

SILVERWOOD NEIGHBORHOOD PLANNING REVIEW

Neighborhood Description

The Silverwood Neighborhood is located at the NW corner of Independence and 15th (Figure 1). The Neighborhood consists of 521 single-family homes and 71 condominiums, Evans Park, and Weatherford Elementary School.

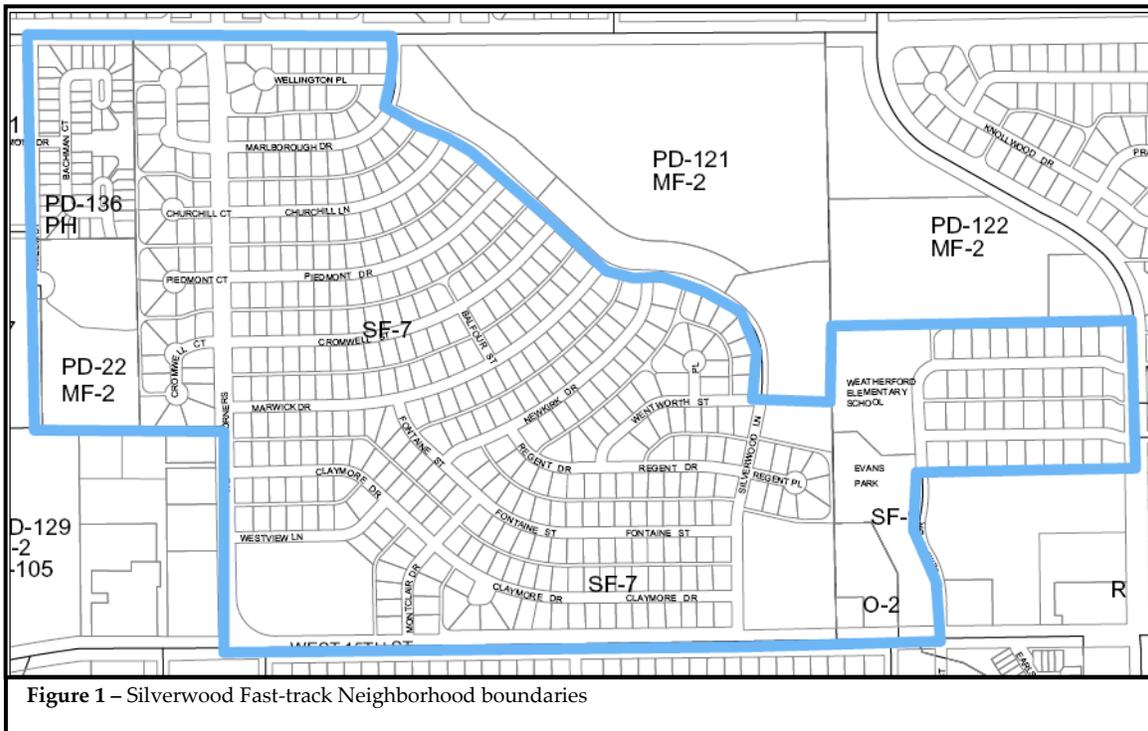


Figure 1 – Silverwood Fast-track Neighborhood boundaries

Neighborhood Assessment

The Fast-track planning program begins by developing an inventory of the neighborhood assets and needs through the administration of a neighborhood survey. Neighborhood surveys give the residents and property owners a chance to anonymously express their views of the neighborhood's condition and the effectiveness of services the City provides. The survey results were also used to identify neighborhood concerns and helped determine the appropriate departments from the City to attend the neighborhood meetings in order to address the matters that directly concerned the neighborhood. In total, 138 of the 666 surveys (21% return rate) were completed and returned to the City. Appendix A is a detailed summary of the survey results. The results of the survey were discussed at the first neighborhood meeting, which took place on June 1, 2006.

Neighborhood Participation

The Silverwood Neighborhood met three times in June to give the neighbors an opportunity to meet each other and discuss the nature of their needs and concerns with City Administrators. During the first meeting we discussed how the fast-track program will benefit the neighborhood, reviewed the survey results, and discussed the reasons for the neighbors concerns. The primary issues were speeding, cut-through traffic, traffic light timing, the need for a traffic light, code enforcement, and on-street parking.

