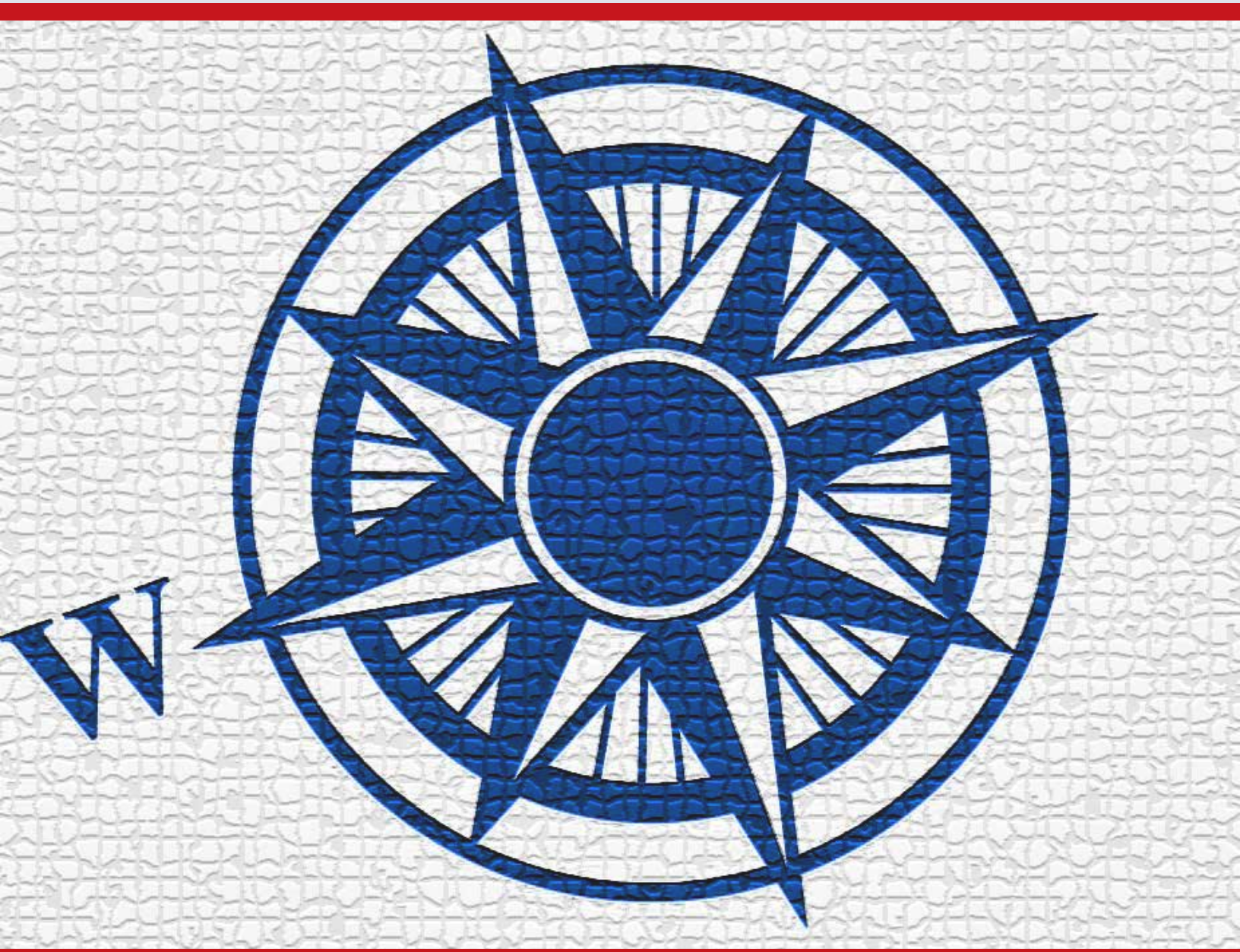
WESTADOR
NEIGHBORHOOD PLAN

JUNE 2014



ACKNOWLEDGEMENTS

The Westador Neighborhood Plan is the direct result of the dedication and effort of the residents of the neighborhood and the volunteer task force.

