felt safe walking in their neighborhood at night. Thus the Safety Team felt there was definite room for improvement in overall safety in Old Towne.



# OLD TOWNE

## Safety

Safety in any neighborhood is a primary concern. People need to feel safe and unthreatened to feel at home. It was not surprising to discover that more than 80% of the neighbors responding to the survey felt safe walking in their neighborhood.

The Safety Team focused primarily on discovering what safety issues concerned the neighborhood, what crimes or incidences had been recorded by the police department and how to prevent them in the future.

Of the respondents, 62% were concerned about burglaries. This correlates to the facts collected from the Plano police department, which reported that 30% of crimes reported in Old Towne were burglaries and over 51% of those were from open garages. The Safety Team,

therefore, concluded that neighbors should be educated on ways to prevent crimes of opportunity.

The Safety Team also felt that much of what could be done to improve the personal and public safety in Old Towne fell onto the shoulders of the residents. Citizen Patrol, Student Officer, and Volunteer Watch Programs were all high priorities for the Team. A safety fair and higher participation in Crimewatch was also central to the solution for this concern.

Another recommended action item was the installation of lighting in the alleys of Old Towne. This suggestion poses a dilemma for the residents and the City of Plano. It is the policy of the City of Plano not to install lighting in alleyways. The neighbors, however, feel that improved lighting would dramatically cut the number of burglaries and loitering in alleyways in Old Towne, thus improving safety.

# Safety

Goal: To make our neighborhood a safe place.

Objective 1: Deter crime by improving lighting.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Eliminate dark pockets in alleys and on streets with better street and alley lighting.	High	\$1000-2000/pole	<ul style="list-style-type: none"> <li>Feasibility Study</li> <li>Funding Approval by the CoP-CC</li> </ul>	<ul style="list-style-type: none"> <li>CoP-E</li> <li>CoP-CC</li> </ul>
Improved lighting in Williams High School parking lot	High		<ul style="list-style-type: none"> <li>Meet with WHS officials to discuss concerns</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>PISD</li> </ul>
Improved lighting at dogleg (16th & N)	High	\$1000-2000/pole	<ul style="list-style-type: none"> <li>Request lighting</li> <li>Feasibility study</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-E</li> </ul>

Objective 2: Improve residents' level of security.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Encourage areas without a crime watch to participate in the program.	High		<ul style="list-style-type: none"> <li>Recruit Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Start a "Citizens on Patrol" program to boost neighborhood awareness and communications.	High		<ul style="list-style-type: none"> <li>Develop Program</li> <li>Recruit Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>CoP-PD</li> <li>Old Towne</li> </ul>
Offer Home Security Surveys to identify security weaknesses in homes and offer solutions.	High		<ul style="list-style-type: none"> <li>Schedule Event or individual appointments</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-PD</li> </ul>
Have a contact to report truancy issues instead of calling police.	High		<ul style="list-style-type: none"> <li>Meet with WHS to discuss concerns</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
24hr. Police visibility in the neighborhood.	As Able		<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
"Student Patrol Officers" program to stress the importance of civic duties and responsibilities.	As Able		<ul style="list-style-type: none"> <li>Meet with WHS and CoP-PD to discuss need for program.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>PISD</li> <li>CoP-PD</li> </ul>
Develop task force of citizens, PISD, Police, JP Court, & County Court to identify real issues and gaps or loop holes in current system as well as offer permanent solutions.	High		<ul style="list-style-type: none"> <li>Contact persons to meet</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
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.	High		<ul style="list-style-type: none"> <li>Organize &amp; Host Event</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne/</li> <li>CoP-PD</li> </ul>
"Citizens Volunteer Watch" program before & after school hours, watching out for the students walking home and putting more eyes on the streets.	Low		<ul style="list-style-type: none"> <li>Research Program</li> <li>Develop Program</li> <li>Recruit Volunteers</li> <li>Initiate Program</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne/</li> <li>PTAs/</li> <li>PISD</li> </ul>
Change City Ordinances to reflect higher penalty for drug use and sales.	High		<ul style="list-style-type: none"> <li>City Council must amend current ordinances.</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> </ul>

# OLD TOWNE

## Economic Development

Economic Development is a topic that has not been addressed in Old Towne previously.

Because there are relatively few vacant spaces in the neighborhood, there has been very little concern for recruitment of businesses to Old Towne. However, the addition of the shopping center at 14th Street and Jupiter Road has provided the commercial space necessary to add businesses to the area. The proposed Transit Village at 15<sup>th</sup> Place and Ave. K will also provide needed retail establishments adjacent to Old Towne.

When surveyed, 25% of respondents who desired to see new businesses in Old Towne, demonstrated a desire for a nice family-styled restaurant in Old Towne. In addition to a restaurant, respondents desired a nice grocery store, specialty shops and clothing boutiques,

and pedestrian oriented, “Norman Rockwell type” shops selling coffee, ice cream, books or other goods.

Respondents also felt that it was important to clean up the appearance of existing commercial centers adjacent to Old Towne before trying to recruit further investment in the neighborhood. Members of the Economic Development Team plan to meet with City and Chamber of Commerce officials to develop incentive packages to encourage property owners to

renovate their businesses.



# Economic Development

**Goal:** To recruit only those businesses that will improve the quality of life and property values in Old Towne.

**Objective 1:** To recruit new investments and needed businesses into the Old Town Neighborhood.

<b>Action Items:</b>	<b>Priority</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
Work with Economic Development Office to help recruit health care facility to East Plano.	<b>High</b>		<ul style="list-style-type: none"> <li>Meet with CoP-ED to discuss ways of recruiting businesses</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-ED</li> </ul>
Work with Economic Development Office to recruit restaurant to the Old Towne neighborhood.	<b>High</b>		<ul style="list-style-type: none"> <li>Meet with CoP-ED to discuss ways of recruiting businesses</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-ED</li> </ul>
Use demographic information to help recruit needed businesses.	<b>High</b>		<ul style="list-style-type: none"> <li>Provide copies of Demographic Findings to CoP-ED.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Incentives should be offered to commercial property owners to maintain and upgrade their properties.	High		<ul style="list-style-type: none"> <li>Work with CoP-ED to explore possible incentive packages.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-ED</li> </ul>

# OLD TOWNE

## Marketing

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Old Towne offers a unique package of characteristics for the potential business owner and resident. Old Towne is located close to two major expressways, the future Transit Village and DART station, giving the neighborhood an additional advantage. Old Towne offers historic properties in a suburban setting, combining the quaint characteristics of inner city living with the benefits of excellent school districts and lower density associated with suburban life. These are all factors that make Old Towne a highly desirable location. However, Old Towne remains a “well kept secret” for most of the Metroplex.

The Marketing Team felt that it could best improve the image of Old Towne by creating a quality marketing package and by hosting several events to draw visitors to the area.

By working with the City of Plano Public Information Office, the Old Towne team could develop a brochure that would highlight the assets of Old Towne. These brochures could be distributed as inserts to the Historic Plano Walking Tour, through the Welcome packages distributed by the Plano Chamber of Commerce, or during events that the neighbors of Old Towne might host, such as an annual “Tour of Homes” in Old Towne to help local real estate professionals become more familiar with the properties in Old Towne.

Some ideas for additional events were an Easter Parade, Heritage Days, and possibly events held in conjunction with the Plano Hot Air Balloon Festival. Any event that might draw visitors into the area an impress on them the charm of Old Towne would be beneficial.