During the second meeting, representatives from the Crime Prevention Unit, Safe Streets Division, and Property Standards Department discussed the services they provide to maintain the stability of the neighborhood. Officer Tammy Snider discussed the role the Police Department carries out to ensure law and order. Officer Snider also talked about how to reduce the likelihood of neighborhood crime, and when and how to respond to suspicious behavior and unlawful activity.

Property Standards Specialist, Sherry Burton addressed the neighborhood to explain how to identify and report property code violations. Ms. Burton discussed how to identify and report the ten most common types of infractions, and the procedures that are in place to correct deficient properties. Ms. Burton also took reports from the neighbors about property code violations that might have been taking place at that time. Please refer to **Error! Reference source not found.** for information regarding how to identify and report the “Top Ten Code Violations”.

The third and final neighborhood meeting took place on June 15th. The agenda included discussions about neighborhood traffic safety, Environmental Waste Services, the First Time Homebuyers Program, the Home Rehabilitation and Emergency Repairs Financial Assistance Programs, and Park Planning.

Controlling traffic in residential areas is a complex process. Tracy Nyholm, P.E., is a transportation engineer for the City and the City’s Safe Streets Program Administrator. Tracy attended the meeting to present the City’s Safe Streets Program. During the meeting Ms. Nyholm explained how the City resolves traffic problems, such as speeding and cut through traffic, that are specifically related to residential areas. Ms. Nyholm also commented on traffic conditions in various locations in Plano. [For those wanting to learn

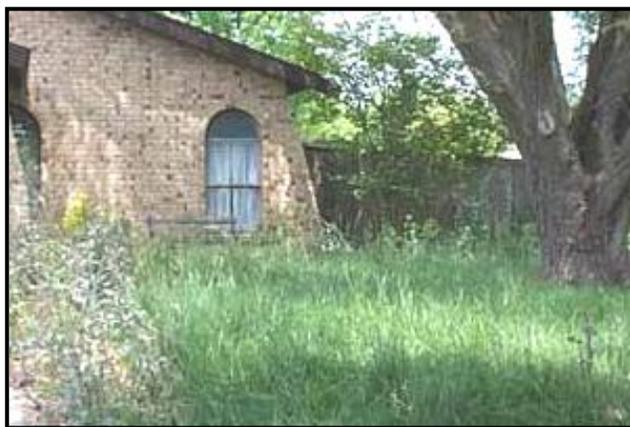


Figure 2 – The most common property code violation in the Silverwood neighborhood was high grass. Grass and weeds in excess of twelve inches are considered a code violation.

more about how the Safe Streets Program could resolve neighborhood speeding and cut-through traffic issues in Plano, please call the Transportation Engineering Division at (972) 941-7151.]

Robin Reeves, Chief Park Planner, met with the neighborhood during the third meeting to discuss how the park planning process works, to address concerns about Evans Park (Figure 3), and respond to general questions about plans to improve Plano's park system. While speaking with the neighborhood, the residents expressed concerns about the lack of on-street parking on Silverwood Lane. The street is not wide enough to accommodate on-street parking on both sides of the street when the park is being used, and local residents routinely have difficulties using that section of Silverwood Lane to go to and from their homes. The Parks and Recreation Department discussed the situation with the neighborhood and plans to widen the section of street adjacent to the park to create adequate space for parking.



Figure 3 -- View of Evans Park and Silverwood Ln. Plans are in place to widen Silverwood Lane in order to make room for the parking needs generated by the Silverwood Neighborhood Park.

Plano's Environment Waste Services Department provides many services to help keep our neighborhoods free of trash and debris. The City also has programs in place that are not available in other cities and many residents are unfamiliar with them. Glenna Brown attended the meeting to present the services provided by the Environmental Waste services department and to clarify many of the misconceptions residents have about

collection and recycling. The various topics that Ms. Brown covered include information about residential recycling collection, yard trimming collection, bulky waste collection, electronic recycling collection, household chemical collection, the household chemical reuse center, environmental education programs, and the Plano Material Exchange; for information about those programs please contact Environmental Services at (972) 769-4150 or visit the Plano Environmental Services Department on-line at <http://www.plano.gov/Departments/Environmental+Services/WasteServices/>.