WESTADOR NEIGHBORHOOD PLAN TASK FORCE

Randy Hendricks
Judy Northup
Carole Lemonds
Martha Martin

MAYOR AND CITY COUNCIL

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Sheri Capehart, District 2
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Kathryn Wilemon, Mayor Pro Tempore, District 4
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Michael Talambas
Vera McKissic
Larry Fowler
Samuel Smith III
Ron Smith
Harry Croxton

CITY OF ARLINGTON

City Manager's Office

Trey Yelverton, City Manager

Community Development & Planning Department

Jim Parajon, AICP, Director
Bridgett White, AICP, Assistant Director
Alicia Winkelblech, AICP, Planning Manager
Clayton Husband, AICP, Principal Planner

Police Department

Jeff Matthews, Deputy Chief - West District
Kelly Velder, Lieutenant - Sector T
Brad Norman, Sergeant - Beat 380
Doug Glotfelty, Police Officer - Administrative Services

Code Compliance

Misty Gutierrez, Field Operations Manager - West
Gabriel Sanchez, Code Compliance Officer

Arlington Urban Design Center

Lyndsay Mitchell, AICP, Principal Planner
Ryan M. Brown
Zoha Niazi

06/30/14
07/01/14

Ordinance No. 14-036

An ordinance adopting the Westador Neighborhood Plan, a component of the West Sector Plan of the Arlington Comprehensive Plan

WHEREAS, Texas Local Government Code, Section 213.002, authorizes municipalities to adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, the Comprehensive Plan for the City of Arlington was adopted on December 15, 1992, by Ordinance No. 92-133, as the Master or General Plan for the City of Arlington and its extraterritorial jurisdiction to guide the overall physical growth of the community and the provision of public facilities and services; and

WHEREAS, the West Sector component of the Comprehensive Plan was adopted by Ordinance No. 01-115 on October 23, 2001, which outlined issues and strategies to create a distinctive community with well-maintained, quality neighborhoods working in partnership with each other and with other agencies to provide a safe, clean, and pleasant place to live, work, and shop; and

WHEREAS, in an effort to address both opportunities for change and promote stability in neighborhoods, the Community Development and Planning Department created a process for neighborhood planning designed to emphasize direct resident involvement and high levels of citizen participation; and

WHEREAS, in June 2013, the City began working with the residents of the Westador neighborhood on preparing a plan for their neighborhood, a 13.5-acre area generally located east of Medlin Drive and north of the intersection of South Cooper Street and West Mayfield Road; and

WHEREAS, on May 7, 2014, a public hearing was held before the Planning and Zoning Commission at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the Planning and Zoning Commission forwarded to the City Council a recommendation to approve the Westador Neighborhood Plan as a component of the West Sector Plan of the Arlington Comprehensive Plan; and

WHEREAS, on June 10, 2014, a public hearing was held before the City Council at which the public was given the opportunity to give testimony and present written evidence; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the City Council approves the Westador Neighborhood Plan as a component of the West Sector and the Comprehensive Plan of the City of Arlington, Texas.

2.

Further, the City Council recommends the development of alliances necessary to accomplish the strategies identified in the Westador Neighborhood Plan.

3.

Further, the Westador Neighborhood Plan is intended to be used as the official City policy for evaluating and reviewing development proposals in areas within and adjacent to the neighborhood.

4.

A copy of the Westador Neighborhood Plan is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND GIVEN FIRST READING on the 10th day of June, 2014, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the **24th day of June, 2014**, by a vote of **7 ayes** and **0 nays** at a regular meeting of the City Council of the City of Arlington, Texas.

ROBERT N. CLUCK, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY _____

(2)

- Our Vision -

We envision Westador to be a place where...

