

Proudly presented by the residents of Wyatt North and Village North subdivisions:

The Village Creek Neighborhood Plan



Village Creek Neighborhood Plan Overview

Over the years, the City has come to recognize a need for individualized attention in Plano's more established neighborhoods. The Neighborhood Planning program is designed to provide a strategy of cooperative problem solving and mutual responsibility in order to avoid the deterioration of property values and quality of life that many other urban areas now face. By addressing issues identified in the neighborhood planning process proactively, before they become problems, we can avoid the social and economic impacts of "rebuilding" a neighborhood while greatly improving the quality of life for the residents of Plano.

The Village Creek area was chosen to participate in the Neighborhood Planning program because of the unique challenges facing the area and a demonstrated interest by the residents to improve their neighborhood. Aging properties, absentee ownership and a need for strong code enforcement efforts characterize the neighborhood. The Village Creek neighborhood is also experiencing an unusually high property turnover rate as a new generation of property owners buy their first homes in the well-established residential areas of the Village Creek neighborhood. This influx of new neighbors creates a need for neighborhood unity and a common vision for the community that the neighbors, new and old, can easily recognize and support.

By creating a forum for citizen involvement in addressing the neighborhood's issues through the Neighborhood Planning program, we enable creative problem solving and a spirit of teamwork between the City and the neighborhood. That partnership will serve as a

model for other neighborhoods throughout Plano as they begin to face the challenges associated with aging neighborhoods.

Staff has been working with a Neighborhood Planning Team, composed of more than twenty five (25) residents from the Village Creek neighborhood. An invitation went out to all residents, renters, business owners and their employees to assist in the preparation of the neighborhood plan. As volunteers were mustered, the committee dealt with the following topics: Public Facilities and Services, Demographics, Social Analysis, Utilities and Infrastructure, Transportation and Circulation, Safety, History, Economic Development, Marketing, Land Use, Urban Design, and Housing.

The mission of the Neighborhood Planning Team was to review the existing conditions and needs of the Village Creek neighborhood and work to develop a neighborhood plan. The Neighborhood Planning Team developed an inventory of the community assets and needs through the administration of a neighborhood survey. Surveys were mailed to all residential and commercial water customers and property owners in the Village Creek neighborhood. Surveys were then collected by neighborhood volunteers and tallied by City Staff. 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 neighborhood plan addresses the need to protect the assets of the neighborhood and recommends ways to meet these needs through long-term goals. Each goal is further defined in the neighborhood plan by recommended action items.

The five (5) major goals of the Village Creek Neighborhood Plan:

- 1.) To ensure the highest standards of public facilities and services for the residents of the Village Creek neighborhood.
 - a. To improve code compliance throughout the neighborhood.
 - b. To improve the overall lighting.
 - c. To initiate education efforts to promote the effective use of sanitation services in the neighborhood.
 - d. To foster effective partnerships between the City Parks Department and the Village Creek neighborhood.
- 2.) To improve neighborhood safety.
- 3.) To ensure that traffic is both safe and efficient, but still in keeping with the desired character of the Village Creek neighborhood.
- 4.) To promote improvements to the urban design of the neighborhood.
- 5.) To ensure that future redevelopment in and around the Village Creek neighborhood is compatible with the desired character of the area.

The objectives and action items associated with each goal provide a framework for future decisions affecting the neighborhood. It is recognized that many of the recommended action items contained in the plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommended action items.

Implementation of the plan will ultimately rest with the Neighborhood Planning Team, who may independently pursue any item determined to be outside the scope of City services.

Introduction to Village Creek

The Village Creek Neighborhood is located approximately 1.2 miles north of Plano's Historic Downtown, near the intersection of Parker Rd. and K Ave. The neighborhood is bounded on the north and east by Shawnee Park, on the south by Santa Fe Park and Lilac St., and on the west by K Ave.

Land Use

The predominant zoning in the neighborhood is Single Family (Single Family-7 and Single Family-6). The majority of the homes in the neighborhood were constructed in the 1960's and 1970's. The two southernmost streets and homes were constructed in the 1980's. There is a high level of rental property in the neighborhood. (See adjacent map) The neighborhood has concern over the high number of absentee landlords and the lack of involvement these property owners demonstrate.