Terrie Monroe and Stacy Brown addressed the neighborhood to discuss financial assistance programs that are in place to help preserve the physical quality of homes in Plano and help provide neighborhood stability through homeownership. The City receives federal funding to help our residents who want to maintain their homes, but financial circumstances make doing so impossible. Over 30 percent of our households are renter occupied. The only barrier for many of our renting population to buying a home is funding the down payment. The City also receives federal funding to help qualified homebuyers make their down payment. If you or anyone you know needs help paying for maintenance costs, emergency repairs, or a down payment, please contact the Neighborhood Services Department at (972) 941-7151 for additional information and qualification guidelines.

Follow Up

Evans Park Parking

The plans to expand Silverwood Lane to adequately accommodate parking will be complete by the end of the 2006 Spring. The project is expected to create 30 parking spaces and will include a decorative fence. The initial cost estimate of the project is \$207,250. The anticipated construction completion date is the end of 2007.



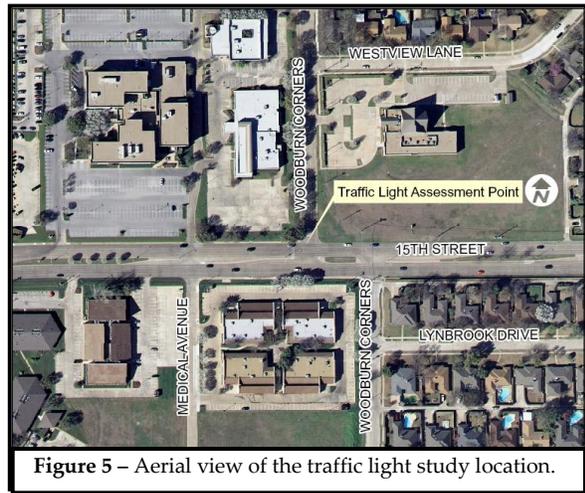
Property Standards

One of the main indicators of a healthy neighborhood is the ability of residents to maintain their property and the resources a City commits to enforcing property maintenance codes. Of the 133 surveys submitted, 38 respondents indicated that improved property maintenance is one of the most needed improvements in the neighborhood. Sherry Burton is the Property Standards Specialist assigned to the Silverwood Neighborhood. From June 1, 2006 to July 28, 2006 33 instances of code infractions were reported and corrected. Of the code violations reported, cited, and corrected -- nearly half (16 of 33) were high grass and weeds. On July 28th, 11 infractions were yet to be corrected; four were high grass and weeds, three buildings were substandard, two fences were in need of repair (Figure 4), one junk vehicle needed to be relocated, and one case of open storage was yet to be corrected.



Traffic

The survey results and comments made by the residents reflected the need to investigate the possibility of installing a traffic light at the intersection of Woodburn Corners and 15th street (Figure 5). The traffic engineering department studied and compared the traffic volume of the intersection to the benchmark requirements (warrants) to install a traffic light. The conclusion of the traffic light study was that traffic volumes were insufficient to warrant a traffic light at that intersection. For more information about the results of the traffic light study, contact (972) 941-7151. The light censor at Woodburn Corners and Park failed. The contingency plans for failed traffic light sensors vary, and in this case the amount of time for the green light to help motorists out of the neighborhood default setting was 15 seconds. When this problem was brought to the City's attention, the Traffic Engineering Department restored the correct timing settings. The traffic engineer followed up with the resident that reported the situation after making the adjustments; who then expressed satisfaction with the length of time the light is green.



Appendix A

Silverwood Fast-track Survey Responses

How many years have you lived in your neighborhood?

More than ten—61
Six to ten—32
One to five —26
Less than one —5

Overall, my neighborhood is clean.

Agree—94
Disagree—20
Strongly Agree—18
Strongly Disagree—2

City government is responsive to our needs.

Agree—92
Strongly Agree—19
Disagree—13
Strongly Disagree—4

Reasons and/or list reasons why you chose to live in this neighborhood?