People want to live and raise their families.

Neighbors are encouraged to know one another and to celebrate together.

People can work and shop at a variety of local businesses, and where those businesses can thrive.

Residents value the safety and education of children.

People feel safe and comfortable.

Residents volunteer their time and resources to help improve the neighborhood and help neighbors in need.

Taking Pride in Westador

Westador Addition started as a quiet little subdivision on the far south side of Arlington when the population was approximately 70,000 in 1972. Six Flags was just a few years old and Major League Baseball was just arriving in town. Well, we have come a long way since 1972 and Westador has seemed to remain a stable neighborhood for more than 40 years – quite an accomplishment!

Now, our little subdivision lies very near the geographic center of the Arlington city limits and the areas around us are beginning to transition from growth to more mature uses. The Parks Mall brought significant retail growth to the south and with that came more traffic and other big city issues.

Several of us thought it would be a good idea to pursue a partnership with the Community Development & Planning Office at City Hall and work on a neighborhood plan for Westador. As part of the Arlington Strong Neighborhood Initiative (ASNI) program, we are fortunate to be able to partner with the City and work on a neighborhood plan.

For that plan to be effective, we need to know the concerns from our Westador neighbors. With the input and cooperation of our neighbors, we are working on the development of a formal Neighborhood Plan. This Neighborhood Plan will address the highest priority issues and concerns facing our neighborhood today and into to the future.

Once this plan is drafted and approved by the neighborhood it will be presented for approval by both Planning & Zoning and City Council. Once approved, it will be adopted as part of the overall Arlington Comprehensive Plan. Our issues will be outlined in the Plan and we will have a collective voice with our City. This formalized partnership with the City allows us to address current issues and future threats that will undoubtedly face our neighborhood in the future.

Our goal is to keep Westador strong and united. This will protect our collective investments in this neighborhood and allow us to partner with various City departments to deter crime and address issues as they may arise in the future. Our collective voice is much stronger than individual voices when dealing with our issues.

Our Police Department has already indicated a willingness to work with us to continue to prevent crime in our neighborhood. They do not have the resources to be everywhere and depend on citizens and strong neighborhood groups to be their eyes and ears to report suspicious activity before someone becomes a victim.

Lastly, the City has grant funds that can be utilized for projects to strengthen its neighborhoods. This can include additional lighting, decorative street signs, enhanced landscaping, etc. In fact, we have already taken advantage of grant funds for the "Westador Addition" sign toppers that you see throughout the neighborhood. This is a formalized effort to continue that program and further strengthen our "Taking Pride in Westador".

Thanks for your input and support…

- Westador Neighborhood Plan Task Force

WESTADORNEIGHBORHOOD

STUDY AREA PROFILE

Westador Addition is located in central Arlington off Medlin Drive, just north of the intersection of West Mayfield Road and South Cooper Street. Westador is a 40-lot subdivision covering 13.5 acres. The neighborhood has access to Medlin Drive, but does not have any street connections to the adjacent neighborhoods.

The areas north and west of the neighborhood are developed as single-family residences. Advent Lutheran Church is adjacent to the neighborhood on the south. Across Medlin Drive are a variety of offices, retail stores, and commercial uses. There are no public or private parks within Westador. The closest parks are the California Lane site and H.A.D. Dunsworth Park.

Westador is located within the Arlington ISD, and is served by Short Elementary (2000 California Lane), Gunn Junior High (3000 S Fielder Road), and Arlington High School (818 W Park Row).

None of the properties is listed in the Arlington Historic Resources Survey Update 2007. This area is in the West Planning Sector, City Council District 4, and the 76015 ZIP Code.

NEIGHBORHOOD PLANNING PROGRAM

The City of Arlington's Neighborhood Planning program is an effort to both address opportunities for change and promote stability in neighborhoods. A Neighborhood Plan is the official City policy regarding the future of a neighborhood, and it contains recommendations that are created by the neighborhood residents. The plan, once approved and adopted by the Planning and Zoning Commission and the City Council, becomes an amendment to Arlington's Comprehensive Plan.