Two shopping centers are located west of the residential areas at the intersection of Parker Rd. and K Ave. There is a small area of Light Commercial (LC) property, Telestrat Industries at the far northwestern corner of the neighborhood, and a Multi-Family apartment complex adjacent to the neighborhood.

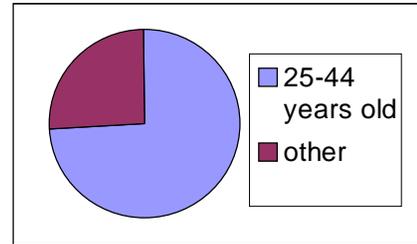
Development

Within the neighborhood, only two opportunities for new development exist. The first is a tract of land along Parker Road, just south of Barron Elementary, where eight residential lots remain undeveloped. There is also a residential parcel of land, partially developed with a church, at the northwest corner of the intersection at Parker Rd. and Northwood that is vacant. Redevelopment and revitalization of the neighborhood would offer the greatest potential for future development.

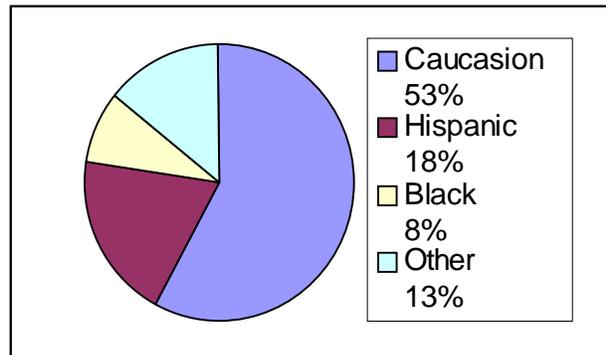
Demographics

The neighborhood is composed of a diverse mix of persons. The neighborhood survey shows that 74% of

respondents were between twenty-five (25) and forty-five (45) years old.



Fifty-three percent (53%) of respondents were Anglo, sixteen percent (16%) Hispanic, eight percent (8%) African- American, and thirteen percent (13%) indicated "Other" when asked to describe their ethnic background.



When asked about their professions, the largest response came from the "professional" category, followed closely by homemaker, clerical and business owner/manager categories. Fifty percent (50%) of those responding to the survey are employed in Plano. Fifty percent (50%) of respondents listed an annual family income of less than \$50,000.

Neighborhood Rental Properties



Code Enforcement

Goal: Improve level of code compliance throughout the Neighborhood through use of education and enforcement.

Code Compliance is a serious concern for the neighborhood. As neighborhoods age, property maintenance becomes vital to a healthy and thriving neighborhood. The Neighborhood Planning Team feels it is important for the neighborhood to strive for improved code compliance.

Because of the high rate of code violations in the neighborhood, the Neighborhood Planning Team felt that there is a justifiable need for a permanent neighborhood inspector.

Additionally, Neighborhood Planning Team would like to organize a volunteer effort to post house numbers in the alleys to assist in reporting problems by sanitation crews, code enforcement, and emergency services.

In order to accomplish a higher degree of code compliance, the Neighborhood Planning Team suggest the following steps for the neighborhood:

- “ Conduct periodic walk-throughs with Property Standards specialists and concerned neighbors.
- “ Encourage people to call in complaints.
- “ Use community service volunteers to periodically clean up the neighborhood and park.
- “ Trim low tree branches in both alleys and streets to allow access by tall trucks. The fire department and utility companies might be willing to point out areas of concern. Future overgrowth should be considered a code violation and enforced accordingly.



Property maintenance is a critical issue in aging neighborhood and strict code enforcement is essential for neighborhood preservation.

Infrastructure

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

Due to the canopy of mature trees in this established neighborhood, the street lights are insufficient. Neighbors complain of not being able to see when walking along sidewalks at night, having “dark pockets” throughout the neighborhood, and a general fear of the safety implications of such a dark neighborhood. The following suggestions are ways that the dark pockets might be eliminated:

- “ Explore low or ground level lighting or work to find better placement options for mid-block lights.