Accessibility & Convenience—60
Price—34
Schools—33
Community/Neighborhood—25
Work Proximity—21
Quiet—20
Home Features—18
Upkeep/Clean—18
Neighbors—18
Low Traffic/ Street Design—8
Family Proximity—6
Low Crime—5
City Reputation—4
Municipal Services—4
Safe—4
Trees—4
Terms of Sale—2
Neighborhood Amenities—2

What do you like most about your neighborhood?—

Accessibility & Convenience—51
Peace & Quiet—48
Neighbors—42
Upkeep & Clean—22
Trees—9
Municipal Services & Facilities—7
Schools—7
Local Amenities—7
Low Traffic/Street Design—7
Home Features—4
Neighborhood Maturity—4
Cost Effectiveness—2
Good Lighting—2
Community/Neighborhood—2

Overall, my neighborhood is well maintained.

Agree—86
Disagree—27
Strongly Agree—17
Strongly Disagree—5

What improvements would you most like to see in your neighborhood?

Property Maintenance—38
Improved Lighting—25
Code Enforcement—19
Speeding/Cut-through mitigation—16
Street, Sidewalk, & Alley Repairs—12
Reduce Excessive Street Parking—10
More Recreation Amenities—7
Increased Police Presence—6
Screen Apartments & Utilities—4
Less Lighting—3
Hide Personal Recreation—3
Neighborhood Interaction—3
Animal & Pest Control—2
Litter Control—2
Traffic Control Devices—2
Street Sweeping—1
More Convenient Shopping—1
Improved Emergency Response—1

Overall, do you feel comfortable walking at night?

Yes—81
No—51
Sometimes—3

Crime is a serious problem in my neighborhood.

Disagree—78
Agree—39
Strongly Disagree—11
Strongly Agree—4

In your neighborhood, what types of crime concern you most?

Burglary/Robbery—80
Vandalism—63
Juvenile Mischief—56
Drugs—19
Auto Theft—24
Other—21

Have you noticed illegal or disruptive businesses being operated out of people's homes?

No—98
Yes—25

What do you notice about home occupations?

Vehicles stored on site—18
Equipment stored on site—13
Parking problems—9
Increased traffic—6

Extra eyes on the street—2
Equipment used on site—2
No problem—1

Is flooding an issue in your Neighborhood?

No—127
Yes—8

How do you and your family members travel to work, school, and other places within your neighborhood?

Automobile—134
Walk—28
DART—14
Bicycle—13
Other—1
Bus/mass transit—0

Would any of the following increase your desire to walk/bicycle in your neighborhood?

Improved lighting—58
Pedestrian & bicycle paths—41
Speed bumps—29
No reply—19
Improved park access—11
Sidewalks—10
Pedestrian crosswalks—10

Streets, sidewalks, and alleys in my neighborhood are in good shape.

Strongly agree—20
Agree—96
Disagree—20
Strongly disagree—2

Does vehicle traffic cause you to feel uncomfortable when you walk or bicycle in your neighborhood?—

No—110
Yes—35

Are there any transportation problems in your neighborhood that need more attention?

Yes—68
No—68

Please describe the traffic problems in your neighborhood that need more attention.

Speed mitigation—25
Cut-through mitigation—11
Excessive street parking—10
Ineffective traffic signs—10
Adjust traffic signal—9
Install traffic signal (15th Street & Woodburn Corners)—8

Build a parking lot at Evans Park—8
School drop-off traffic buildup—3

It is convenient for me to get around by DART.

Strongly agree—7
Agree—55
Disagree—35
Strongly disagree—21
No reply—18

How often do you visit a park in your neighborhood?

A few times per year—56
Weekly—26
Daily—17
Never—23
Monthly—14

Do parks in your area meet your recreational needs?

Yes—110
No—28

How could your recreational needs be better met?

Improve walkways/jogging trails—6
Increase accessibility—4

Improve landscaping—2
Other—13
Repair facilities—1
Install more trash receptacles—1
Drinking water—1
Install fishing pond—1
Improve park lighting—2
More baseball fields—1
Adult hiking trails—1
Wildlife maintenance—1
Provide parking—1
Extend hours of operation—1
Add more dog areas—2

Which park do you use most frequently?

Evans—28
Carpenter—9
Chisholm Trail—6
Liberty—5
Dog Park—4
Haggard—3
Big Lake Park—2
Cheyenne—2
Enfield—1
Bob Woodruff—1
Jackson—1
Arbor Creek—1