# Marketing

**Goal: To improve the image and awareness of Old Towne.**

**Objective 1: Create & produce annual event to bring interest & traffic into Old Towne.**

<b>Action Item:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
Meet with the CVB to brainstorm on event ideas	<b>Medium</b>	<b>\$10,000-25,000/event</b>	<ul style="list-style-type: none"> <li>• Make appointment with CoP-CVB</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Meet with the Promote Plano subcommittee of the Chamber of Commerce	High		<ul style="list-style-type: none"> <li>• Make appointment with Chamber of Commerce Promote Plano committee</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Work with Downtown merchants, Haggard Park Neighborhood and other organizations to get as much participation as possible.	High		<ul style="list-style-type: none"> <li>• Contact organizations</li> <li>• Recruit participants in event</li> <li>• Host event</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Host a Tour of Homes to promote awareness of the unique homes in Old Towne.	Medium		<ul style="list-style-type: none"> <li>• Find volunteers who will host open houses in Tour of Homes</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Meet with Historic Home Specialists to gain insight into the marketing of historic areas.	Low		<ul style="list-style-type: none"> <li>• Make appointment with Specialists</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>

**Objective 2: Develop a marketing package to draw attention to assets of Old Towne.**

<b>Action Steps:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
Develop & print a high quality, color brochure with photos, maps, points of interest and other assets of Old Town highlighted.	<b>High</b>	<b>\$5,000</b>	<ul style="list-style-type: none"> <li>• Obtain CoP-CC approval of this expense</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-PIO</li> </ul>
Work with City of Plano publishing department to design and develop the brochure.	<b>High</b>		<ul style="list-style-type: none"> <li>• Make appointment with publishing department</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-PIO</li> </ul>
Sell advertising to neighborhood businesses to offset the costs of printing of the brochure.	<b>High</b>		<ul style="list-style-type: none"> <li>• Contact neighborhood businesses to recruit participants</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Distribute Old Towne brochures through the Chamber of Commerce Welcome Packages and through Real Estate Associations.	<b>High</b>		<ul style="list-style-type: none"> <li>• Make agreement with Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• Chamber of Commerce</li> </ul>
Develop articles with photos and neighborhood resident/business interviews to be printed in the Plano section of the Dallas Morning News.	<b>High</b>		<ul style="list-style-type: none"> <li>• Draft articles</li> <li>• Provide photos</li> <li>• Approval by CoP-PIO</li> <li>• Contact newspapers</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-PIO</li> </ul>
Include information about Old Towne in the City's web page as the first neighborhood planning area.	<b>High</b>		<ul style="list-style-type: none"> <li>• Approval of Old Towne Neighborhood Plan by CoP-P&amp;Z/CC</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-P&amp;Z/CC</li> </ul>

# OLD TOWNE

## History

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The History Team worked to compile a written history of the neighborhood as well as to discover ways to preserve the rich history of the neighborhood. Many of the residents of Old Towne have owned their homes since they were constructed and have witnessed generations of change in Plano. These residents are a resource to the community and the team felt that it was important to interview and record their memories of Old Towne.

The History Team also felt that by working with the City of Plano Historic Preservation Officer, they might be able to preserve and protect the historic resources of Old Towne. The neighbors were very interested in having all historic properties in Old Towne included on the City's registry and also in obtaining Historic Markers to denote these properties.

The neighbors also felt that it would help to highlight the historic nature of Old Towne if Historic street lights, gateway signs and street sign toppers were placed throughout the neighborhood.

Priority was also given to the recommendation that a Historic District Designation be given to the Southwood Estates Subdivision in Old Towne on the merits of it being the oldest intact subdivision constructed of brick in Plano. With the historic designation, it would be possible to develop architectural guidelines that would ensure that future construction occurring in Old Towne is complementary to the architecture that already exists.

# History

**Goal:** To preserve our neighborhood's rich history.

**Objective 1:** Work with Historic Preservation Officer to preserve Old Towne's historic resources.

Action Steps:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Place historic street lights throughout neighborhood	<b>High</b>	<b>\$3000 /pole</b>	<ul style="list-style-type: none"> <li>Establish budget needs</li> <li>Find source of Funding</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-CC</li> </ul>
Place historic gateway signs at the following locations 15th & L 14th & R 14th & P 18th & P 18th & L	<b>High</b>	<b>\$25,000/sign</b>	<ul style="list-style-type: none"> <li>City Council must approve designs and funding for streetscape plan</li> <li>Work with CoP-EPAC to implement streetscape plans in Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> <li>CoP-EPAC</li> <li>Old Towne</li> </ul>
Conduct Historic Resource Survey of Old Towne and pursue Historic District designation	<b>High</b>		<ul style="list-style-type: none"> <li>Work with CoP-HP to conduct survey</li> <li>CoP-P&amp;Z/CC approval</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-HP</li> <li>CoP-P&amp;Z/CC</li> </ul>
Encourage construction that will blend in with the existing architecture of the Old Towne neighborhood.	<b>High</b>		<ul style="list-style-type: none"> <li>Historic District Designation</li> <li>Develop Arch. Guidelines</li> </ul>	<ul style="list-style-type: none"> <li>CoP-P&amp;Z/CC</li> <li>CoP-HP</li> </ul>
Work to preserve the oral history of the neighborhood by appointing History Officers in the Old Town Neighborhood Team.	<b>Low</b>		<ul style="list-style-type: none"> <li>Appoint History Officers</li> <li>Interview neighbors who know the history of the area</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Pursue the addition of street sign toppers denoting neighborhood name.	<b>High</b>		<ul style="list-style-type: none"> <li>Work with CoP-HP to obtain sign toppers in Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>CoP-HP</li> </ul>
Place historical markers on all historic properties and have them included in the next Historic Plano Walking Tour Map.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Work with CoP-HP to survey neighborhood.</li> <li>This is planned for the next Map update</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-HP</li> </ul>

# OLD TOWNE

## Housing



Currently many different types of housing are available in Old Towne, including single family custom-built brick homes with over 2000 square feet, single family brick homes with 1200 to 1800 square feet, single family Historic homes with 1500 to 4000 square feet, duplexes, fourplexes, apartments and town-homes. When asked what they liked most about their neighborhood, many of the residents responding to the survey answered that they appreciated the historic homes and quality of housing in Old Towne.

One problem that relates to the variety of housing available is the concern over the potential impact of various housing types on the quality of life and appreciation of property values. This concern becomes more important as properties in Old Towne age. Maintenance

will become vitally important to sustain the high quality of Old Towne. If properties become run down, blight threatens to overcome the neighborhood. When properties are well maintained, they exemplify pride in the neighborhood....and pride is contagious! The Housing Team worked to develop recommendations action items that would preserve and protect high quality housing in Old Towne.

The Housing Team focused several recommendations for action items that would help to ensure that properties in Old Towne are properly maintained. One of the most impressive of the recommendations involves the creation of a long-standing task force including Old Towne residents, apartment managers, Property Standards specialist and tenants to help develop solutions to housing concerns. This task force would work to ensure that communication lines remain open and productive among residents.