- “ Explore private options as alternatives to streetlights, such as landscape floodlights, motion detectors, or a plan to have alternating homes leave their porch lights on during the night.

- “ Work with City representatives to explore modification to City policies regarding street light spacing in neighborhoods with mature tree canopies.

- “ Research grants from utility companies and other private entities to be used to increase the amount of lighting in the neighborhood.



Mature tree canopies block light from standard poles throughout the neighborhood.

Solid Waste

Goal: To initiate education efforts to promote effective use of sanitation services available in the neighborhood.

The neighborhood has noticed an ongoing problem with the disposal of household waste. On any given day, one can find large items awaiting collection at the curb, litter scattered through the alleys and yard waste piled near the dumpsters. All of this detracts from a clean, well-kept neighborhood appearance. The Neighborhood Planning Team would like to see some emphasis placed on cleaning up the neighborhood. The following suggestions are possible methods for cleaning up the neighborhood:

“ Provide roll-off dumpsters for large item collection each month until the neighborhood is cleaned up (at least six months.)

“ Increase education efforts from the Solid Waste Division to teach neighbors how to use the Solid Waste Division services more effectively and thus clean up the neighborhood. This should include distribution of schedules showing regular and special collection dates, educational brochures and refrigerator magnets that remind residents of collection rules.



Many neighbors misunderstand the bulk item collection service and place items at the curb weeks before they will be collected, leaving the neighborhood littered and unkempt.

Parks and Recreation

Goal: To foster effective partnerships between the Parks and Recreation Department and Village Creek neighborhood.

Because the neighborhood is almost entirely surrounded by public park land, it is important that the neighborhood establish a good working relationship with the Parks and Recreation Department to ensure that the parks are an asset to the neighborhood. The following are suggestions for improving the relationship between the neighborhood and the Parks Department:

- “ Establish a neighborhood philosophy on how the Park area around creeks will be maintained.

Example:

The Parks Department will maintain a natural appearance along the creeks and not remove any growth unless required for health, safety, or utility access. For safety, all undergrowth will be maintained to a height of no more than three feet.

- “ Neighborhood representatives should meet with Parks Operation Personnel to outline volunteer projects and requirements concerning park maintenance.



Shawnee and Santa Fe Parks are points of pride for the neighborhood and should be preserved.

Shawnee Park needs updating and some attention to make it a facility that is inviting and a source of pride for the neighborhood. Suggestions for updating the park include:

- “ Plant more trees in the park and along the perimeter of the park.
- “ Provide more lighting in the park.
- “ Clean the pond regularly.
- “ Identify and correct drainage problems.
- “ Sow grass seed in bare or patchy areas.
- “ Install new benches along sidewalks and pond.
- “ Add more picnic areas.
- “ Clearly post park rules and closing time.

The Parks Department hosts many events in Bob Woodruff Park and other parks. Small events could also be held in Shawnee Park.



Bare patches of grass in Shawnee Park need reseeded.

Safety

Goal: To improve neighborhood safety.

Safety is a major concern for the neighborhood. Every resident wants to feel safe when they walk down the street. As a neighborhood ages, it must overcome the increase in crime often associated with age. In the Village North neighborhood, residents want to take necessary steps to avoid an increase in crime.

In Village North, when asked about crime and safety, almost 80% of the residents responding to the survey felt safe walking in their neighborhood. However, 51% said that they worry about crime; particularly burglary, drugs and juvenile crime.



A neighborhood family out for a walk.

In an effort to ward off crime in the neighborhood, the Neighborhood Planning Team has two objectives, one proactive and one reactive.

“ First, the Team feels that it is important to rejuvenate the neighborhood Crimewatch program. It may be more feasible for the two homeowners associations to work cooperatively in a crimewatch program until more residents are actively participating.

“ Second, the Team feels that the Police Department should be collecting data about those homes that have the most criminal activities and calls. Today, the City does not keep a “score card” on repeat offenders. A score card system, similar to the Dallas S.A.F.E. Nuisance Abatement Team should be created. Findings could then be disseminated to the City Attorney as the first step toward completing the necessary legal paper work to seize the problem property. The civil procedure for abating a common or public nuisance is set out in Chapter 125 of the Texas Civil Practice and Remedies Code. This suggestion involves two actions; one by the police department and the other by the City Attorney’s office.