TASK FORCE

An initial meeting with several residents was held in April 2013 to discuss issues of concern in the Westador area. This was followed by a neighborhood-wide meeting that was held on June 17, 2013, at the Lake Arlington Branch Library. After this meeting, a volunteer task force was established to help guide the planning process for Westador.

The task force worked with and advised staff during the preparation of the plan, and served as the liaison between Westador residents and the City. In addition, the volunteers canvassed the neighborhood to discuss ideas and issues with residents and coordinated efforts to distribute and collect information through surveys.

One of the initial exercises conducted by the residents was to identify neighborhood issues. The task force used a technique known as SWOT Analysis, which analyzes the strengths, weaknesses, opportunities, and threats in the neighborhood. This analysis helped identify the positive and negative issues that face Westador from an internal and external point of view, and many ideas were discussed and evaluated. The results from this brainstorming session were used to determine the goals and strategy statements for the neighborhood plan. A full list of the issues for each category, and the associated ranking, is included in the Appendix.

After the goals and strategy statements were developed, the task force sought feedback and input from the residents. This was done using an internet-based survey program. Residents were asked to rank each statement on a scale of "strongly agree" to "strongly disagree". Rankings were received from 25% of the households. Overall, the statements developed by the task force were well received by the neighborhood residents.

NEIGHBORHOOD SURVEY

In conjunction with the preparation of the neighborhood plan, a voluntary neighborhood survey was provided to all residents in Westador. The purpose of the survey was to gather general information and opinions about issues and to offer an opportunity to allow residents who could not participate in meetings to be able to provide input on the issues discussed in the plan.

The survey contained questions related to neighborhood conditions and land use issues; streets, sidewalks, and traffic; and public safety. The survey was conducted using an internet-based survey program, supplemented by paper copies as needed. Residents were notified about the survey by email and by door hangers. At the end, 25 surveys were completed for a response rate of 62%.

Responses to the survey are noted throughout this document in relevant locations. A full copy of survey results, including responses to open-ended questions, is listed in the Appendix.

RELATIONSHIP TO EXISTING ADOPTED PLANS

Westador is located in the West Sector Plan area. While this sector plans has not been updated since its completion in 2001, it represents the current planning policy and directions in Arlington.

The Westador Neighborhood Plan is a further refinement of the West Sector Plan, and represents the future desired by residents for growth and development in and around the neighborhood. The direction in the neighborhood plan is considered the current policy for the planning in the area.

AMENDMENTS TO THE PLAN

The Westador Neighborhood Plan is intended to be a dynamic document that responds to changing conditions within the neighborhood. As circumstances change and new issues arise, the neighborhood plan must be revised or updated as needed. Proposed amendments should be made after thoughtful and careful analysis and input from residents.

IMPLEMENTATION

Adoption of the plan by the City demonstrates its overall commitment to implementing the Westador Neighborhood Plan. However, each action item requires separate and specific execution through the individual or joint efforts of Westador residents, the City of Arlington, and other agencies and organizations.

NEIGHBORHOOD STRATEGIES AND ACTIONS

The topics presented in the following sections were identified by the residents as crucial in realizing the vision for Westador. Each section describes a goal along with a listing of strategies and action items designed to help Westador achieve that goal.

The topics include the following:

- Community Network
- Land Development
- Community Image
- Public Safety
- Traffic and Streets

COMMUNITYNETWORK

GOAL
Strengthen the Westador community and further develop neighborhood relationships between residents and with public agencies.

CITY AND SCHOOL RELATIONSHIPS

City Council. Sustain a constructive relationship with the city council member that represents the area.

Police Department. Maintain a relationship with the police officers that serve Westador and the surrounding area. Invite the officers to neighborhood meetings and gatherings. Ensure that residents have contact information for the officers. Encourage residents to take part in the Citizens On Patrol program. Consider creating a neighborhood watch group for Westador.

