

RIDGEWOOD NEIGHBORHOOD ACTION PLAN



CITY OF PLANO

Approved by City Council on December 21, 2004

Prepared by City of Plano Staff and the Neighborhood Planning Team

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Acknowledgements

NEIGHBORHOOD PLANNING TEAM

J.D. Williams, *Resident*

Ed Corr, *Resident*

Stan Adler, *Resident*

Ken & Jackie Moehring, *Residents*

Martha & David Hamilton, *Residents*

Pat & Mike Graham, *Residents*

Melissa Tutton, *Resident*

Antonio Roneto, *Resident*

Kathy Ward, *Resident*

Lewis White, *Resident*

Dale & Elsie Martin, *Residents*

Julie Damewood, *Resident*

Opie Walter, *Resident*

Robert & Lois Myers, *Residents*

Fred Schreiber, *Resident*

Curtis Graham, *Resident*

Marlene Robinson, *Resident*

Kathy Spraggins, *Resident*

Helen Gunn, *Resident*

James White, *Resident*

Lunn Mabry, *Resident*

Tim Bob, *Resident*

Marcia Kamprath, *Resident*

Vivian Kirkland, *Resident*

Joe Houle, *Resident*

Jim Christeson, *Business Owner*

Chris Krafcik, *Business Owner*

NEIGHBORHOOD PLANNING STAFF

Laleh Soltan, *Urban Planner*

**EXECUTIVE
SUMMARY**

The Ridgewood neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area. 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 goals and supporting objectives, summarized in the table below, that help define what the Ridgewood neighborhood residents are trying to achieve.

CONCERN	GOAL
A large number of houses being converted to rental units	Maintain the quality of existing residential properties and reinforce a positive community image through the encouragement of rehabilitation and enforcement of property standards.
Excessive cars parked in street	Address issues of excessive vehicles on streets to assure safe and efficient mobility while protecting the stability of the neighborhood.
Trim & maintain trees	Many trees in neighborhood are overgrown and interfere with visibility and power lines. They need to be maintained and trimmed.
Maintain Creek	Keep creek clean and free of debris.

Figure 1- Neighborhood Concerns and Goals

**EXECUTIVE
SUMMARY**

(CONTINUED)

This plan establishes a series of objectives that offer specific plans of action to help achieve the stated goals, and identifies the parties responsible for implementation. A matrix of costs and responsibilities can be found in the back of this document.

The Ridgewood Neighborhood Action Plan has no unplanned or unbudgeted costs. All costs are expected to be covered in the normal budget process.

Please see the matrix in the Action Plan appendix for a breakdown of those costs.

HISTORY & BACKGROUND

The Ridgewood Neighborhood is bounded by 14th Street on the South, 18th Street on the North, Shiloh Road to the East and the Meadows Addition to the West. Ridgewood was built primarily in the

