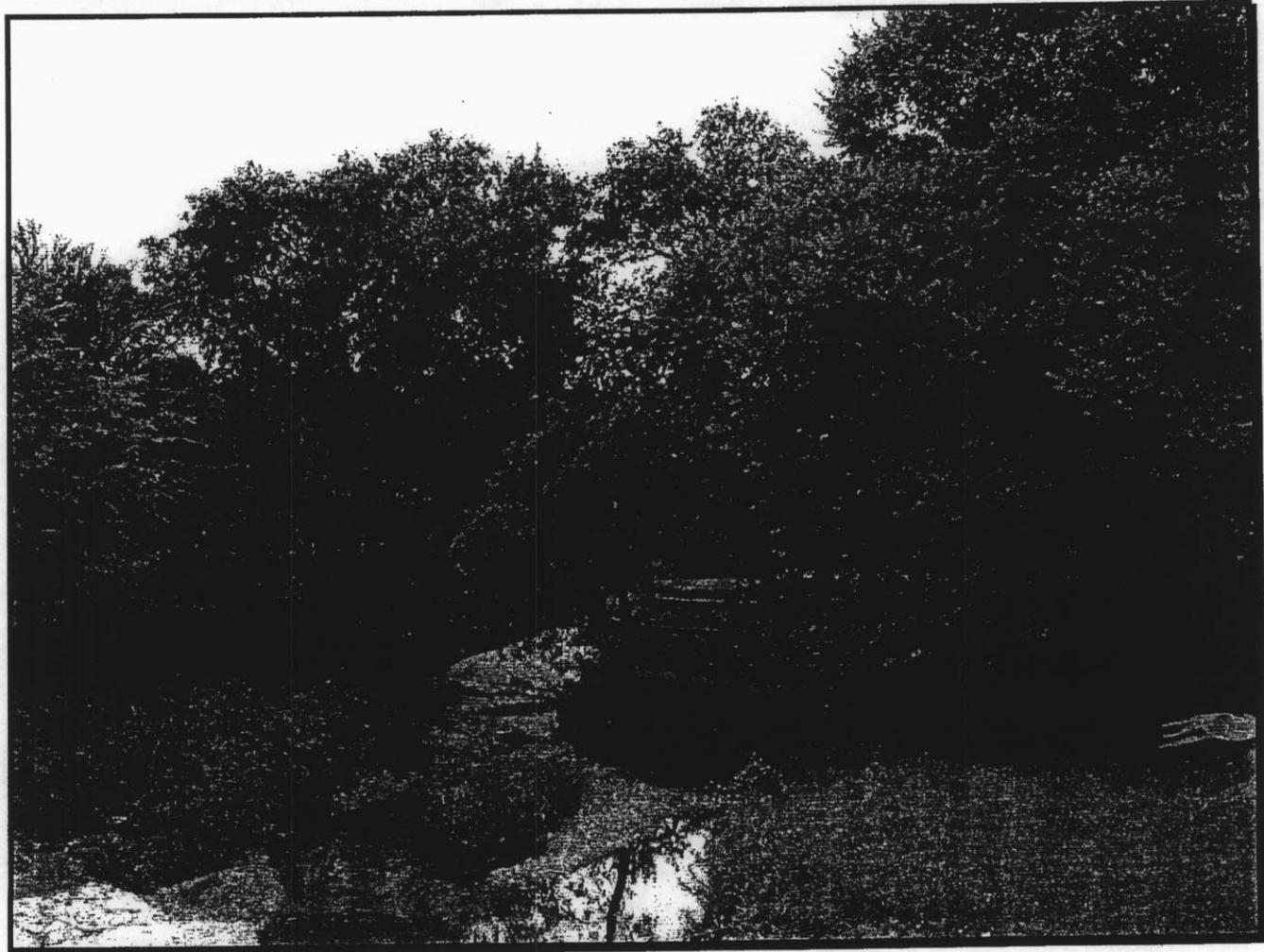


PARK FOREST II NEIGHBORHOOD ACTION PLAN



PROUDLY PRESENTED BY THE RESIDENTS OF PARK FOREST II
September 2005

Acknowledgements

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EXECUTIVE SUMMARY

The Park Forest II neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area and a demonstrated interest on the part of the residents to improve their neighborhood. Over a period of six months, the Neighborhood Planning Team met to develop a vision for the neighborhood and to identify the strengths and weaknesses of their neighborhood. Through the use of traditional methods, such as surveys and neighborhood meetings, planners gathered information on the residents' hopes and concerns for their community. In a series of meetings, the Neighborhood Planning Team identified needs and desires of residents with regard to their neighborhood. The team then developed five supporting goals to help define what the Park Forest II neighborhood residents are trying to achieve. The goals contained in the Park Forest II Neighborhood Action Plan are:

1. Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties by promoting homeownership, housing rehabilitation, and code compliance.
2. Provide a variety of recreational opportunities and open space. Continue to ensure that parks are well maintained.
3. Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability and residential character of the neighborhood.
4. Maintain the tree canopy as a major asset. Address the dark pockets that the trees cause in the streets at night.
5. Enhance recognition of the Park Forest II area and further develop neighborhood identity and cohesiveness. Encourage a neighborhood spirit to preserve the friendly, open relations between neighbors and make Park Forest II a fine place to live.

To help achieve the stated goals, this plan establishes a series of objectives that offer specific plans of action and identify the parties responsible for implementation. Expected costs to implement this plan are approximately \$1,500 from existing budgets.