Traffic

Goal: To ensure that traffic circulation is both safe and efficient, but still in keeping with the desired character of the Village Creek neighborhood.

One of the largest traffic concerns is the intersection of Parker Rd. and P Ave. The proximity of Barron Elementary School to this major intersection causes congestion problems, resulting in cut-through traffic on residential streets and unsafe conditions for drivers and pedestrians alike. This problem might be solved through the use of one or more of the following suggestions:

- “ Undertake a complete Traffic Flow Analysis of this intersection during the drop off and pick up times at Barron Elementary School.
- “ Install a “No Parking” sign to prohibit parking during early morning hours and from 2:30-3:30 PM on P Ave. from Abbey to Parker Rd. On-street parking near intersections should also be closely monitored.
- “ Assign a police officer to do traffic control at P Ave. and Parker during peak congestion times.



During peak congestion times, residents needing to exit the neighborhood may be delayed for up to 15 minutes.

- “ Allow the North and South-bound traffic light on P Ave to remain green longer than it currently does. The way the light currently cycles, after the crossing guard allows the children to cross Parker Rd. , the northbound traffic has the right-of-way. This allows only one or two southbound cars through the light per cycle. If the light were green longer, more southbound traffic could pass, decreasing the congestion on P Ave.

Traffic often flows very fast through this neighborhood. The planning team would like to encourage the use of Traffic Calming Devices or methods to slow traffic. The following are recommendations for slowing traffic in the neighborhood:

- “ Investigate various speed management devices and install the most effective choices in problem areas to be determined by the neighborhood planning team and the Transportation Engineering Division.
- “ Reduce the speed limit on neighborhood streets from 30 MPH to 25 MPH.



Congestion at Parker Rd. and P Ave. creates a dangerous situation during school drop-off hours.

Urban Design

Goal: To promote improvements to the urban design of the neighborhood.

The Neighborhood Planning Team stresses that the urban design of the neighborhood should be improved in both the public and private properties. Since the neighborhood was constructed with no common space, the neighborhood planning team hopes to identify land from future capital improvement projects (such as the widening of Parker Rd. and the future entrance to Shawnee Park) for beautification projects to promote a positive community identity.



The parks surrounding the neighborhood are an excellent opportunity for displaying neighborhood pride.

“ Involve neighborhood representatives in the design and planning for the widening of Parker Rd. and construction of the new entryway into Shawnee Park.

“ Display the name of the neighborhood on decorative signs (like at the Douglass Community) at Parker median, P Ave., K Ave., and possibly at the entryway to Shawnee Park.

The Neighborhood Planning Team feels that it is important for the first impression of the neighborhood to be positive. Most visitors to the neighborhood enter on Parker Rd., so it is important for this to be an aesthetically pleasing area. The following are suggested means of improving the neighborhood image:

“ Improve landscaping along major thoroughfares and in surrounding business complexes to improve neighborhood image and dampen traffic related noise.

“ Encourage property owners along Parker Rd. to participate in a Community Development Block Grant program to relocate driveways to the alleys.



Landscaped medians would improve the first impression of the neighborhood and provide a common area for residents to beautify.



Landscaping can make a dramatic difference in the appearance of a home. By encouraging residents to improve their landscaping, the neighborhood can achieve a positive change for the whole area.

Once inside the neighborhood, it is important that visitors and residents alike can recognize the pride that neighbors have in their homes and property. It is important to encourage residents to maintain their properties. The following are suggestions aimed at encouraging property maintenance:

- “ Provide professional landscape plans to homeowners and residents. Since many people cannot afford to buy large quantities of landscaping material, they need help knowing how to use what they do have for maximum results. The plans would also help homeowners know how to buy landscaping material in intervals and spread the costs.
- “ Find landscaping companies who will volunteer to advise neighborhood improvement projects in exchange for neighborhood advertising.
- “ Hire young people through the two Homeowners Associations to help with landscaping work.