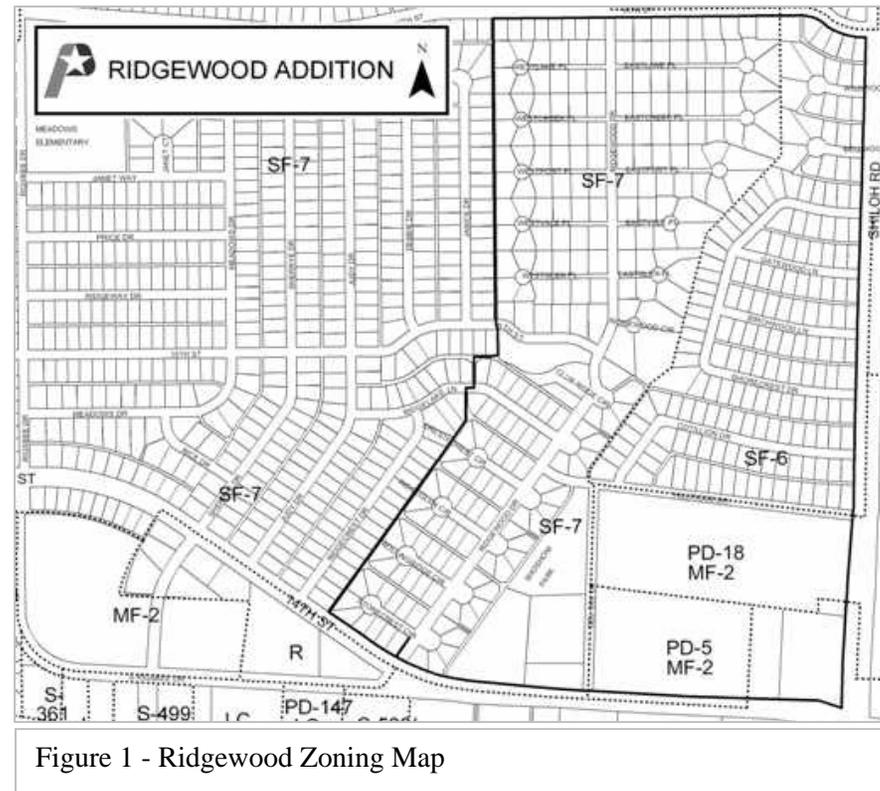


Figure 1 - Ridgewood Zoning Map

1960's and was an example of a planning experiment which until then had been unexplored in Plano.

The neighborhood was designed with common green space and a community clubhouse and pool to be maintained by a Home Owners Association (HOA). The scheme worked until residents became disenchanted with the idea. According to residents, it was an example of a

planning idea that was good in theory, but disappointing in practice.

The HOA disbanded in 1982 and the clubhouse was sold to a private owner. The green space was replatted into existing lots when residents grew tired of maintaining it.

**HISTORY &
BACKGROUND
(Continued)**



Figure 2 – Former Clubhouse

The Ridgewood area is beautiful with gently rolling topography and large shade trees. Creeks meander through the neighborhood providing it with a lush Landscape.

Architectural styles reflected in the Ridgewood community are varied and quite different from the rest of Plano. The styles represented include Ranch, Minimal Traditional, and some reflect the designs of Frank Lloyd Wright (See Figure 4.)

Current residents of the Ridgewood neighborhood are not interested in forming any type of Home Owners Association (voluntary or mandatory.)



Figure 3 – Ridgewood creek access

**THE PLANNING
PROCESS**

The Ridgewood Neighborhood Action Plan was developed by members of the Ridgewood neighborhood working in conjunction with the City of Plano Neighborhood Planning Program to define a vision for the



Figure 4 – Example of Ridgewood architectural style

future. The Plan utilizes a strategic planning methodology to accomplish this vision through direct revitalization efforts and targeted action plans. The plan is based on the City of Plano Neighborhood Planning program initiated in 1998.

The Ridgewood Neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area, which were listed in the table on page two, and a demonstrated interest by the residents to improve their neighborhood. The planning effort began in July 2004 and meetings were held monthly through November 2004 to identify community issues and review the plan's progress.

Efforts at community outreach, an important facet of the planning process, included direct mailings, an e-mail distribution list, hand distribution of flyers 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 and apartment in the neighborhood.

VISION

In a series of meetings the Ridgewood Neighborhood Planning team met with representatives from City departments to formulate action strategies. Information gathered in these meetings was used to help develop the goals contained in this plan.

The vision for the Ridgewood 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 Ridgewood neighborhood 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 Ridgewood 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.

NEIGHBORHOOD DESCRIPTION

LAND USE AND ZONING

The Ridgewood neighborhood is bounded on the north by 18th Street, on the south by 14th Street, on the west by the Meadows Addition and on the east by Shiloh Road (See Figure 6).