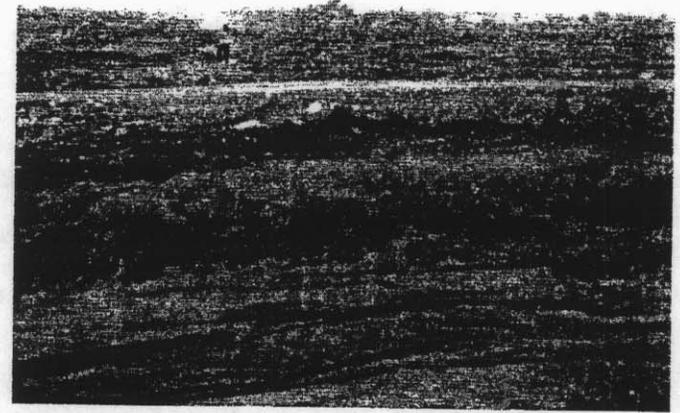
**EXECUTIVE
SUMMARY
(Continued)**



BACKGROUND

The Park Forest II Neighborhood Action Plan was developed by members of the Park Forest II neighborhood working in conjunction with the City of Plano Neighborhood Planning Program to define a vision for the future. The Plan, based on the City of Plano Neighborhood Planning program initiated in 1998, utilizes a strategic planning methodology to accomplish this vision through direct revitalization efforts and targeted action plans. Park Forest II was selected to participate in the Neighborhood Planning Program because of the challenges facing the area and a demonstrated interest by the residents to improve their neighborhood. The planning effort began in February 2005 and meetings were held bi-weekly through June 2005 to identify community issues.

Community outreach included direct mailings, an e-mail distribution list, a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis and a neighborhood survey. Meeting reminder notices were mailed to property owners and targeted stakeholders. Neighborhood surveys (please see Appendix I), in both English and Spanish, were distributed to every home in the neighborhood. The Park Forest II Neighborhood Planning Team met with representatives from many city departments to formulate action strategies. Information gathered in these meetings, through the SWOT analysis (please see Appendix II) and the neighborhood survey, was used to help formulate the goals and objectives contained in this plan.



This picture taken in the fall of 1973 is 1516 Windy Meadow Dr. looking south from the Fox and Spring Creek intersection. Houses south of Cross Bend Rd. can be seen on the horizon.

-Photo courtesy of Roy & Barbara Tucker

**NEIGHBORHOOD
DESCRIPTION**

PARK FOREST II AS DESCRIBED BY A RESIDENT

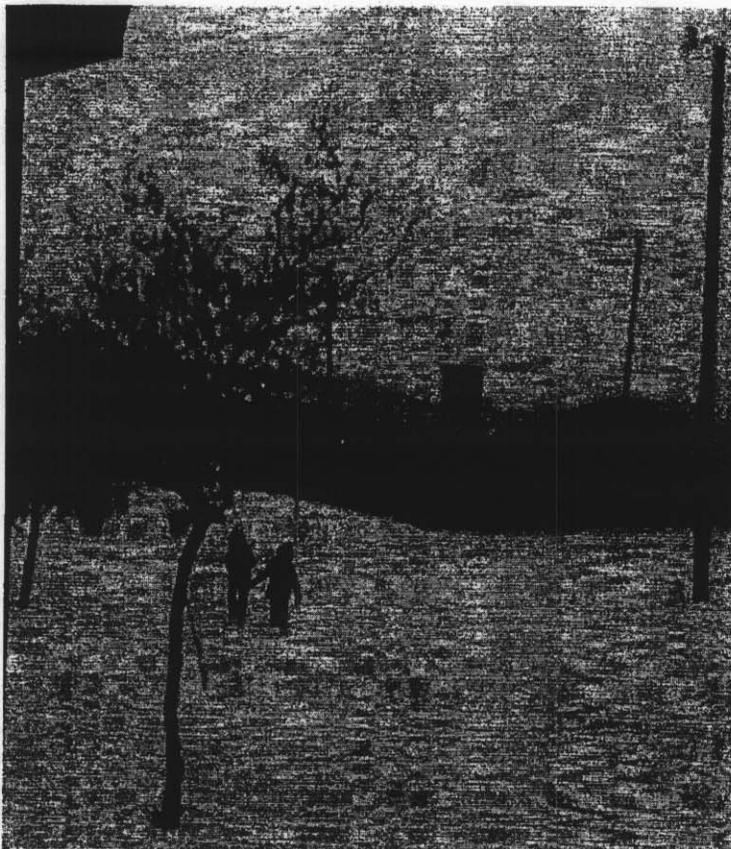
“Driving through Park Forest II is a revelation. The neighborhood is beautifully shaded with Live Oaks. The neighborhood itself is one of the few places in Plano where you can walk for miles along sidewalks in the shade. And, if you like a water view, join the families who feed the ducks at Spring Creek, or meet friends to exercise along the Chisholm Trail, one of the best walking trails in the greater Dallas area.

The houses in Park Forest II are solidly built, charming cottages. I say cottages because these houses aren't hulking monsters squatting on tiny lots. The houses in this neighborhood have lovely yards and ample backyards. These are houses built for living. In many ways, this neighborhood is riding a new wave of popularity. Check "Dwell" magazine and Amazon.com. Smaller houses are "in". And as Dallas expands further in all directions, houses that deliver value as well as location become increasingly valuable. Our neighborhood allows parents to walk their children to school on shady streets, allows you to easily drive to Central Expressway, and has some very nice family-owned restaurants within blocks.