“ Identify homes that need repair or renovation and direct mail-outs to the residents highlighting the residential rehabilitation assistance that the City has available.

“ Place small, temporary signs (4’ x 6’) near major intersections and high traffic areas to highlight residential rehabilitation programs and provide contact information.

“ Build a curb where P Ave. meets Sherwood. Remove the guardrail, install a drainage system and improve surrounding landscaping to improve the image of that location.



The guard rail at Shawnee Park is in disrepair. After a rain, water collects in the low lying areas. These foul-smelling puddles are perfect locations for mosquitos to breed.

Land Use

Goal: To ensure that future redevelopment in and around the Village Creek neighborhood is compatible with the desired character of the area.

With the recent annexation of land directly northeast of the neighborhood, it is important to stress that the neighborhood desires that this land be used in a manner that will not detract from the character of the neighborhood.

- “ Keep zoning in neighborhood single family.

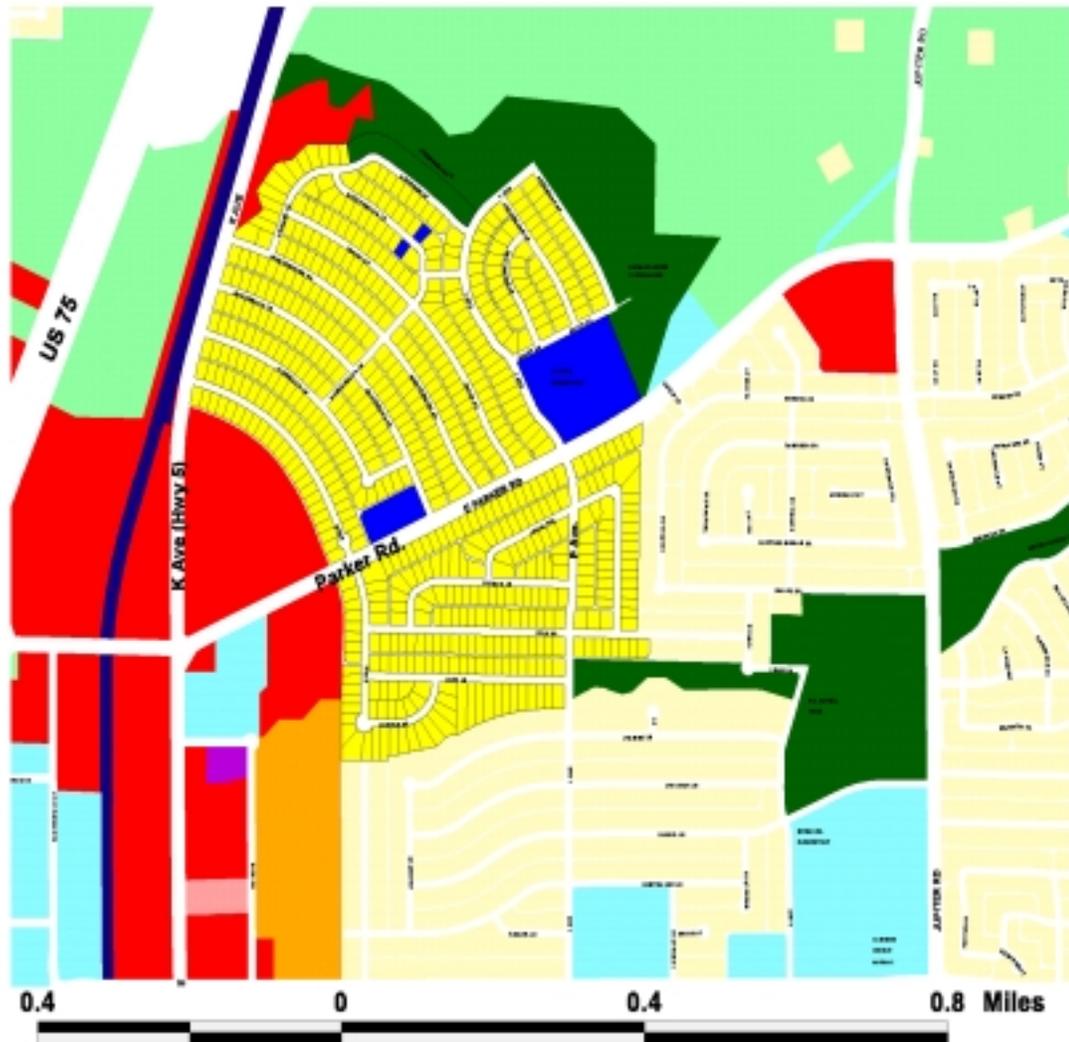
Because K Ave. forms the western boundary of the neighborhood, it is important that future development in this area be done in a fashion that is compatible with the existing residential use in the neighborhood. The following recommendations are possible ways to achieve compatibility between the residential and retail areas of the neighborhood:

- “ Adopt a K Ave. overlay district zoning similar to those adopted in other parts of the city. Develop standards that will limit commercial signs along Parker and K Ave. to monument style, unify building style, and increase landscaping requirements.
- “ Work with city staff to encourage stricter enforcement of ordinances that limit the number, frequency and proximity to major roadways of for-profit itinerant merchants who regularly occupy the corners of Parker Rd. and K Ave. selling sunglasses, rugs, beanie babies, framed prints, etc.
- “ Work to encourage the merchants along Ave. K to improve the streetscape and support future plans for improvements.

After meeting with the Economic Development Director, the Neighborhood Planning Team learned that the City Council helps to determine the work program for the Economic Development Committee (EDC). The neighborhood planning team would like to see the Council give direction to the EDC regarding the expansion of their current focus of redevelopment efforts to include the area along K Ave. north of Park Blvd. and South of Spring Creek Ave. The neighborhood planning team believes this area will experience redevelopment with the future expansion of the Dart Light Rail line and wants to ensure that the redevelopment is done in a manner that will be beneficial to the neighborhood.

- “ Encourage a broader range of uses within the retail areas serving the neighborhood, including restaurants, pharmacies, and small retail stores.

Village Creek Neighborhood



-  Government/School/Church
-  Park/Golf Course/Open Space
-  Single Family in Neighborhood
-  Single Family
-  Apartment
-  Agriculture
-  PARK
-  Retail
-  Railroad
-  Church



Involvement

Goal: To promote a sense of community and improve the quality of life for members of the Village Creek Neighborhood.

The Neighborhood Planning Team would like to see the neighborhood get together more often and on a regular basis. The Team feels there is a lack of a sense of community that could be improved by regular community events (both social and improvement projects) where neighbors could meet one another and work toward common goals.

Events in the park, such as a crafts fair, model boat race for the kids, cleanup days, or annual block parties would promote neighborhood pride. The Neighborhood Planning Team would also like to publish a neighborhood newsletter and directory

The Neighborhood Planning Team will stay in close contact with Keep Plano Beautiful so that they can benefit from that organization's programs and services.

The Neighborhood will open communications with the surrounding businesses to nurture their support for the neighborhood plan.

The Neighborhood Planning Team plans to meet with officials at Barron Elementary and the Texas Department of Transportation to discuss concerns over transportation issues in and around the neighborhood.

Through the Internal Review Process, the Neighborhood Planning Team has learned that efforts by the City of Plano are currently underway in the following areas. The Neighborhood Planning Team would like to support these efforts:

- .. Add a right turn lane on all four corners at P Ave. when Parker Road is widened.
- .. Synchronize lights on Parker Rd. from Archerwood to P Ave.
- .. Redefine the Retail zoning district to stratify intensity of uses.
- .. Update and maintain Frisbee golf at Shawnee Park. Some signs and the uneven grounds need maintenance.
- .. Schedule a follow-up review with residents to examine the current condition of each CIP project 6-12 months after completion.
- .. Encourage a hospital facility in eastern Plano.