# Housing

**Goal:** To preserve and protect the high quality of housing available in Old Towne.

**Objective 1:** Maintain high standards for multi-family or apartment dwellings in Old Towne.

Action Items:	Priority:	Cost:	Next Steps Needed	Responsible Parties:
Push for inspection of rental units (between tenants) to ensure minimal standards are kept.	<b>High</b>	To be determined by the CoP-RIPC	<ul style="list-style-type: none"> <li>• Review CoP-RIPC's recommendations to see if OT supports them.</li> <li>• CoP-CC must approve RIPC's recommendation before it is implemented</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-RIPC</li>   <li>• CoP-CC</li> </ul>
Make rental property owners accountable for building standards, numbers of tenants, and condition of property.	<b>High</b>		<ul style="list-style-type: none"> <li>• Work with CoP-PS to report violators of City ordinances.</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-PS</li> </ul>
Form an Old Towne task force of Neighborhood Team members, Property Standards Specialists, Apartment Managers and Tenants to help keep lines of communication open & solve problems.	<b>High</b>		<ul style="list-style-type: none"> <li>• Organize meeting</li> <li>• Invite participants</li> <li>• Host meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Reduce to compliance the number of people residing in a housing unit.	<b>High</b>		<ul style="list-style-type: none"> <li>• Work with CoP-PS to report violations</li> <li>• Work with Old Towne Task force to develop solutions</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-PS</li> </ul>
Offer more stability to area by eliminating residents with no lease.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Work with Old Towne Task force to develop solutions</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Any future multi-family should be established through renovation of downtown lofts, patio homes or garage apartments.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Monitor P&amp;Z agendas and public notices to oppose future proposed changes to UR zoning in Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Housing authority to work with existing apartment complex owners to establish more stringent standards for maintenance.	<b>High</b>		<ul style="list-style-type: none"> <li>• Additional CoP-PS efforts to monitor apartments.</li> <li>• Revision to the Housing Code by CoP-CC.</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-PS</li>   <li>• CoP-HA</li> <li>• CoP-CC</li> </ul>

# OLD TOWNE

## Housing

Another promising development in Old Towne is the commitment by the City of Plano to rehabilitate many of the properties on 15th Place. By using City funds to purchase, renovate and return properties in a much improved condition to the tax rolls, the City is ensuring that this street will not succumb to deterioration.

Residents are hopeful that such an infusion of money in their neighborhood will spur other property owners to follow suit and recommit themselves to high standards of property maintenance. The Housing Team felt that it was important to educate the residents of Old Towne about the availability of grants or low interest loans for housing rehabilitation so that more of the properties in Old Towne could be updated.

The Housing Team also supports the effort of the History Team to have Old Towne designated as a Historic District. This designation will protect the valuable historic homes in the area and will allow the City of Plano to adopt Architectural Guidelines for Old Towne that will preserve integrity of design in the neighborhood.



# Housing

**Goal: To preserve & protect high quality of housing available in Old Towne.**

**Objective 2: Maintain high quality housing stock in Old Towne.**

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
Encourage purchase or renovation of sub-standard housing through use of the CDBG rehabilitation program and the first-time homebuyer programs.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Distribute information about these programs throughout Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-NS</li> </ul>
Preserve conservative and compliant building facades as reconstruction and repairs become necessary.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Work with CoP-PS to monitor conditions of buildings</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-PS</li> </ul>
Produce letter to be sent by Old Towne Team to owners of sub-standard houses & multi-family buildings asking for assistance in maintaining a quality neighborhood.	<b>High</b>		<ul style="list-style-type: none"> <li>Work with the Old Towne Task Force to produce the letter.</li> <li>Work with CoP-PS to follow up on letters sent.</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-PS</li> </ul>
Rehabilitate and/or replace deteriorating housing on 15 <sup>th</sup> Place west of Ave P to prevent spread of blight on neighboring streets.	<b>High</b>	<b>\$295,000</b> available over 2-3 years	<ul style="list-style-type: none"> <li>Cop-CC to approve funding for lot purchase.</li> <li>CoP-NS to obtain CDBG funding for rehab.</li> </ul>	<ul style="list-style-type: none"> <li>CoP-CC</li> <li>CoP-NS</li> </ul>
Encourage in-fill housing to be only single family housing.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Monitor P&amp;Z agendas to oppose any changes to UR zoning in Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> </ul>
Encourage construction of single family residences that are built to blend in with the existing architecture of the Old Towne neighborhood.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Pursue Historic District Designation in Old Towne</li> <li>Develop Architectural Guidelines for Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>CoP-P&amp;Z/CC</li> <li>CoP-HP</li> <li>COP-P</li> </ul>
Allow infill development of cottage or patio homes in the vacant areas in the Old Towne neighborhood.	<b>Medium</b>		<ul style="list-style-type: none"> <li>Current UR zoning allows infill development of this nature.</li> </ul>	
Use CDBG funds to assist in the restoration of older, historic homes in the neighborhood.	<b>High</b>	<b>\$300,000</b> available over 2-3 years	<ul style="list-style-type: none"> <li>"Recruit" participants from Old Towne by sharing information about programs</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-NS</li> </ul>
Use CDBG funds to renovate the properties west of P Ave. on 15 <sup>th</sup> St. & 15 <sup>th</sup> Pl.	<b>High</b>	<b>\$500,000</b> available over 2-3 years	<ul style="list-style-type: none"> <li>"Recruit" participants from Old Towne by sharing information about programs</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-NS</li> </ul>
Develop an extensive program to bring all housing up to current standards in the Old Towne area.	<b>High</b>	<b>1,000,000+</b> available over 2-3 years	<ul style="list-style-type: none"> <li>Owners must apply for funding through programs</li> </ul>	<ul style="list-style-type: none"> <li>Old Towne</li> <li>CoP-NS</li> </ul>
Make residents aware, in both Spanish and English, of the Housing Rehab Program, its requirements and application procedure.	<b>High</b>	<b>\$200</b>	<ul style="list-style-type: none"> <li>Develop brochures and informational flyers.</li> <li>Distribute info through Old Towne newsletters.</li> </ul>	<ul style="list-style-type: none"> <li>CoP-NS</li> <li>Old Towne</li> </ul>

# OLD TOWNE

## Urban Design

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Old Towne is unique to Plano in many ways. One of these ways is in its Urban Design. Old Towne has developed in an old-fashioned, small town manner. This design is a central element to the sense of community that is so easily recognized in Old Towne.

The Urban Design team worked to develop recommendations for action items that would enhance and preserve the character and ambience of Old Towne. One of the characteristics most readily evident in Old Towne is the mature tree growth. The trees along streets in Old Towne give a cooling shade, a feeling of nostalgia and a sense of stability. This is one element that the neighbors in Old Towne appreciate and want to preserve.



Recommendations for action items related to tree and landscaping care are important to the Urban Design team. Many of the recommendations focus on maintenance and preservation of the existing vegetation while others focus on supplementing and enhancing the landscaping. All are equally important if Old Towne is to protect the stately image associated with mature vegetation.