Our neighborhood has a lot going for it. I appreciate every day that I live here. I like seeing people walking their dogs or taking their kids to the park. I say hello to some really genuine, caring, intelligent people in our neighborhood as I walk through it to exercise in the park.”

-Submitted by Victoria Deen McCrady, Resident

NEIGHBORHOOD VISION



This photo was taken from 1516 Windy Meadows Drive looking north towards Fox Street (note tree size) in the winter of 1980.
-photo courtesy of Roy & Barbara Tucker

The vision for the Park Forest II neighborhood includes an established neighborhood with large lots and neat and tidy homes. Streets are trash and graffiti-free and there are sidewalks throughout the tree-lined community. Traffic travels through the neighborhood at a safe speed ensuring pedestrian safety.

The residents of Park Forest II envision a neighborhood with long-time residents who really care about the community. They see a neighborhood that is centrally located with well-lit streets.

The vision for the Park Forest II neighborhood is that of a close-knit community where neighbors help neighbors, with an active neighborhood association in which people volunteer their time and resources to help improve the neighborhood. Members are informed and active in local issues, they help each other out because they know and care for each other, and they are committed to their community.

LAND USE AND ZONING

The Park Forest II Neighborhood is located just to the east of Carpenter Middle School and Chisholm Trail Park. The neighborhood is bounded by Alma Drive to the east, Green Oaks Drive to the west, Spring Creek Parkway to the north and Cross Bend Road to the south (please see location map below).

**NEIGHBORHOOD
BOUNDARIES**



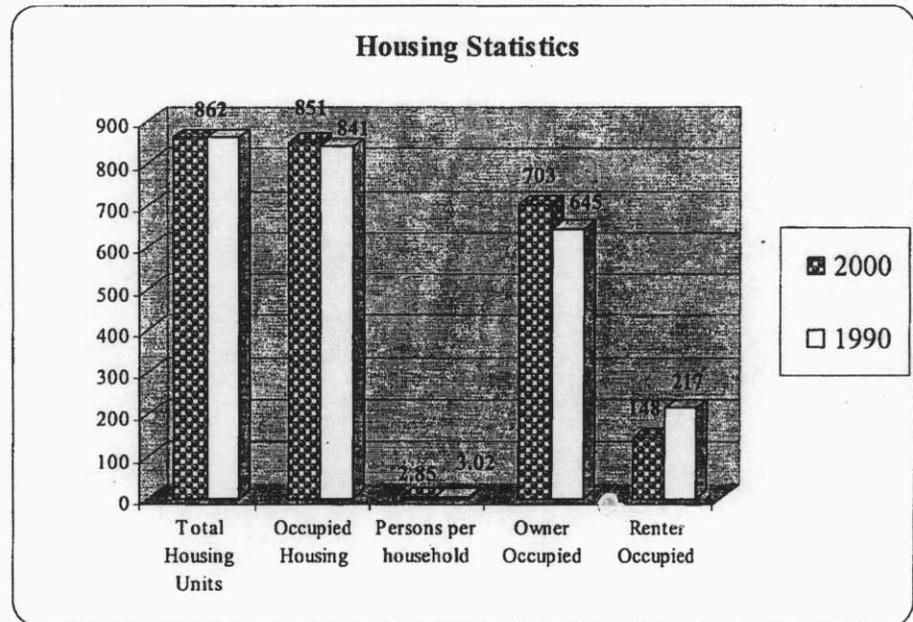
NEIGHBORHOOD DESCRIPTION

RESIDENTIAL POPULATION AND DEMOGRAPHICS

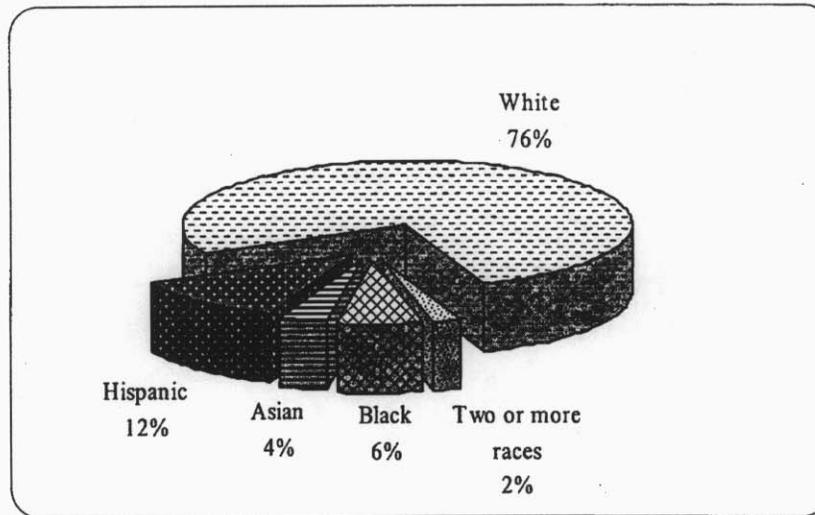
The neighborhood includes over 860 housing units. The Park Forest II neighborhood is zoned Single Family residential. While there is commercial property near the neighborhood, there are no commercial properties in the neighborhood.

Census data indicate the neighborhood is experiencing some significant changes. Over the past decade the number of people living in

the neighborhood has declined slightly from 2683 according to the 1990 Census to 2425 people in the 2000 Census. Housing occupancy rates have remained high – rates were approximately 98.7% at the time of the US Census, and the percentage of rental properties has decreased from 23.3% in the 1990 census to 17.4% in the 2000 census. This number is significantly lower than the 1990 citywide rate of 30% rental occupied, but somewhat higher than the 1980 citywide statistics of 93.3% owner occupied and 6.7% renter occupied.