Fire Department. Keep informed about basic life-safety issues by taking part in education programs offered to the public.

Code Compliance. Build a strong and cooperative relationship with the code compliance officers that serve Westador and the surrounding area. Encourage residents to take part in the Code Rangers program.

Arlington ISD. Maintain an open line of communication with the school principals at Short Elementary and Gunn Junior High schools. Take part in the annual Tailgate Arlington program that supports the Arlington ISD Educational Foundation.

WESTADOR NEIGHBORHOOD GROUP

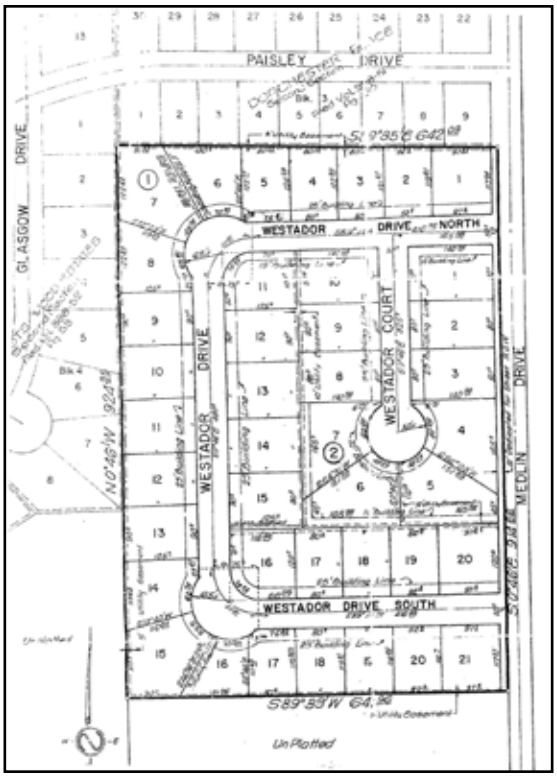
Develop a communication strategy for the group.

Utilize email, websites, and social media to communicate about neighborhood issues and events.

Collaborate with Scotswood and adjacent neighborhoods to build a broad social network.

Provide an opportunity for neighbors to get to know each other by holding seasonal events in the neighborhood.

The Westador neighborhood's relationship with public agencies is critical in addressing the needs and issues in the area. The Westador Neighborhood Plan formalizes these relationships with a set of goals, strategies, and actions that may be used to coordinate solutions for the benefit of both the neighborhood and the public.



Westador was platted in 1971 and developed by West Park Development Company. The subdivision originally had 41 lots, but 2 lots on Westador Drive were consolidated in 1999. All houses were constructed between 1972 and 1975. Almost every house is owner-occupied, resulting in a stable, close-knit community that takes pride in the neighborhood.

The map on the right shows the Scots Wood Estates Neighborhood Watch area, which extends from Medlin Drive to Cannongate Drive, and Mayfield Road to California Lane. Though Westador is part of this larger group of 386 properties, there is interest in forming a separate community watch group for Westador.

Westador is served by Short Elementary School, Gunn Junior High School, and Arlington High School. The neighborhood actively support the schools. Both Short and Gunn are located less than one mile from the neighborhood.

Short Elementary and Westador share a historical connection with the Johnson Station area. Just east of the neighborhood is the historic location of Johnson Station, one of area's first settlements. The Johnson Station School, which was active in the community for 76 years, closed in 1970 as a new elementary school opened. This new school was named for Beatrice Short, who taught at Johnson Station School for the majority of her 49-year career.

LANDDEVELOPMENT

GOAL
Improve the economic development conditions along the South Cooper Street and West Mayfield Road corridors.

FUTURE DEVELOPMENT AROUND WESTADOR

Monitor development activity in the following areas to protect Westador from incompatible development.