# Urban Design

**Goal: Preserve the character & ambiance of Old Towne.**

**Objective 1: Protect and promote the mature tree coverage and abundant landscaping.**

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
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 area.	<b>Medium</b>	<b>\$100,000</b>	<ul style="list-style-type: none"> <li>• Obtain landscaping easement</li> <li>• Purchase and install plant materials</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-P&amp;R</li> </ul>
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.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>
Plant trees where none exist, or the trees are sickly, on properties of Old Towne.	<b>Medium</b>		<ul style="list-style-type: none"> <li>• Contact foundations or groups such as the Arbor Day Association or Heard Museum to ensure low cost to property owners.</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• COP-P&amp;R</li> </ul>
Assist seniors or disabled citizens or any resident with limited physical or monetary means with lawn and tree maintenance.	<b>High</b>		<ul style="list-style-type: none"> <li>• Contact local churches and volunteer agencies to work with area residents to organize community service projects in Old Towne</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
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.	<b>As Able</b>		<ul style="list-style-type: none"> <li>• Work with local Utility service providers to encourage them to participate in this type of project</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> </ul>
Enhance existing trees and foliage while maintaining mature trees.	<b>High</b>		<ul style="list-style-type: none"> <li>• Enlist landscape architect and/ or arborist to make recommendations for current/future landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-P&amp;R</li> </ul>

# OLD TOWNE

## Urban Design

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Another area of focus for the Urban Design Team is to enhance the popular recognition of Old Towne by improving the entrances and streetscapes within her boundaries. Team members felt that the proposed Eastern Plano Streetscape Plan would accomplish this objective. The designs suggested in the Eastern Plano Streetscape Plan were both timeless in appearance and modern in design. The team also appreciated that by linking the Old Towne neighborhood to others surrounding it, Old Towne could receive even more recognition as a historic resource for Plano.

Ultimately, The Urban Design Team hopes that by implementing the suggestions of the Eastern Plano Streetscape Plan they will improve the sense of place, neighborhood pride, and name

recognition for Old Towne. By improving these factors, the image that the community holds of Old Towne will, hopefully, improve over time. Old Towne is a stately neighborhood, rich in resources and improvements to Urban Design will help to portray that fact.



# Urban Design

**Goal: Preserve the character & ambiance of Old Towne.**

**Objective 2: Encourage the implementation of new streetscape designs for Old Towne.**

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
In conjunction with a new streetscape design for downtown Plano, major residential streets should be of like nature to “announce” entry into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>
Plant low maintenance shrubbery on 14 <sup>th</sup> Street (FM 544) to reduce noise floating into the Old Towne area and beautify the area.	<b>Medium</b>	<b>\$100,000</b>	<ul style="list-style-type: none"> <li>• Obtain landscaping easement from TxDOT</li> <li>• Purchase and install plant materials</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-P&amp;R</li> </ul>
In conjunction with a new streetscape design for downtown Plano, major residential streets should be of like nature to “announce” entry into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>
Using professional landscapers, City should provide coordinating seasonal color for downtown streetscapes at major entryways into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>

# OLD TOWNE

## Land Use

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Land Use in Old Towne has developed as most historic areas do, in a mixed-use pattern. With its grid-street patterns and proximity to Historic Downtown Plano, the neighborhood has benefited from a variety of land uses that include single family residential, multifamily residential, institutional, retail and office uses. As demonstrated by the Public Services and Facilities Team, within or very near the boundaries of Old Towne lie many of the services considered elementary to quality of life.

Old Towne has a land use pattern that is highly sustainable with its primarily residential uses, a scattering of complementary land uses and easy access to more intensive land uses by car, train, or foot. Any redevelopment of the area should come as renovation or rehabilitation since the majority of land in Old Towne has been previously developed. In 1998, the City of Plano rezoned most of the land in Old Towne to "Urban Residential". The "UR" district is

intended to provide for primarily detached single-family development, particularly infill development, in an urban, pedestrian-oriented environment.

Although this district does not encompass all of the Old Towne neighborhood, the Land Use Team felt that it was important to support changes that would make the land zoned UR more pedestrian oriented.

The Land Use Team also felt that it is important that the neighborhood monitor any requests to change the UR district zoning, stating that this district will preserve the heritage of Old Towne by allowing only those developments that are compatible with existing land uses, thus protecting the character of Old Towne. Further, the Team recommended action items that will encourage residents of Old Towne to report any non-conforming land uses within Old Towne, as well as working to influence abutting areas to strive to make land uses as compatible as possible for the benefit of the entire community.

# Urban Design

**Goal: Preserve the character & ambiance of Old Towne.**

**Objective 2: Encourage the implementation of new streetscape designs for Old Towne.**

<b>Action Items:</b>	<b>Priority:</b>	<b>Cost:</b>	<b>Next Steps Needed</b>	<b>Responsible Parties:</b>
In conjunction with a new streetscape design for downtown Plano, major residential streets should be of like nature to “announce” entry into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>
Plant low maintenance shrubbery on 14 <sup>th</sup> Street (FM 544) to reduce noise floating into the Old Towne area and beautify the area.	<b>Medium</b>	<b>\$100,000</b>	<ul style="list-style-type: none"> <li>• Obtain landscaping easement from TxDOT</li> <li>• Purchase and install plant materials</li> </ul>	<ul style="list-style-type: none"> <li>• Old Towne</li> <li>• CoP-P&amp;R</li> </ul>
In conjunction with a new streetscape design for downtown Plano, major residential streets should be of like nature to “announce” entry into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>
Using professional landscapers, City should provide coordinating seasonal color for downtown streetscapes at major entryways into Old Towne.	<b>High</b>	<b>\$200,000- \$500,000 per entryway</b>	<ul style="list-style-type: none"> <li>• City Council must approve streetscape plans</li> <li>• May need bond program to fund construction &amp; landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• CoP-CC</li> </ul>

# OLD TOWNE

## Contact Persons

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CoP: City of Plano  
1520 Ave K  
Plano, TX 75075  
972-941-7000

CoP-CC: City of Plano City Council  
Attn: Honorable John Longstreet, Mayor  
972-941-7107

CoP-E: City of Plano Engineering  
Attn: Alan Upchurch, City Engineer  
972-941-7152

CoP-ED: City of Plano Economic Development  
Attn: Cole Morvan, ED Director  
972-985-3700

CoP-EH: City of Plano Environmental Health  
Attn: Brian Collins, Director  
972-941-7334

CoP-EPAC: City of Plano East Plano Adv. Com.  
Attn: Jeff Zimmerman, Plan & Info Mgr.  
972-941-7151

CoP-HP: City of Plano Historic Preservation  
Attn: Marcus Watson, Pres. Officer.  
972-941-7151

CoP-NS: City of Plano Neighborhood Services  
Attn: Bob Buffington, Neigh. Serv. Mgr.  
972-941-7133

CoP-P: City of Plano Planning  
Attn: Phyllis Jarrell, Director of Planning  
972-941-7151

CoP-P&R: City of Plano Parks and Recreation  
Attn: Don Wendell, Director Parks/Rec.  
972-941-7255

CoP-P&Z: City of Plano Planning & Zoning  
Attn: Phyllis Jarrell, Director of Planning  
972-941-7151

CoP-PD: City of Plano Police Department  
Attn: Bruce Glasscock, Chief of Police  
972-941-2403

# OLD TOWNE

## Contact Persons

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CoP-PIO: City of Plano Public Information Office  
Attn: Susan Beckley, Director Public Info.  
972-941-7307

CoP-PS: City of Plano Property Standards  
Attn: Cynthia O'Banner, Prop Stand Mgr.  
972-941-7124

CoP-PW: City of Plano Public Works  
Attn: Michael Rapplean, Operations Mgr.  
972-941-4140

CoP-RIPC: Residential Inspection Comm.  
Attn: Russ Mower, Chief Build. Official  
972-941-7140

CoP-TAC: City of Plano Transp. Advisory Committee  
Attn: Tom Walton, Trans. Eng. Mgr.  
972-941-7152