**NEIGHBORHOOD
DESCRIPTION
(Continued)**



Other definitive changes are occurring in the neighborhood; the 2000 Census shows that the neighborhood is home to a more diverse group of people than ever before. While the number of people living in the neighborhood has remained relatively constant, the groups of people living in the neighborhood have changed over the past 20 years. There are a greater number of people from different races and ethnicities; today the neighborhood is

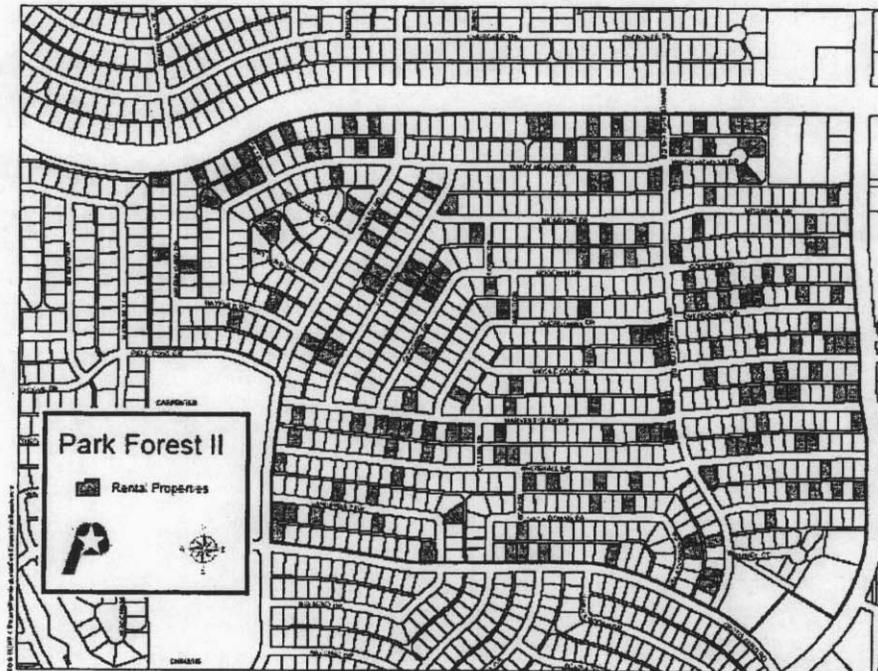
76.8% White, 11.5% Hispanic, 6.1% African American, 3.6% Asian and 2% two or more races (see chart below).

The age structure of the neighborhood, consistent with national trends, has also changed. There are more people in the neighborhood over the age of 45 and fewer children than there were ten and twenty years ago.

The 2000 U.S. Census indicates that the annual median household income for Park Forest II ranges from \$50,000 to \$75,000 which is consistent with the 1990 Census.

NEIGHBORHOOD MAINTENANCE

Most of the Park Forest II planning area was built during the period from 1971 to 1978, though several sections were built in the late 1960's. Park Forest has an abundance of beautiful shade trees, good access to major thoroughfares, provides some of the more affordable housing within the city, and is within walking distance of parks and schools.



Most of the homes in Park Forest II are at least 30 years old and as a result some signs of age are apparent. Some homes in the neighborhood (17%) are now renter occupied. Residents have observed some problems with code compliance and have expressed concern over littering in the neighborhood.

The infrastructure is in good condition and a detailed explanation of infrastructure improvement can be found later in this document.

The condition of a neighborhood sends a message to residents and visitors about how well people care for the area. If properties are poorly maintained, people will observe this and may conclude that no one cares for the home and perhaps even the block. Apathy encourages littering, poorly maintained yards, graffiti and eventually more serious crimes. The residents are proud of their neighborhood and have taken a proactive approach to keeping their neighborhood vital.

Goal: Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties by promoting homeownership, housing rehabilitation, and code compliance.