Medlin Drive. Limit future development to offices on the east side of the road and residential on the west side.

South Cooper Street. Encourage development of retail, office, and personal service stores. Discourage heavy commercial, industrial, or auto-related development. Encourage the City to evaluate the need for the amount of industrial zoning in the overall area.

Mayfield Road. Discourage any encroachment of Advent Lutheran Church or subsequent users into the Westador neighborhood. Encourage retail or office development on the vacant property at the southwest corner of Cooper Street.

California Lane. Monitor requests for zoning changes or development.

ECONOMIC DEVELOPMENT

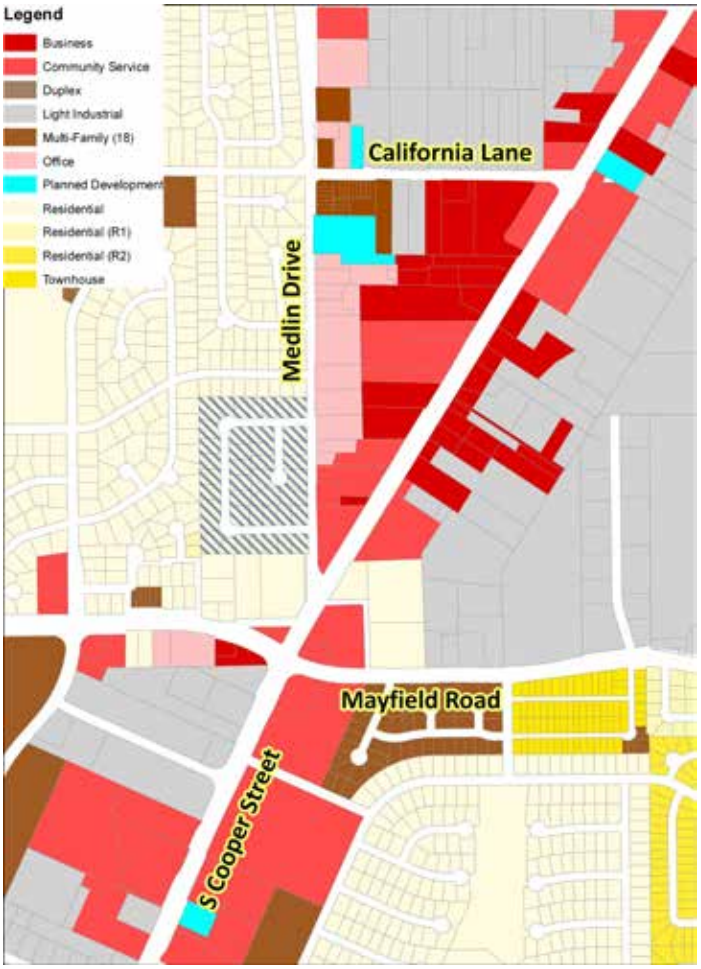
Pursue the development of a grocery store or supermarket to serve the area.

Promote the businesses and stores that enhance the livability of our neighborhood and that complement the local heritage of the Johnson Station area east of Westador.

Advent Lutheran Church, located at 3232 South Cooper Street, is immediately south of Westador. The church owns approximately 5.3 acres of land that includes the main church building and four lots to the west.

As the campus grows in the future, there are concerns that property on Westador Drive South might be sought after for purchase.

The Westador Neighborhood Plan encourages campus growth to occur to the west on property under common ownership. Growth to the north is discouraged in order to maintain the integrity of the Westador neighborhood.



The zoning and land uses in the area can have an effect on the character and livability of a neighborhood. The map on the above left shows the zoning districts in the area near Westador. The frontage on South Cooper Street is predominantly zoned for retail, office, and service uses; however, there is also a considerable amount of industrial zoning. In order to protect Westador and the other residential areas west of Medlin Drive from incompatible development, it is recommended that properties on the east side of Medlin Drive develop as office uses.