CoP-TE: City of Plano Transportation Engineering  
Attn: Tom Walton, Trans. Eng. Mgr.  
972-941-7152

PCC: Chamber of Commerce  
Attn: Ronnie Morrison, President  
972-424-7547

PISD: Plano Independent School District  
972-519-8100

PHA: Plano Housing Authority  
Attn: Helen Macy  
972-423-4928

Old Towne Neighborhood Planning Team:  
Planner:

Tara Nance, City of Plano  
972-941-5398

Team Presidents:

James Alexander  
Deanna Armstrong  
Teri Baumberger  
Patricia Cole

# OLD TOWNE

Contact Persons



## OLD TOWNE NEIGHBORHOOD PLANNING TEAM

### Presidents:

**James Alexander**  
1715 14<sup>th</sup> Pl.                      **972-633-0083**

**Deanna Armstrong**  
1708 O. Pl.                        **972-578-0731**

**Teri Baumberger**  
1713 14<sup>th</sup> Pl.                      **(unlisted)**

**Judy Tague**  
1412 Ave O #8                    **972-424-0092**

**Patricia Cole**  
1711 14<sup>th</sup> Pl.                      **972-398-0025**

### Team Members:

Dan Armstrong	1708 O. Pl.
L'Anne Sciba	1716 17 <sup>th</sup> St.
Irene Lundberg	1718 15 <sup>th</sup> Pl.
Neva Patrick	1703 N. Pl.
Donald Hood	1717 O. Pl.
Mickey Berry	1709 14 <sup>th</sup> Pl.
Roberto Ortiz	1611 15th. Pl.
Chas Raper	1719 Ave P
Paul Coppinger	1713 15 <sup>th</sup> Pl.
Laura Alexander	1715 14 <sup>th</sup> Pl.
John Eaheart	1512 Ave. L.
Kathleen Eaheart	1512 Ave. L.
Donna Coppinger	1713 15 <sup>th</sup> Pl.
Nelson Patrick	1703 N. Pl.
R. E. Chronister	1504 17 <sup>th</sup> St.
Sue Mason	1705 Ave. N.
Jo Howser	1410 15 <sup>th</sup> St.
Janis Allman	1701 15 <sup>th</sup> St.
Susan Haas	1714 14 <sup>th</sup> Pl.
Helen Kelley	1727 15 <sup>th</sup> St.
Alma Bartley	1708 15 <sup>th</sup> St.
Phil Armstrong	1706 O Ave.
Bob Heath	1412 Ave O.
Charlie Budjenska	1714 14 <sup>th</sup> Pl.
Douglas Coppenger	1713 15 <sup>th</sup> Pl.
Barbara Hilliard	1506 R Ave.
Charles Merritt	1700 15 <sup>th</sup> Pl.
Jennette Lane	1608 17 <sup>th</sup> St.
Carolyn Hollien	1201 14 <sup>th</sup> ST.
Betty Merritt	1700 15 <sup>th</sup> Pl.
John T. Johnson	1704 15 <sup>th</sup> Pl.
J. Scott Richards	1706 14 <sup>th</sup> Pl.
Larry Wensel	1703 15 <sup>th</sup> Pl.
Joe Sciba	1716 17 <sup>th</sup> St.
Jeffrey Ponder	1729 14 <sup>th</sup> Pl.
Dan Cole	1711 14 <sup>th</sup> Pl.
Bobby Valdez	1707 15 <sup>th</sup> Pl.

# Residential Survey

## Neighborhood Information

This portion of the survey is an important way for you to tell the Neighborhood Planning Team and the City of Plano about what you feel are the most positive aspects or what you think needs the most work in this neighborhood.

### 1. Do you strongly agree, agree, disagree or strongly disagree with the following statements?

#### A. I like living in this neighborhood.

44% Strongly Agree 37% Agree 8% Neutral 0% Disagree .7% Strongly Disagree 2% Don't Know

#### B. It is convenient to get around my neighborhood on a bicycle.

10% Strongly Agree 29% Agree 15% Neutral 9% Disagree 4% Strongly Disagree 26% Don't Know

#### C. It is convenient for me to get around by DART.

6% Strongly Agree 17% Agree 11% Neutral 8% Disagree 5% Strongly Disagree 47% Don't Know

#### D. Crime is a serious problem in my neighborhood.

7% Strongly Agree 18% Agree 21% Neutral 19% Disagree 5% Strongly Disagree 23% Don't Know

### 2. What is the one quality about this neighborhood that you most want to preserve?

- Quiet-45
- Historic Homes/Businesses/Area-34
- Friendly/Caring People-27
- Security/Safety-18
- Trees-14
- Single Family Homes--12
- Long time residents/Established/familiarity with neighbors--12
- Small town atmosphere/charm -11
- Pride in Homes/upkeep of homes/unique, well maintained older homes-10
- Appearance/Cleanliness-8
- Downtown Area-8
- Yards/landscaping-6
- Homeownership-5
- Property Upkeep-4
- Stability-4
- Family atmosphere-4
- Proximity/Convenience-4
- Diversity-3
- Size/Type of the Neighborhood (traditional)-3
- Quality-2
- Neighborhood Police Officer-2
- Charm-2
- It's Open—no fences around subdivisions-2
- All of it-2
- It's Clean-2
- Walkable Area
- Standards
- Relaxed, unhurried quality
- Beauty
- Neighborhood Pride
- Lifestyle
- Residential
- 1<sup>st</sup> Baptist Church
- Low Crime
- Sidewalks
- Lights
- Small Houses
- Inexpensive Living

### 3. What is the one improvement you would most like to see in your neighborhood or on your street?

- Slower traffic-19
- Cut-through traffic -4
- Close 15<sup>th</sup> at R -4
- Traffic enforcement on 15<sup>th</sup>
- Make 15<sup>th</sup> back to being a private street
- Signal Lights
- Add Sidewalks -17
- Less traffic volume-12
- Access lane on 14<sup>th</sup> ST.
- Need Wider Streets
- Need more thru streets to Jupiter
- Add a crosswalk at 14<sup>th</sup> & R
- Pedestrian Crossing Signs
- Reroute the alleyway (17<sup>th</sup>)
- Put ramps in the sidewalks
- Keep bikes off sidewalks
- Storm drainage in alleys (17<sup>th</sup> St.)
- Clean up -21
- Code Enforcement --5
- Deal with the property at 16<sup>th</sup> & N --5
- Clean the streets--3
- Clean up the alleys-2
- Enforce outdoor storage rules-2
- Pedestrians littering
- Need Better Living conditions
- Renovate housing-3
- Renovate older homes -3
- More homeownership
- Clean up houses at corner of 15<sup>th</sup> & P
- Remove all frame houses
- Move old homes onto vacant lots and restore them
- Less "loud" paint on homes
- Clean up the apartment -5
- Lower the number of people/unit -4
- Don't allow any more apartment -3