**NEIGHBORHOOD
MAINTENANCE
(Continued)**

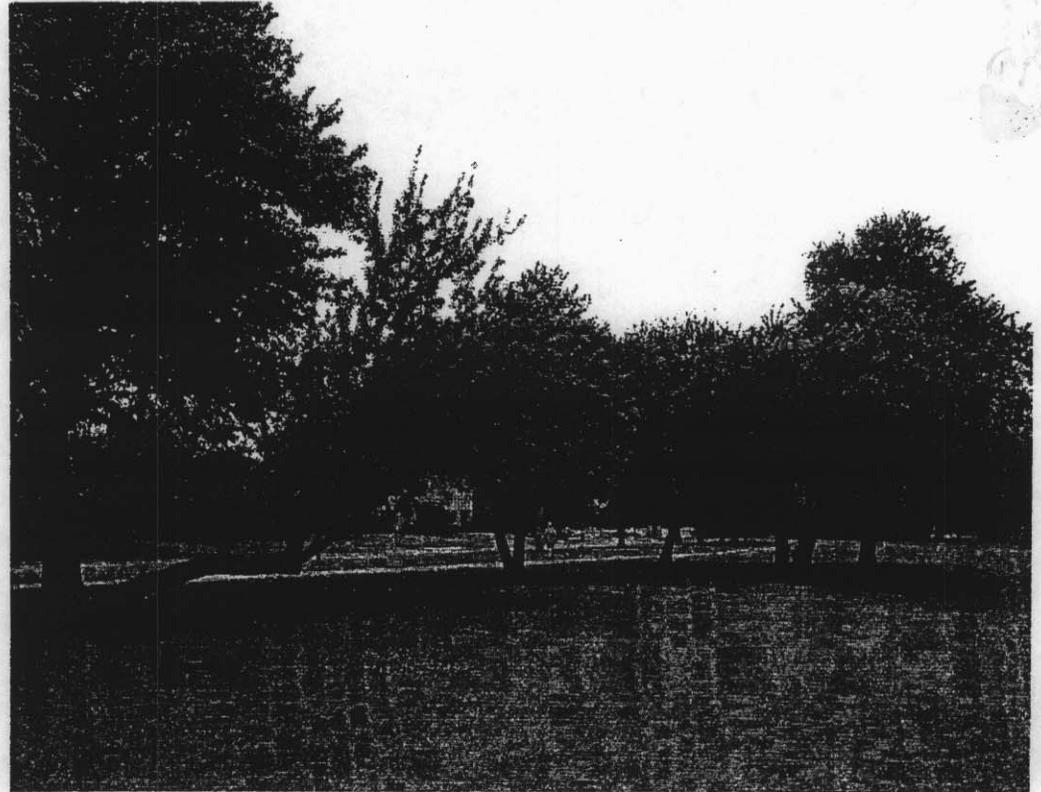
Objective: Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program.

Objective: Improve compliance with Property Standards regulations by educating residents about the “Top Ten Code Violations” as defined by the City of Plano Property Standards Department. Be vigilant about reporting code violations.

Objective: Ensure all residents know how to properly utilize city services by distributing educational materials both in English and Spanish.

AREA PARKS

The Park Forest II neighborhood is located adjacent to two City parks, Big Lake Park to the south and Chisholm Trail Park to the west. These parks are well utilized and enjoyed by neighborhood residents for the recreational opportunities they provide and the natural beauty they bring to the community. Overall, these parks meet the needs of the Park Forest II residents.



Goal: Continue to maintain neighborhood parks and provide a variety of recreational opportunities and open space.

Objective: Keep the parks free of trash and the grass mowed at all times.

The infrastructure in the neighborhood is generally in good condition. Between 2001 and 2004 a majority of the streets in the neighborhood have been improved. Sanitary sewer mains were lined and customer service laterals (lines than run from the house to the main sewer line) were replaced from the main to the homeowner's property line. The table below outlines the schedule of maintenance. The total cost for this project was \$1.7 million.

TRANSPORTATION

2001 - 2002	
Spring Creek	On south side of Spring Creek from Alma to Green Oaks - Completed
Overdowns	Completed
Middle Cove	Completed
Crossbend	Completed
2002 - 2003	
Windy Meadow	From the east end of Windy Meadow to Rainier - Completed
Mossvine	Completed
Goodwin	Completed
Harvest Glen	Completed
Whitehall	Completed
Villa Downs	Completed
2003 - 2004	
Latham	Completed
Branch Hollow	Completed
Arbor Downs	Completed
Vanderbilt	Completed
Alma	Spring Creek Parkway to Arbor Downs - Completed

**TRANSPORTATION
(Continued)**

There are many benefits of a pedestrian friendly environment, including a feeling of community and connection to the neighborhood, less automobile traffic, and safer streets. It is important for a neighborhood to be pedestrian friendly as this adds to the overall livability of an area. Families should be able to walk safely in their neighborhood. Children should be able to walk or ride their bikes safely to and from schools and parks. The elderly should be able to walk to and from neighborhood bus stops. In the Park Forest II Neighborhood, pedestrian facilities, with a few exceptions, are good.

Goal: Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability and residential character of the neighborhood.

Objective: Protect the stability and residential character of the neighborhood from cut-through traffic and speeding, while maintaining convenient access to and across arterial streets by working with the City of Plano Safe Streets program.

Objective: Ensure streets, alleys and sidewalks are well maintained. Work with City of Plano Public Works to complete an inventory of existing conditions and necessary repairs.

LIGHTING

During the day, Park Forest II is shady and pleasant for pedestrian access. However, due to the canopy of mature trees in this established neighborhood, neighbors complain of not being able to see when walking along sidewalks at night. The “dark pockets” throughout the neighborhood, and a general fear of the implications of such a dark neighborhood, have residents searching for alternatives.

The City of Plano Engineering department conducted a survey of street lights in Park Forest II in March 2005 and found that street light spacing conforms to required standards on every street in the neighborhood except for Green Oaks Drive. Letters were mailed to residents on Green Oaks Drive asking that 80 percent of residents sign a petition to install another light pole. There was no response to the City’s inquiry about insufficient street lighting in that location.

Goal: To improve the overall lighting of the neighborhood through the most cost effective means possible.

Objective: Explore private alternatives to streetlights, such as landscape floodlights, motion Detector lights, or ground level lighting in individual front yards or a plan to have alternating homes leave their porch lights on during the night.

**PRESERVATION OF
NEIGHBORHOOD
TREES**

Just as streets, sidewalks, public buildings and recreational facilities are a part of a community's infrastructure, so are neighborhood trees and creeks. Trees, collectively the urban forest, are important capital assets that require care and maintenance just like any other property. The Park Forest II neighborhood has a wealth of trees, an important asset residents would like to preserve and enhance.



Goal: Preserve neighborhood trees as a part of the resources that contribute to the character and beauty of the neighborhood. The tree canopy is a major neighborhood asset and adds character to an otherwise ordinary neighborhood.