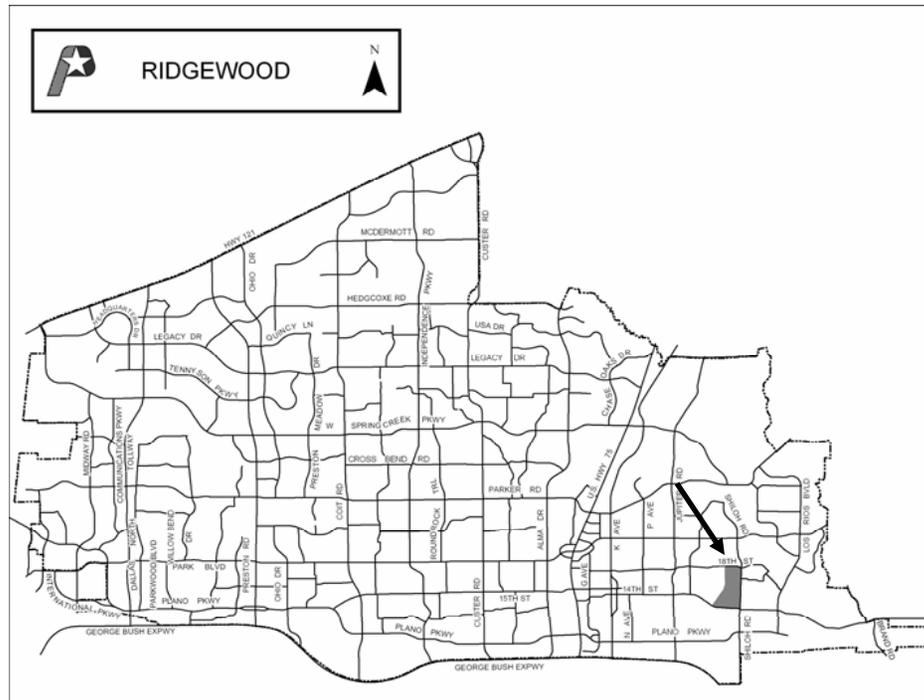


Figure 6 - Ridgewood Neighborhood Locator Map

The neighborhood includes 440 housing units and Shoshoni Park. The Ridgewood neighborhood is zoned primarily Single Family residential with some Multi-Family residential. While there is commercial property surrounding the neighborhood, there are no commercial properties in the neighborhood.

POPULATION AND DEMOGRAPHICS

There are some demographic changes occurring in the area. The 2000 U.S. Census shows that the neighborhood is home to a more diverse group of people than ever before. The demographics have changed dramatically over the past 20 years. The neighborhood has shifted from a primarily white