- Clean up the duplexes on R Ave. -3
- Improvements in rental properties
- Stricter rental standards
- Less rental
- Stop loitering at apartments
- Tear down apt. at 15<sup>th</sup> & Jupiter
- Add more street lighting -8
- Less foot traffic through neighborhoods -6
- New streets/Street repair & maintenance -4
- Stop pedestrians from loitering in alley -2
- Less day laborers trespassing
- Improve landscaping-3
- Grass -2
- Better landscaping for rental properties
- More grass in yards at rentals
- Keep shrubs trimmed near the streets
- There are too many trees
- Add more police/police contact -8
- Police patrol-6
- Traffic control in the dogleg (N Ave.)
- Improve child safety
- Animal control
- Street parking control --6
- Park in drives or alleys, not streets --2
- Better parking
- Restrict street parking to one side only
- Remove RVs from driveways
- Add more historic aspects
- Gateway identification to neighborhoods
- Historic light posts
- Need a restaurant—5
- Quality of stores-2
- Clean up the shopping center at 18<sup>th</sup> & K -2
- Shopping Center Renovations at 14<sup>th</sup> & Jupiter
- Need a grocery
- Rezone for businesses
- Less car repair shops, self-storage and oil change businesses
- Less noise from the Minyards center
- Wheels on recycling containers
- Pick up business trash more often—it blows out of the bins and litters the area
- Fewer garage sales
- Parks
- Need more Green space
- There is an excess of Bird Poop and it is a health hazard
- Trains
- Train Horns at Night
- GTE replace grass in Alley
- More organized information about neighbors and previous owners
- Noise from Ave. P at stop signs
- More youth activities
- Fewer illegal aliens
- Not so many mixed cultures
- Reduce problems from the multi-family areas
- Need Dart to go Downtown in Dallas

**4. Would you like to see new businesses in the neighborhood or on your street?**

**33% Yes**

**No**

**If yes, what kinds of businesses would you most like to see in the neighborhood?**

- Nice restaurants (not too expensive, but charming, etc)-28
- Nice Grocery Stores--8
- Drug Stores-6
- Clothing-4
- Specialty Shops-4
- Antique/Craft shops -3
- Pedestrian-oriented, quaint, Norman Rockwell typed -2
- Non-polluting -2
- Low traffic-2
- Corner Retail-2
- Shopping Centers-2
- Bookstores-2
- Coffee Shop-2
- Small Shops -2
- Professionals -2
- Frozen Yogurt Shops
- Well landscaped
- Ice cream
- 24hr. Medical center
- Pet Store
- Owner Operated Stores
- Churches with Youth activities
- Galleries
- Kids Stuff—ie Chuck E. Cheese
- Computer oriented businesses
- Healthfood Stores
- Convenience Stores
- Redevelopment of 14<sup>th</sup> & Jupiter
- Bakery
- Hairdressers
- Card Shop
- J.C. Penney's

**5. Have you noticed businesses being operated out of people's houses in your neighborhood?**

**19% Yes**

**No**

**If yes, what have you noticed:**

**8% No problem**

**2% Extra eyes on the street in the daytime**

**6% Increased traffic**

**7% Parking problems**

**9% Vehicles stored on site**

**7% Equipment stored on site**

**3% Other \_\_\_\_\_**

**Other to include:**

- Old Cars stored in pieces and visible from the street
- People working on cars in their garages with lots of equipment around
- Noise-2
- Junk-2
- Dust
- Drugs
- Large trucks & trashy yards
- Trailers and cars—I don't like to see this

**6. If a large vacant lot near you home were going to be developed, what would you want to see placed there?**

**35% Park**

**5% Library**

**3% Townhouses**

**13% Don't know**

**33% Single Family Homes**

**9% Neighborhood Oriented Businesses**

**3% Apartments**

**9% Other \_\_\_\_\_**

**Other to include:**

- Senior apartments
- Elderly houses
- Cafeteria
- Shopping centers
- Church
- A nice restaurant
- Grocery store
- Restaurant
- Learning centers
- Walk in medical center
- Retirement homes
- Specialty Retail
- Bed & breakfast
- Senior Apartments or health/activity center
- School
- Restaurant
- Nothing! No more buildings! Let there be space!
- Café
- Eatery

**7. What kinds of new housing would you most like to see being built in this neighborhood?**

**24% None**

**16% Affordable housing, but not in large projects**

**36% Single family houses**

**4% Townhouses/Condominiums**

**3% Apartments**

**1% Student housing**

**1% Garage Apartments**

**17% Homes designed for the elderly**

**3% Other** \_\_\_\_\_

**8. Do people parking on the street in front of homes cause a problem on your block? 29% yes**

**9. Do you know of vacant or abandoned land in your neighborhood that needs to be better maintained?**

**19% yes**

- 16<sup>th</sup> & N—fenced lot --6
- 14<sup>th</sup> & R --3
- Lot near the Post Office-2
- 15<sup>th</sup> Place & N Ave.--2
- Duplexes on Ave. R
- Housing at 15<sup>th</sup> & P
- E. perimeter of NE Baptist Church parking lot
- Litter across from 1300 M Ave.
- The Cosmo Living Apartments
- The alleys
- 15<sup>th</sup> Place
- Rental Properties
- 1308 15<sup>th</sup> Place
- SW Corner of 16<sup>th</sup> & M
- SE&NE corners of 16<sup>th</sup> & L

**10. Are there any environmental issues in your neighborhood that you think need more attention?**

**22% yes**

- Dust from the Cement Plant—4
- Noise Pollution --4
- Junk & Trash at 16<sup>th</sup> & N Ave. --3
- Trashy alleys --2
- Trash & Litter in Neighborhood-2
- Street Drainage --2
- Trash blows out of the dumpsters and into the alleys --2
- Noise Pollution from the traffic
- Rats in the trash in the alleys
- Litter by pedestrians
- Oil running down the driveway across the street
- Rats in the lot at 16<sup>th</sup> & N.
- Code Enforcement
- Alleys are overgrown
- Dumping used motor oil @ home businesses
- The Plastics Plant has a bad odor in the summer
- Rats in the Apartments
- No Cleaning up after Dogs
- Apartments need recycling containers
- 1711 R Ave
- Lack of Waiting room space at the Free Clinic

**11. In a typical month, how often do you:**

**A. Ride a Dart bus?**

80% Never 7% Once or twice 6% A few times (3-4) 2% Often (5+)

**B. Ride your bike for fun or exercise?**

67% Never 13% Once or twice 8% A few times (3-4) 4% Often (5+)

**C. Ride your bike to get to work or to run an errand?**

83% Never 3% Once or twice 4% A few times (3-4) 2% Often (5+)

**D. Take a walk for fun or exercise in the neighborhood?**

23% Never 22% Once or twice 26% A few times (3-4) 22% Often (5+)

**E. Take a walk to run an errand?**

42% Never 21% Once or twice 18% A few times (3-4) 10% Often (5+)

**12. Are there any transportation or traffic problems in your neighborhood that you think need more attention?**

**43% yes**

- Speed –30
- Cut-Through traffic –14
- People ignore Right-Turn-Only & Stop sign at 18<sup>th</sup> & Ave L. -7
- Loud speakers --6
- Dogleg at 1600 N Ave needs better visibility and signs--5
- Volume –4
- Not stopping at the sign --4
- Need a light at 14<sup>th</sup> & P. --4
- DART needs a route that goes from neighborhood to the transit center (it only goes away from the transit now) –3
- Landscaping visibility problem at 15<sup>th</sup> & R. -2
- Pedestrian Damaged Landscapes –2
- Visibility problems at 16<sup>th</sup> & Ave N. --2
- 18-Wheeler Traffic in neighborhood --2
- Street parking causing congestion--2
- Pedestrian Traffic Volumes-2
- Stop-signs and Tire Squeals --2
- Shop carts left in alleys
- Speeding in Alleys
- Noise --
- 15<sup>th</sup> St. should be a one way going east
- N Ave. & 15<sup>th</sup> St.
- 
- Traffic is too fast on 15<sup>th</sup>
- Loud Cars
- Smokers in the Alleys
- 15<sup>th</sup> is used as a main highway, just like 14<sup>th</sup>.
- Intersections are dangerous at 15<sup>th</sup> & Jupiter, 14<sup>th</sup> & R.
- Streets need to be renovated
- Trash can at Cosmo Apt. is a visibility hazard
- Parking on R Ave.
- WHS Loitering in the Alleys
- Rental Parking in Street and alley
- Street Parking near WHS
- Street Parking near the Baptist Church
- People run the stop signs
- Downtown lights take too long
- Need Handicapped Accessibility on Sidewalks
- Need Sidewalks
- Less volume in the alleys
- Loud Stereos on trucks at Minyards
- That curve in Municipal is dangerous
- Drag Racing
- Need more rides available for the elderly