Objective: Participate in Keep Plano Beautiful Matching Grant Program and/or the Plano Park Foundation's matching Grant Program to replace dead or dying trees.

Residents in the Park Forest II neighborhood would like to foster a stronger sense of community in their neighborhood. They would like to encourage neighbors to get to know one another, to embrace diversity and to participate in neighborhood activities.

**NEIGHBORHOOD
IDENTITY**

Goal: Celebrate the diversity of the neighborhood while maintaining a unified feeling and identity for the neighborhood.

Objective: Use sign toppers to further increase recognition of the neighborhood name and boundaries.

Objective: Promote the diverse cultures of the neighborhood and encourage neighbors to get to know one another through neighborhood block parties.



PARK FOREST II NEIGHBORHOOD ACTION PLAN: IMPLEMENTATION MATRIX

Neighborhood Maintenance	Responsible Parties	Cost
Goal: Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.		
Objective: Reduce the number of code violations in the neighborhood by educating residents concerning the most common code violations and advocating strict enforcement of city codes.	Residents/City of Plano Property Standards	Staff Time
Objective: Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program.	Residents/City of Plano Neighborhood Services	Staff Time
Objective: Ensure that all residents know how to properly utilize city services by distributing educational materials in both English and Spanish.	Residents/City of Plano	Existing Budgets
Objective: Improve compliance with city codes by encouraging residents to report violations to City departments.	Residents/City of Plano	Staff Time
Area Parks	Responsible Parties	Cost
Goal: Continue to maintain neighborhood parks and provide a variety of recreational opportunities and open space.		
Objective: Keep the parks free of trash and the grass mowed at all times.	City of Plano Parks Department	Staff Time

Transportation	Responsible Parties	Cost
<p>Goal: Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.</p>		
<p>Objective: Protect the stability and residential character of the neighborhood by working with the City of Plano Safe Streets program to minimize the speed and volume of cut-through traffic.</p>	City of Plano Traffic Engineering (Safe Streets)	Existing Safe Streets Budget
<p>Objective: Ensure streets, alleys and sidewalks are well maintained and unobstructed by surveying existing conditions and working with City of Plano.</p>	City of Plano Public Works	There are no funds budgeted for FY 2004-2005 by Public Works
Lighting	Responsible Parties	Cost
<p>Goal: To improve the overall lighting of the neighborhood through the most cost effective means possible.</p>		
<p>Objective: Explore private alternatives to streetlights, such as, landscape floodlights, motion detectors, ground level lighting or a plan to have alternating homes leave their porch lights on during the night.</p>	Residents	Staff Time

Preservation of Neighborhood Trees	Responsible Parties	Cost
Goal: Preserve neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.		
Objective: Participate in Keep Plano Beautiful Matching Grant Program to replace dead or dying trees.	Residents/City of Plano Parks Department	Staff Time
Neighborhood Identity	Responsible Parties	Cost
Goal: Celebrate the diversity of the neighborhood while creating a unified feeling and identity for the neighborhood.		
Objective: Improve recognition of the neighborhood name and boundaries by installing sign toppers.	City of Plano Neighborhood Planning	Sign toppers – approximately \$1,500 from existing Neighborhood Planning Budget
Objective: Celebrate the diversity of the neighborhood and encourage neighbors to get to know one another with block parties.	Residents	N/A

APPENDIX I

PFII SURVEY RESULTS.xls

Park Forest II Survey Results		Mar-05
1	your neighborhood?	
	Auto	259
	Bicycle	55
	DART Light Rail	34
	Bus/mass tran	10
	Walk	87
	Other	5
	No answer	1
	Dart handiness	2
	Rollerblade	1
2	attention? Please describe.	
	YES	134
	NO	57
	No answer	68
	Speed	78
	Either remove trees or more lighting	9
	Need more police patrol	2
	need police at schools	2
	red lite/stop sign runners	7
	Street parking on both sides	18
	Speeding in school zones	6
	need speed bumps	3
	alley speed bumps needed	3
	alley speed	9
	too many speed humps	4
	remove speed bumps	2
	cars block alley entrance	1
	need shuttle to/fr Dart @Parker Rd	1

PFII SURVEY RESULTS.xls

daily bus go to train station instead of weekends	1
Provide Plano residents with Dart map routes/times	1
Dart difficult to catch a bus to ride within Plano	2
Drag racing at night Spg Crk onto Branch Hollow south	4
traffic @ Christie/Carpenter schools	6
Trim trees along Main	2
Bad road on Alma between Parker & Crossbend	1
Parking in my disabled parking spot	1
cut thru traffic on Branch Hollow N of Cross Bend/need stop light and no u-turn	2
berms needed	1
better traffic control around Clark for events	1
blind spot NB @Alma/Middle Cove S to N	1
75/Spring Creek left lane to get on Central South	1
SB Alma turn L on Parker, not long enough	1
garage colors	1
abandoned or permanently parked cars	1
hedge blocks vision @ alley to Branch Hollor betw Villa Downs & Whitehall	1
Carper & Christy Schools need flashers	1
light needed front of Clark HS on Spg Crk for ped Xing & cars	1
scooters on street/alley	1
cut thru traffic on Mossvine	1
rolling stops	1
kids play in street	1
kids on mini bikes in streets	1
congestion	1
dip @ 15th/Alma	1
repair/patch holes	1
loud music	3
narrow sidewalks	1
Rainier/Spring Crk arrow turn west is too short	1
cut thru to Ranier	1