Village Creek Neighborhood Plan Implementation Matrix

Implementation Matrix

<i>Goal</i>	<i>Cost</i>	<i>Responsible Party</i>
Establish a permanent neighborhood property standards inspector.	\$70,000 (Staffing)	City of Plano- Property Stand.
Volunteer project to post house numbers in the alleys to assist in reporting problems by sanitation crews, code enforcement, and emergency services.	\$0 Capital (Volunteers)	Village Creek
Periodic walk-through with Property Standards specialists and concerned neighbors.	\$0 Capital (Staff time)	Village Creek & City of Plano- Property Stand.
Encourage people to call in complaints.	\$500.00 (Brochures)	City of Plano- Property Stand.
Use community service volunteers to periodically clean up the neighborhood and park.	\$0 Capital (Volunteers)	City of Plano- Property Stand.
Trim low tree branches in both alleys and streets to allow access by tall trucks.	\$120,000 City wide (Operations)	City of Plano- Property Stand.
Explore low or ground level lighting or work to find better placement options for mid-block light.	\$0 Capital (Staff time)	Village Creek & City of Plano- Engineering
Explore options for alternatives to streetlights, such as landscape floodlights, motion detectors, or a plan to have alternating homes leave their porch lights on during the night.	\$0 Capital possible CDBG funds (Staff time)	Village Creek & City of Plano- Neigh. Services
Work with City representatives to explore modification to City policies regarding street light spacing in neighborhoods with mature tree canopies.	\$0 Capital (Staff time)	Village Creek & City of Plano- Engineering
Research grants from utility companies and other private entities to be used to increase the amount of lighting in the neighborhood.	\$0 Capital	Village Creek
Provide roll-off dumpster for large item collection each month until the neighborhood is cleaned up (at least six months.)	\$89 per haul \$28.08 per ton materials	City of Plano- Solid Waste

Implementation Matrix

<i>Goal</i>	<i>Cost</i>	<i>Responsible Party</i>
Increase education efforts from the Solid Waste Department to help teach neighbors how to use the department services more effectively and thus clean up the neighborhood. This should include distribution of schedules showing regular and special collection dates, educational brochures and refrigerator magnets that remind residents of collection rules.	Undetermined	City of Plano-Solid Waste
Establish a neighborhood philosophy on how the Park area around creeks will be maintained.	\$0 Capital (Staff time)	Village Creek & City of Plano-Parks
Neighborhood representatives should meet with Parks Operation personnel to outline volunteer projects and requirements concerning park maintenance.	\$0 Capital (Staff time)	Village Creek & City of Plano-Parks
Plant more trees in the park and along the perimeter of the park.	\$0 Capital (Tree Farm)	City of Plano-Parks
Provide more lighting in the park.	\$25-35,000	City of Plano-Parks
Clean the pond regularly.	\$50/cleaning	City of Plano-Parks
Work with Parks Department to identify Shawnee Park's drainage problems.	\$0 Capital (staff time)	Village Creek & City of Plano-Parks
Sow grass seed in bare or patchy areas in Shawnee Park.	\$0 Capital (grass seed)	City of Plano-Parks
Install new benches along sidewalks and pond.	\$800 each	City of Plano-Parks
Add more picnic areas.	\$800 each	City of Plano-Parks
Clearly post park rules and closing time.	\$55 sign	City of Plano-Parks

Implementation Matrix

Goal

Cost

Responsible Party

<p>The Parks Department hosts many events in Bob Woodruff Park and other parks. We would like to see small events hosted in Shawnee Park.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Parks</p>
<p>The Team feels that it is important to rejuvenate the neighborhood Crimewatch program. It may be more feasible for the two homeowners associations to work cooperatively in a crimewatch program until more residents are actively participating.</p>	<p>\$0 Capital</p>	<p>Village Creek</p>
<p>The Team feels that the Police Department should be collecting data about those homes that have the most criminal activities and calls. Today, the City does not keep a “score card” on repeat offenders. A scorecard system, similar to the Dallas S.A.F.E. Nuisance Abatement Team should be created. Findings could then be disseminated to the City Attorney as the first step toward completing the necessary legal paper work to seize the problem property. The civil procedure for abating a common or public nuisance is set out in Chapter 125 of the Texas Civil Practice and Remedies Code. This suggestion involves two actions; one by the police department and the other by the City Attorney's office.</p>	<p>\$0 Capital (Staff time) Possible acquisition of computer software</p>	<p>City of Plano- Police & Legal</p>