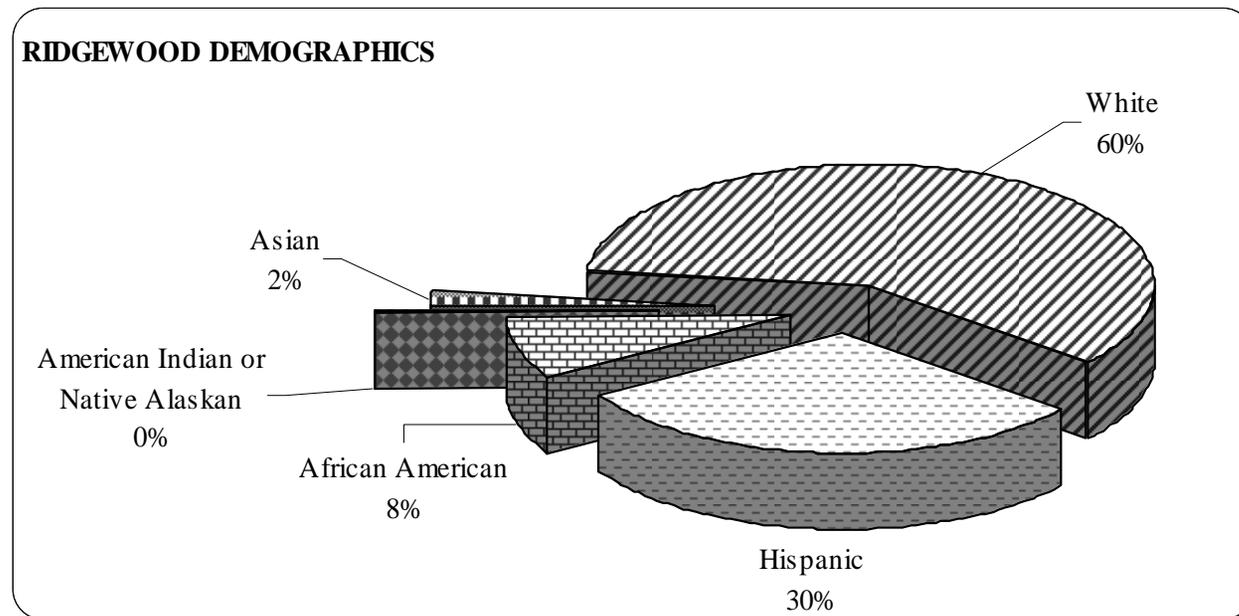


Figure 7 - Ridgewood Demographics

neighborhood to a more diverse community. The Hispanic population has risen 20% from 1990 to 2000. The white population has decreased by 21% in the past decade.

The age structure of the neighborhood is relatively youthful with 45% of the population being between the ages of 25 to 54 years of age. The neighborhood is following national trends, which indicate there are fewer children (19%). In keeping with national trends, there are a greater number of people from different races and ethnicities; today the neighborhood is 60% white, 30% Hispanic, 8% black, 1% Asian and 1% multi race (see Figure 7.)

The primary language in the community is divided with 68% of the population speaking only English and 30% that speak Spanish. The remaining population speaks a variety of languages.

The 2000 U.S. Census indicates that the average household income for Ridgewood Neighborhood was between \$25,000 and \$50,000 annually.

Census data for the Ridgewood neighborhood indicate that the area is relatively stable. Of the 440 housing units, 96% are occupied. There are 48% owner occupied homes, while 52% are renter occupied. The City's average is 69% owner occupied and 31% renter occupied. The high percentage of renters is due to the large apartment complex on Hillside Drive.

NEIGHBORHOOD MAINTENANCE

Most of the Ridgewood neighborhood was built in the 1960's and 1970's and remains in good condition; however; there are a few concerns with poorly maintained homes and yards. There are also some infrastructure problems that need to be addressed. Some streets in the area need to be patched or repaved, as do some sidewalks and alleys.

Rental properties should conform to city ordinances and most in the Ridgewood community do. The City Property Standards Department, in conjunction with concerned residents, continues to notify all property owners in non-compliance.



Figure 8 – Example of cul-de-sac in Ridgewood

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: Encourage residents to conform to city Property Standards through property standards enforcement.

**NEIGHBORHOOD
MAINTENANCE
(CONTINUED)**

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.



Figure 9 - Example of a well maintained street

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.

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

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

Objective: Improve compliance with city codes by encouraging residents to report violations to City departments.

Objective: Reduce number of stray animals in neighborhood by educating residents on animal control procedures.

TRANSPORTATION

Vehicle Access

The roads in the Ridgewood neighborhood are generally in good condition. Repair work is underway in the few locations that need maintenance. There is concern about the number of cars parked on the street, which might impede emergency vehicle access.

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 Ridgewood Neighborhood, pedestrian facilities, with a few exceptions, are good. The streets are well-lit, creating a feeling of safety.



Figure 10 - Example of on street parking

**TRANSPORTATION
(CONTINUED)**

Residents had expressed concern over “no parking” signs in their cul-de-sacs. After a meeting with the Fire Marshall, the Transportation Engineering Manager and the Solid Waste supervisor, residents agreed obstacle-free access to the cul-de-sacs was important.

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

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.

Objective: Ensure streets, alleys and sidewalks are well maintained and unobstructed by surveying existing conditions and working with City of Plano.

**PRESERVATION OF
NEIGHBORHOOD
TREES**

Just as streets, sidewalks, public buildings and recreational facilities are a part of a community's infrastructure, so neighborhood trees are important assets that require care and maintenance. The Ridgewood neighborhood residents have indicated that tree maintenance is important to the community.

Goal: Preserve and maintain neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.