PFII SURVEY RESULTS.xls

corner parking	3
On Villa Downs numerous cars and a large blue truck create congestion on west end	1
need traffic light @ Parker/Country Place	1
L on Alma/Spg Crk can't see due to red light runners	1
need speed bumps like North Haven Dr between Forest Lane & Royal in Dallas	1
Railroad track on east bound lane of Spring Creek just past Hwy 75 has a really deep rut	1
the school zones are too long	1
blocking mail box with cars	1
extend Shiloh Rd from Park N to Parker to divert some traffic away from Plano East HS	1
clean streets	1
many corners have obstructed views	1
traffic light @Rainier/Custer timing bad for leaving to schools & business traffic	1
ped crosswalks @Parker/Custer, Alma/Spg Crk don't work	1
3 (Please check all that apply)?	
Improved Lighting	102
Ped/Bicycle paths	67
Speed bumps	65
Sidewalks	33
Ped Crosswalks	35
No answer	27
especially more lighting	
Other than school xing hours, ped timing is too short	
4 statements?	
A. It is convenient for me to get around on DART.	
Strongly Agree	20
Agree	88
Disagree	89
Strongly disagree	36
No answer	31

PFII SURVEY RESULTS.xls

	B. Crime is a serious problem in my neighborhood.	
	Strongly Agree	11
	Agree	66
	Disagree	156
	Strongly disagree	13
	No answer	9
	C. The Neighborhood Police Officer has been an asset to our neighborhood.	
	Strongly Agree	33
	Agree	96
	Disagree	60
	Strongly disagree	16
	No answer	71
	D. City Government is responsive to our needs as a neighborhood.	
	Strongly Agree	18
	Agree	143
	Disagree	51
	Strongly disagree	15
	No answer	51
	E. Overall, my neighborhood is clean.	
	Strongly Agree	16
	Agree	160
	Disagree	72
	Strongly disagree	12
	No answer	5
5	better met?	
	YES	224
	NO	28

PFII SURVEY RESULTS.xls

	No answer	13
	Don't know	2
	more trees, benches, tables, trash cans	2
	more/extend bike trails	3
	more dog parks	2
	more lighting	15
	need swings	3
	unleashed dogs	2
	need bathroom facilities	3
	needs landscaping	
6	On average, how often do you or someone who lives with you visit a City park or recreation area near your neighborhood?	
	Daily	26
	Weekly	98
	Once/month	45
	Few times/yr	74
	Never	11
	Other	8
	No answer	3
	Three times per week	2
	Two times per week	3
7	What do you like best about your neighborhood?	
	parks & recs	18
	near rec center	3
	near schools	13
	near shops	16
	near dining	5
	near church	5
	near bike/walk trls	5
	near library	2

PFII SURVEY RESULTS.xls

convenient/location	28
well-maintained homes/yards	17
low crime	2
no traffic; it's a cul de sac	2
good bike trail	10
affordable	2
creek w/ducks/fish	2
dog park	5
established	33
schools	4
security	1
happy w/Plano city gov	1
diversity	3
older neighbors	3
mature trees	68
improve/more sidewalks	10
trim trees	30
better street drainage	14
muddy sidewalks	4
repair fences	6
store trash cans away from alley edge	3
inspect 4 work on homes w/o permits	3
keep sidewalks continuous	4
enforce neighborhood bylaws	3
mandatory upkeep of lawns & property	6
1 family per house	2
limit rental properties	2
city maintain easement trees	2
better yards	31
animal control	8
home maint	13
One sided street parking	19

PFII SURVEY RESULTS.xls

	code enforcement	6
	alley speed/bumps	7
	sidewalk repair	2
	lower car radio volume	5
	enforce trash overflow ordinance	2
	numerous trees obstruct lighting	8
	bury cable,phone, power lines	3
	alley shrubs hit cars	4
	no trailers parked on street	3
	enforce tall grass/weeds	6
	police presence	22
	less vandalism	2
	park in driveways	24
	berms on Alma	34
	more ordinance patrol/enforce	10
	lower speed on Branch Hollow	2
	clean up creeks	2
	repair streets	2
	One family per house	3
	need light @alley entr on Rainier betw Windy Meadow &Rocky Cove	73
	need speed bumps betw Spg Crk &Parker on Rainier	166
	enforce no parking 50ft from stop signs	68
	limit rental properties	139
	regulation to force rental properties to maintain asethetics	8
	stricter codes on junk in back of houses	15
	city maintain easement trees	168
	enforce storage building codes	10
	enforce fence codes	22
9	are prohibited in residential areas. Have you noticed any of these businesses being operated out of people's houses in your neighborhood?	

PFII SURVEY RESULTS.xls

Yes	69
No	192
No answer	6
10 If yes, what have you noticed?	
No problem	28
Extra daytime eyes	61
Increased Traffic	39
Equipment storage	163
Parking problems	1
Vehicle storage	1
vehicle repair on street	73
working on cars is noisy and takes away from quiet residential feel	166
Cross Bend betw Rainier/Alma lg construction trucks/trailers	68
business signs on lawns	139
oil in street	8
blocking alley while loading	15
cars block alley	168
locksmith has 4-6 trucks parked on Vanderbilt	10
moving van in back yard	22
11 In your neighborhood, what types of crimes concern you the most?	
Auto theft	331
Burglary	62
Drugs	25
Juv crimes	6
Prostitution	1
Rape	0
Vandalism	0
Other	2
No answer	61
littering	39