**13. On average, how often do you or someone who lives with you visit a city park or recreation area near your neighborhood?**

**3% Daily**

**20% Weekly**

**14% About once a month**

**29% A few times a year**

**3% Other**

**21% Never**

**14. Are there other areas in the neighborhood that you or someone who lives with you uses as a park? 11% yes**

- WHS field --8
- School –4
- Haggard --3
- Woodruff --2
- Ball Hoops in driveways-2
- Church Parking lot --2

**15. Is there a particular place that you feel would be a great place for a park? 11% yes**

- 14<sup>th</sup> & R --6
- Near the Post office –5
- Near Harrington Library --2
- Shiloh Extension-2
- 1501 N. Jupiter-2
- Side of WHS -2
- 14<sup>th</sup> & Jupiter—near All Star skate
- 15<sup>th</sup> Place & N Ave
- Anywhere, but it has to look “historic” and really tie the area together, like Haggard did
- Near Ci-Ci’s Pizza
- At the Golf Course Area

**16. Is there a particular place that you feel needs better lighting? 29% yes**

- All neighborhood streets –10
- In the Alleys --5
- Mid-Block --3
- Trees block the street lights- --3
- WHS track-2
- 15<sup>th</sup> Place b/t M & N Ave.--2
- 14<sup>th</sup> & 15<sup>th</sup> St.-2
- Behind the Post Office --2
- 16<sup>th</sup> Place & N Ave. –2
- 17<sup>th</sup> Street --2
- R Ave from 15<sup>th</sup> to 17<sup>th</sup> --2
- All Streets --2
- 14<sup>th</sup> Place
- 17<sup>th</sup> & Jupiter
- Ave. R.
- Around the apartments
- 16<sup>th</sup> St. b/t M & N Ave.
- Near the Rec. Center
- In City Hall
- Ave O
- 18<sup>th</sup> & L Ave.
- 17<sup>th</sup> & P Ave
- Cemetery
- All Intersections
- Dogleg at 1500 N Ave.
- Lights on Ave K are too bright
- Lights at First Baptist Church are so bright I can mow my lawn at night

**17. Overall, do you worry a lot about crime?**

**43% Yes**

**50% No**

**18. Overall, do you feel comfortable walking in your neighborhood during the day?**

**80% Yes**

**11% No**

**19. Overall, do you feel comfortable walking in your neighborhood during the night?**  
**21% Yes** **69% No**

**20. What types of crimes concern you the most?**

- |                |                     |
|----------------|---------------------|
| 62% Burglary   | 37% Juvenile Crimes |
| 27% Auto Theft | 5% Prostitution     |
| 48% Drugs      | 20% Rape            |
| 39% Robbery    | 8% Other _____      |

Other to include:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Vandalism-4</li> <li>• Assault--2</li> <li>• Indecent Exposure</li> <li>• Gang Fights</li> <li>• Mail Theft</li> <li>• Domestic disputes</li> </ul> | <ul style="list-style-type: none"> <li>• Kidnapping</li> <li>• Apathy</li> <li>• Students Smoking</li> <li>• Speeding</li> <li>• Yelling out the car windows</li> <li>• Taking emblems off of cars</li> </ul> |
|--|---|

**21. Do you feel there are enough activities for youth in the neighborhood?**  
**28% Yes** **42% No**

**22. I am going to ask some questions about projects that the City could start in your neighborhood. Please tell me if you think these projects are important enough to you personally that you would be willing to pay more taxes to support them.**

Project	Yes	No	Don't Know
Speed humps or other methods to slow traffic	33%	37%	9%
New sidewalks or bike paths	31%	32%	8%
Slowing down cut-through traffic in the neighborhoods	42%	25%	8%
More police officers	47%	19%	11%
More parks	27%	29%	13%
Gateway signs or historic lightposts	29%	28%	12%

**23. Thank you for your time, this is the last question. Of all the things we have talked about, what do you think is the single most important issue in our neighborhood?**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Great just as it is, don't try to fix what isn't broken</li> <li>• Benevolence of City Hall</li> <li>• Don't raise the taxes for the elderly</li> <li>• Excessive local rules and regulation</li> <li>• Should pick garbage in the alleys not at the curb</li> <li>• Dart should run toward the station or downtown</li> <li>• Dart should be available on weekends.</li> <li>• More Jesus Christ, less evil</li> <li>• We need less development</li> </ul> | <ul style="list-style-type: none"> <li>• Improve the feelings of security</li> <li>• Keeping drugs and crime out</li> <li>• Drinking &amp; Gang activity</li> <li>• Do something about drugs in our neighborhood</li> <li>• Safety for the Elderly</li> <li>• Safety for young children</li> <li>• Install free burglary alarms</li> <li>• More youth activities</li> <li>• Fire station staffing—is it adequate?</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Speeding Traffic --6</li> <li>• Traffic --5</li> <li>• Traffic speed in the alleys --3</li> <li>• Traffic control-2</li> <li>• Put speed bumps on the dog leg on N Ave.</li> <li>• Cars don't stop at stop signs</li> <li>• Street parking</li> <li>• Traffic light at 14<sup>th</sup> &amp; Ave P</li> </ul>   | <ul style="list-style-type: none"> <li>• Reduce traffic and foot traffic --6</li> <li>• Cut-through traffic, automobiles and foot-2</li> <li>• Transients-2</li> <li>• Loitering pedestrians at all hours --2</li> <li>• School kids walking around-2</li> <li>• People walking and driving through the alleys-2</li> <li>• Pedestrians cut through the breezeway at the Plano Community Home</li> <li>• Too many foreigners walking in streets &amp; lawns-day &amp; night</li> <li>• People in alleys at night</li> <li>• People terrorizing my animals through the fence</li> <li>• Loitering Pedestrians at all hours</li> <li>• Pedestrians Littering in Streets &amp; Alleys</li> </ul> |
| <ul style="list-style-type: none"> <li>• Burglary</li> <li>• Crime --13</li> <li>• Safety --9</li> <li>• More visible patrol officers in neighborhood to deter crime --8</li> <li>• Crimes by teenagers</li> <li>• Small petty crimes at night</li> <li>• Public Security-3</li> <li>• More police at night-3</li> <li>• Drugs on Ave R. --2</li> </ul>  | <ul style="list-style-type: none"> <li>• Loitering at Minyards</li> <li>• Shopping carts left in yards</li> <li>• Too much loitering in parking lots</li> <li>• Loitering &amp; Littering</li> </ul>  |