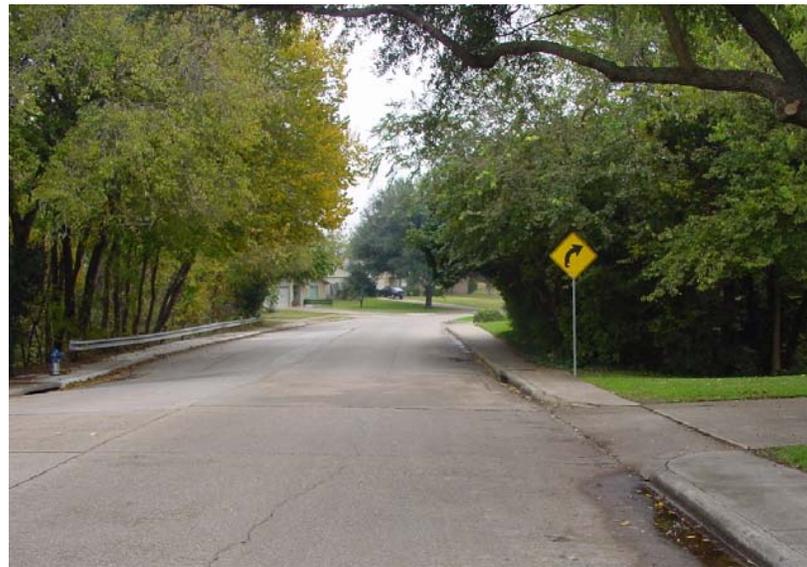


Figure 11 – Tree lined street in the Ridgewood neighborhood

Objective: Work with Parks Department to regularly maintain and trim trees and low hanging branches that obstruct vision and impede pedestrian traffic.

CREEK MAINTENANCE

Creek maintenance is a source of concern in the Ridgewood neighborhood. Residents would like the creeks to remain free of dangerous debris and household trash.

Goal: Continue to maintain creeks to keep them clean and free of debris

Objective: Work with Property Standards and Public Works Departments to keep neighborhood creeks free of trash through property standards monitoring and patrols.



Figure 12 – Example of Ridgewood creek bed

AREA PARK

The Ridgewood neighborhood is served by Shoshoni Park. Residents feel that overall the park is well maintained. They are satisfied with park size, location and park facilities.

Goal: Continue to maintain Shoshoni Park.

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



Figure 13 – Shoshoni Park

NEIGHBORHOOD IDENTITY

The Ridgewood Neighborhood has a very positive identity. Residents are proud of the diversity and history in their neighborhood.

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 (see Figure 14).

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



Figure 14 – Ridgewood neighborhood sign topper

APPENDIX I

RIDGEWOOD NEIGHBORHOOD ACTION PLAN: IMPLEMENTATION MATRIX

Neighborhood Maintenance	Responsible Parties	Cost
<p>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.</p>		
<p>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.</p>	Residents/City of Plano Property Standards	Staff Time
<p>Objective: Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program.</p>	Residents/City of Plano Neighborhood Services	Staff Time
<p>Objective: Ensure that all residents know how to properly utilize city services by distributing educational materials in both English and Spanish.</p>	Residents/City of Plano	Existing Budgets
<p>Objective: Improve compliance with city codes by encouraging residents to report violations to City departments.</p>	Residents/City of Plano	Staff Time
<p>Objective: Reduce number of stray animals in neighborhood by educating residents on animal control procedures.</p>	Residents/ City of Plano Animal Control	Staff Time

Transportation	Responsible Parties	Cost
Goal: Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.		
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.	City of Plano Traffic Engineering (Safe Streets)	Existing Safe Streets Budget
Objective: Ensure streets, alleys and sidewalks are well maintained and unobstructed by surveying existing conditions and working with City of Plano.	City of Plano Public Works	There are no funds budgeted for FY 2004-2005 by Public Works
Preservation of Neighborhood Trees	Responsible Parties	Cost
Goal: To preserve neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.		
Objective: Work with Parks Department to regularly maintain and trim trees and low hanging branches that obstruct vision and impede pedestrian traffic.	Residents/City of Plano Parks Department	Staff Time
Area Parks	Responsible Parties	Cost