PFII SURVEY RESULTS.xls

	speeding	163
	trespassing	1
	barking dogs	1
13	How long have you lived in this neighborhood?	
	Less than one yr	2
	One to five years	64
	Six to ten years	39
	More than ten yrs	164
	Don't know	1
	No answer	1
14	What is your present housing situation?	
	Own	269
	Rent	5
	No answer	
15	How many wage earners in your household?	
	Full-time	335
	Part-time	64
	Retired	25
	None	6
	no answer	1
16	Do you have other concerns related to your neighborhood?	
	Rental properties not kept up, watered, trash, turnover, etc.	15
	More than 1 family in a house	2
	Many cars parked out front	2
	Future resale value of home	6
	Trees hang over the streets/too many trees or too close together	5
	Kids loitering	3

PFII SURVEY RESULTS.xls

Leave this neighborhood alone; it's fine. Quit wasting \$ on surveys & lower the outrageous property taxes! (the only response on their survey)	1
Loss of businesses in shopping areas	2
Vacancy rate in strip malls	2
Alleys not kept clean	2
Broken/damaged fences	5
Stop solicitations	2
Find 1-2 dozen dead birds by phone pole in back yard yearly	2
Increasing rental properties	5
More police presence	4
Stray animals	5
Section 8 residents can't upkeep properties	5
Loud music	3
Some yards not kept up, especially in back	4
Haul off trash 3	3
We do not need a neighborhood plan; our neighborhood is just fine! Thank you.	1
& of the stores	1
Property being rundown around us/It's downhill in some respects	4
Some young gangs roam at night	2
Parks, trails full of dog feces (odors)	2
Neighbors' visitors parking in front of his house	1
Animals walked without "bags"	2
Neighbors (Mossvine Dr/Branch Hollow Dr) have frequent garage sales, put signs in his yard, block his drive and don't get permits	
maintained rentals	
bad	
Wants monthly neighborhood flyer or e-mail-how to start? (no address)	
Window Meadow is dark due to trees	
City maintain city-owned trees at the curbs	
Maintain streets	
Dead trees/limbs lie in the creek, esp after a storm	

PFII SURVEY RESULTS.xls

Enforce grass/weeds height	
Not enough homeowners	
mesquitos	
Stronger code enforcement	
Bois d'arc tree near creek-kids throw horse apples at the ducks	
1444 Whitehall driveway looks like a trash dump	
Unsupervised teens	
I'd like a group clean-up day	
Don't want a neighborhood association that has fees and a rule book	
Power line on Cross Bend is an eye sore	
Loud music at night from 900 block of Harvest Glen & Whitehall	
Discrimination for violation of ordinances	
Clean creek in back of Christie all the way to Parker	
916 Harvest Glen vacant for years, owned by a lady in Richardson	
Rentals to low income families that trash the neighborhood & let kids run wild	
Kids don't watch for cars in alleys	
Students from nearby schools are destructive	
Plant more trees in medians & in parks	
Dirt yards	
Alleys not clear enough to keep from scratching cars	
4006/4008 ish Rainier -abandoned house	
1508 Hayfield (75023) water stands in street	
Mail fraud	
Stop sign runners at night due to lack of lighting?	
Dogs	
Released criminals living nearby	
Remove alley speed bumps on Middle Cove Dr	
Unsupervised kids on 900 block of Harvest Glen	
921, 929, & 933 Whitehall park on street	
Neglected animals, strays	
Littering in front yards	
Crime will increase	

PFII SURVEY RESULTS.xls

Stealing items from yard	
City garbage trucks damaged my property	
City offer at least biannually to trim trees or reduce price of it	
Business @Alma/Spg Crk boarded up; looks bad	
Lawnmower shop on Alma/Spg Crk is junky	
Strange combination of house colors	
Yard art & stuff out front	
Son mentioned drug activity and gangs in this neighborhood	
High of rental units	
Rental owners to notify city w/contact info for neighbors	
Glass on sidewalks, trails	
School traffic/safety	
Sounds of racing engines	
Number of unoccupied houses	
Lack of pride in the neighborhood	
What is the neighborhood police officer?	
lights, spread trash in the area	
Hope the area stays safe	
Hope property values rise or improve	

3 90

B-4

APPENDIX II

SWOT Results Park Forest II

Strengths

Updated yards

Alleys are good

Heavily treed

Friendly

Parks

Dog park

Quiet

Trees

Great neighbors

Weaknesses

Send out street sweepers 4*

Lost businesses at Alma/Spring Creek

Trees along main streets (Alma) should be trimmed by city, not homeowners (don't have a problem cutting on non-busy streets, Mossvine or alleys)

Pitch black at night 2

Rats, squirrels

Citizens have to trim trees city planted

Beer cans in front yards

Tree trimming 2

Not enough building inspections

Trailers parked on street

Some yards need to be kept up

Need more street lights

Opportunities

Clean streets more often 4

Stop on-street parking-limit to one side of street 2

Trap the squirrels and rats

More lighting 2

Speed bumps @ 4-way stop at Hunters Glen & Branch Hollow

Trim trees

*items are listed multiple times if there is a number at the end of the sentence

Threats

Dirty streets

Section 8 residents

Empty buildings can cause city major problems-after 2-3 years should charge owners to make area look better

Speed & run 4-way stop @ Hunters Glen & Branch Hollow

Afraid our home will lose value due to building codes

If City does not control rat & squirrel population, they'll damage our property and cause disease

More & more rental properties

Closing of stores around neighborhood-why?