- Seeing shopping cart being pulled by a bicycle is embarrassing and hard to believe this is what my neighborhood is about

- Duplex on 1700's R Ave. --3
- There are illegal aliens-3
- Improve apartment buildings on 15<sup>th</sup> street --2
- Apartments need to be cleaned up
- Apartments on NW corner of Jupiter & 15<sup>th</sup> need to be closed
- Duplexes between 17<sup>th</sup> and 18<sup>th</sup> on R Ave.
- Neighborhood is surrounded by run-down apartments with numerous families in each unit who have no respect for homeowners or surrounding properties
- No more apartments, they lower property values
- No more Low -Income Apt.
- Rental Properties are poorly managed
- Low -rent apartments have very high turnover rates
- Apartments at 15<sup>th</sup>/17<sup>th</sup> & Jupiter
- Clean up the apartments
- Overcrowding in duplexes
- Overcrowding in the apartments
- Gunshots @ 15<sup>th</sup> Place apartments
- Rental Properties are running down the area
- Too many immigrants in each dwelling
- Overall density too high in the apartments
- Absentee landowners
- Poor quality tenants
- Poor conditions of rental property
- Number of residents per dwelling
- Over-crowding of illegal aliens

- Code Enforcement --6
- Maintain properties --6
- Clean up --5
- Maintenance of property values --4
- The fenced lot at 16<sup>th</sup> & N Ave --3
- Deterioration of Area-2
- Renovation of Houses --2
- We should make this a place people want to come to
- Promote & Maintain older, safer residential areas
- Need to stay safe, clean, and affordable
- Each home should be a model of cleanliness and environmentally aware
- Area is quaint & charming
- Continue maintenance and upkeep
- Help older folks maintain homes
- Declining structures due to age and neglect
- No cars parked in the yards
- We need more Sr. Housing
- Moving Houses to new lots is great
- Clean up 14<sup>th</sup> St.—it looks like Garland Ave.
- Abandoned Cars
- Trashy Places
- Litter is bad

- Quiet-3
- Trains whistle too much-2
- Noise from the Minyards-2
- Barking Dogs
- Loud Cars

- Provide sidewalks --3
- Consistent sidewalks with ramps

- Streets
- Street sweeper is noisy and just pushes the litter into the gutters and makes it look trashy

- Street Lights --2
- Brighter Street Lights
- Appropriate lighting in alleys
- Lot behind the Post Office needs better lighting

- Restaurants-4
- Home businesses
- Night-life downtown
- Later hours at stores downtown
- Shopping Center at 18<sup>th</sup> & K
- Small businesses are being forced to move to West, where traffic is terrible
- Improve the Downtown—Like with the DART station & new restaurants, etc/

- Preserve the small town atmosphere of the neighborhood -3
- Pride-2
- Neighbors --2
- Preservation-2
- Southwood shouldn't be part of this neighborhood
- Lack of neighborliness
- Maintaining the neighborhood atmosphere
- Promote positive image
- Building on Positives—History, Trees, etc to encourage pride
- Preservation of older sights of historic value
- Protect Historic 40-50's homes
- Preserve Single Family Design
- Keep Historic District Historic
- Relax the building standards to match older styles
- Preservation of the older feel of area without it get trashy
- Loss of integrity for quaint neighborhood
- Need middle class home ownership
- Stability
- Cultivating a neighborhood feel that differs from West Plano
- West Plano problems are solved faster

## Household Demographic Information:

Information gathered from this section of the survey will be used to determine whether revitalization grant money can be spent in this neighborhood. Federal and State Block Grant money can be spent in neighborhoods and on properties whose residents meet household size-to-income ratios. Additionally, this information will help to justify any additional funds used to implement the priorities of the Neighborhood Plan by showing the number of children, adults, senior citizens, etc., identifying needs for various City programs and services and establishing current estimations of overall population in the neighborhood.

Only one City Staff member, who tabulates results of the survey, will see your answers to this section & you may leave any question blank if you're uncomfortable answering it.

### 24. How long have you lived in this neighborhood?

- 11% Less than 1 year
- 26% 1 to 5 years
- 12% 6 to 10 years
- 42% More than 10 years
- 1% Don't know

### 25. What is your present housing situation?

- 49% Own
- 42% Rent

### 26. What is your ethnic background?

- 64% Anglo
- 17% Hispanic
- 1% Black
- 1% Asian American
- 2% American Indian
- 4% Other \_\_\_\_\_

### 27. How many persons live in this house?

- | 1   | 2   | 3   | 4   | 5  | 6  |
|-----|-----|-----|-----|----|----|
| 29% | 25% | 13% | 10% | 5% | 2% |

### 28. What is your age and your spouse's

- 8% Under 24 Years
- 24% 25 to 34 Years
- 21% 35 to 44 Years
- 18% 45 to 54 Years
- 7% 55 to 59 Years
- 7% 60 to 64 Years
- 51% 65 and Older

**29. In the box below, please indicate the number of males and females in your household in each of the age categories, including yourself.**

<b>Age Categories</b>	<b>Male</b>	<b>Female</b>
Under 3 Years old	4%	6%
3-5 years old	9%	6%
5-10 years old	Incl above	Incl above
11-14 years old	3%	5%
15-16 years old	2%	4%
17-18 years old	5%	3%
19-24 years old	8%	5%
25-44 years old	23%	21%
45-64 years old	15%	20%
65 years and older	13%	33%

**30. Which of the following categories best describes your or your spouse's (if applicable) present occupation?**

<u><b>You</b></u>		<u><b>Spouse</b></u>
5%	Teacher	1%
7%	Professional/Technical (Doctor, Lawyer, Engineer, etc.)	5%
.3%	Farm Owner or Manager	3%
8%	Business Owner, Proprietor, Official, Manager (other than farm)	6%
3%	Clerical	3%
3%	Sales	3%
3%	Foreman/Skilled Craftsman	2%
1%	Machine Operator	1%
2%	Private Household Worker (Domestic)	0%
1%	Other Service Worker (Waiter, Custodian, etc.)	1%
6%	General Laborer	3%
0%	Student	1%
7%	Homemaker	5%
32%	Retired	9%
.6%	Unemployed	.6%
4%	Disabled/Physically Unable to Work	1%
5%	Other (please specify) _____	2%

**31. How many members of your household are wage earners?**

<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>48%</b>	<b>23%</b>	<b>22%</b>	<b>4%</b>	<b>1%</b>

**32. Where (name the town) do you or your spouse work?**

<b>Male</b>		<b>Female</b>	
Allen .3%	McKinney 1%	Allen .3	Mckinney .6%
Dallas 6%	Mesquite .3%	Dallas 5%	Addison 1%
Frisco 3%	Metro 2%	Frisco .3	Metro .3%
Garland 1%	Plano 21%	Garland .3%	Plano 19%
Irving 1%	Richardson 2%	Irving.3%	Richardson 3%
		Melissa .3%	Lewisville .3%
		Sherman .3%	

**33. Which category best fits your total family income last year?**

12%	Less than \$10,000	7%	\$50,000 to \$59,999
6%	\$10,000 to \$14,999	4%	\$60,000 to \$69,999
3%	\$15,000 to \$19,999	2%	\$70,000 to \$79,999
11%	\$20,000 to \$29,999	.6%	\$80,000 to \$89,999
6%	\$30,000 to \$39,999	5%	\$90,000 +
5%	\$40,000 to \$49,999		