Goal: Continue to maintain Shoshoni Park.		
Objective: Continue to mow park and keep area free of debris.	Residents/ City of Plano Parks Maintenance	Staff Time
Neighborhood Identity		
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
Creek Maintenance		
Goal: Continue to maintain creeks		
Objective: Work with Property Standards and Public Works Departments to ensure creeks are monitored and maintained.	City of Plano Public Works Department	Staff time

Appendix I – Ridgewood Survey Results
Ridgewood Results - August 2004

1	How do you travel?	
	Auto	48
	Bicycle	5
	DART Light Rail	13
	Bus/mass transit	3
	Walk	10
	Other	1
	No answer	0
2	Transportation/traffic problems in neighborhood?	
	Yes	27
	No	9
	No answer	9
3	What would increase your desire to walk/cycle?	
	Improved Lighting	24
	Ped/Bicycle paths	12
	Speed bumps	12
	Sidewalks	6
	Ped Crosswalks	7
	No answer	13
4	Mark the appropriate box:	
	A. It is convenient for me to get around on Dart:	
	Strongly Agree	5
	Agree	15
	Disagree	15
	Strongly disagree	7
	No answer	8
	B. Crime is a serious problem in my neighborhood:	
	Strongly Agree	3

Agree	20
Disagree	22
Strongly disagree	3
No answer	
C. The Neighborhood Police officer has been an asset to our neighborhood:	
Strongly Agree	3
Agree	26
Disagree	4
Strongly disagree	7
No answer	9
D. City Government is responsive to our needs as a neighborhood:	
Strongly Agree	3
Agree	23
Disagree	13
Strongly disagree	6
No answer	6
E. Overall, my neighborhood is clean:	
Strongly Agree	1
Agree	26
Disagree	16
Strongly disagree	4
No answer	1
5 Do parks in your area meet your recreational needs?	
Yes	35
No	11
No answer	2

6 On average, how often do you visit a park?	
Daily	10
Weekly	15
Once/month	9
Few times/yr	16
Never	3
Other	
No answer	1
7 What do you like best about your neighborhood?	
Good streets	1
Quiet/peaceful	11
Established	8
No answer	6
Creek	4
Growth of area	1
Trees	14
Cleanliness	6
8 What 3 improvements would you most like to see in your neighborhood?	
Cleaner	7
Trim trees	7
Maintain cul-de-sac creeks, trees, grass,etc.	1
Trash cans out only on pick up day	7
Neater lawns	4
More/repared sidewalks	2
Alley lighting	1
Better animal control	2
City to help do home improvement	1
Repaint no parking on one side of Westlane Place	1
No laundry hanging on chain link fences	1

9 In Plano, some home occupations, such as construction, auto repair, landscape services are prohibited in neighborhoods.

Have you noticed any of these businesses operated out of people's homes?

Yes	21
No	26
No answer	1

If yes, what have you noticed?

No problem	4
Extra daytime eyes	1
Increased Traffic	6
Equipment storage	9
Parking problems	13
Vehicle storage	13
Other	3
No answer	

10 What types of crimes concern you in your neighborhood?

Auto theft	5
Burglary	29
Drugs	11
Juvenile crimes	17
Prostitution	
Rape	
Vandalism	20
Other	4
No answer	4

11 How long have you lived in the neighborhood?

Less than one year	1
One to five years	13
Six to ten years	8
More than ten years	32
Don't know	

12	What is your present housing situation?	
	Own	46
	Rent	2
	No answer	
13	How many wage earners in your household?	
	Full-time	49
	Part-time	15
	Retired	8
	No answer	3
14	Other Neighborhood concerns?	
	High number of on-street parking	4
	Continued change from ownership to rental property/ don't get to know neighbors; many are transient	2
	Speeding in alleys & streets	2
	Trash trucks ruining alley	1
	Shiloh needs to be widened	1
	High weeds	1
	Too many people live in one house	2