Implementation Matrix

Goal

Cost

Responsible Party

<p>The neighborhood planning team would like to see a complete Traffic Flow Analysis of this intersection during the drop off and pick up times at Barron Elementary School.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Transportation</p>
<p>P Ave., from Abbey Rd. to Parker Rd. needs a “No Parking” sign to prohibit parking during early morning hours and from 2:30-3:30 PM. On street parking near intersections should also be closely monitored.</p>	<p>\$45/sign (Staff time)</p>	<p>Village Creek for neighborhood petition & City of Plano- Transportation</p>
<p>Police officer to do traffic control at P Ave. and Parker Rd. during peak congestion times.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Police</p>
<p>Allow the north and southbound traffic light on P Ave. to remain green longer than it currently does. The way the light currently cycles, after the crossing guard allows the children to cross Parker Rd., the northbound traffic has the right-of-way. This allows only one or two southbound cars through the light per cycle. If the light were green longer, more southbound traffic could pass, decreasing the congestion on P Ave.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Transportation</p>
<p>Investigate various speed management devices and install the most effective choices in problem areas to be determined by the neighborhood planning team and the Transportation Engineering Division.</p>	<p>\$0 Capital for study \$1000/bump (Staff time)</p>	<p>City of Plano- Transportation</p>

Implementation Matrix

<i>Goal</i>	<i>Cost</i>	<i>Responsible Party</i>
State Law states that 30 MPH is proper for neighborhood streets but the planning team suggests reducing the speed limit to 25 MPH.	\$0 Capital	City of Plano-Transportation
Neighborhood representatives wish to be involved in the design aspect of the widening of Parker Rd. and construction of the new entryway into Shawnee Park.	\$0 Capital (Staff time)	Village Creek & City of Plano-Parks & Capital Improvements
Display name of neighborhood on decorative signs (like at the Douglass Community) at Parker median, P Ave., K Ave., and possibly at the entryway to Shawnee Park.	\$15-25,000/ sign	City of Plano-Capital Improvements
Improve landscaping along major thoroughfares and in surrounding business complexes to improve neighborhood image and dampen traffic related noise.	Depending on design and placement	Private business owners and City of Plano-Parks
Encourage property owners along Parker Rd. to participate in a Community Development Block Grant program to relocate driveways to the alleys.	\$122,000 \$5100/lot CDBG funds	City of Plano-Neigh. Services
Provide professional landscape plans to homeowners and residents. Since many people can not afford to buy large quantities of landscaping material, they need help knowing how to use what they do have for maximum results. The plans would also help homeowners know how to buy landscaping material in intervals and spread the costs.	\$0 Capital (Volunteers)	Village Creek

Implementation Matrix

<i>Goal</i>	<i>Cost</i>	<i>Responsible Party</i>
<p>Work with City Staff to develop stricter standards that will limit the number, frequency and proximity to major roadways of for-profit itinerant merchants who regularly occupy the corners of Parker Rd. and K Ave. selling sunglasses, rugs, and beanie babies.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Building Inspections</p>
<p>The neighborhood group will work to encourage the merchants along K Ave. to improve the streetscape and support future plans for improvements.</p>	<p>\$0 Capital</p>	<p>Village Creek</p>
<p>Encourage a broader range of uses within the retail areas serving the neighborhood, including fine restaurants, pharmacies, and small retail stores.</p>	<p>\$0 Capital (Staff time)</p>	<p>City of Plano- Economic Dev.</p>
<p>Host events in the park, such as a crafts fair or a model boat race for the kids, have cleanup days, or annual block parties. The Neighborhood Planning Team would also like to publish a neighborhood newsletter and directory.</p>	<p>\$0 Capital</p>	<p>Village Creek</p>
	<p>May be done with donations or volunteers.</p>	
<p>The Neighborhood Planning Team will stay in close contact with Keep Plano Beautiful so that they can benefit from any input that organization might add.</p>	<p>\$0 Capital</p>	<p>Village Creek</p>
		<p>City of Plano- KPB</p>
<p>The Neighborhood will open communications with the surrounding businesses to nurture their support for the neighborhood plan.</p>	<p>\$0 Capital</p>	<p>Village Creek</p>