The type of development in the Mayfield Road corridor can also influence the residential areas around Westador. The north side of Mayfield Road is currently developed as a mix of residential housing, including single family detached, townhouses, zero-lot-line houses, and condominiums. The south side of Mayfield Road is primarily developed with office, retail, and industrial uses. The vacant lot at the southwest corner of South Cooper Street is the proposed site for a RaceTrac convenience store with gasoline sales. While this new investment is desirable in the area, it is recommended that commercial development only occur on the south side of Mayfield Road.

COMMUNITYIMAGE

GOAL
Create a positive community image and instill community pride.

NEIGHBORHOOD CHARACTER

Explore the use of a conservation district overlay to help protect the neighborhood character.

Seek grant funding to beautify and enhance the entrances on Medlin Drive and, if possible, the street frontage behind the retail center. Request design assistance from the Arlington Urban Design Center.

Study the possibility of adding new lighting and replacing the streetlights with decorative poles through grants or other funding sources.

Encourage utility companies to carefully maintain the trees next to power lines so the trees retain a pleasing appearance.

Request additional streetlights on Paisley Drive between Glasgow Drive and Medlin Drive and between Glasgow Drive and Fielder Road.

CODE COMPLIANCE

Monitor the appearance of neighborhoods in area of Westador and report potential code violations as necessary.

Work with the City to improve the appearance of businesses on Medlin Drive to keep the properties free of trash, litter, and other nuisances.

Create a clean and safe neighborhood area. Be vigilant in reporting possible code violations to the City.

Encourage interested residents to participate in the Code Ranger program.

The entrance to Westador Drive North on Medlin Drive. The appearance of the entrance should be enhanced with landscaping, lighting, and signage. These improvements will better reflect the vision that Westador residents have for the neighborhood. Residents plan to work with the Arlington Urban Design Center to develop plans for improvements to present to the residents. The neighborhood will seek grant funding to assist with the cost of materials and installation.

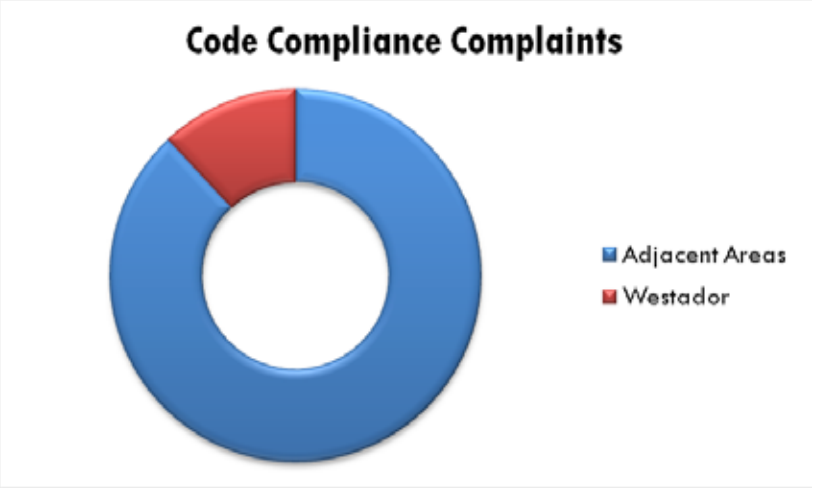
The neighborhood survey conducted during July and August 2013 indicated that 87% of those surveyed were in favor of exploring plans and grant funding opportunities to enhance the entry ways. Included in the survey was general support for considering the installation of security cameras as a crime prevention measure.

The appearance of the commercial properties along parts of Medlin Drive are a primary concern for residents of Westador. The entries into the neighborhoods face the rear of the commercial businesses on South Cooper Street. There is no fencing or landscaping to soften the look of the blank walls or parking areas. Residents state that blowing trash and noise from the businesses affect the neighborhood. The trash containers in the rear are not screened as required by City codes, and steps to correct this particular issue should be taken as soon as possible.

Top 10 Code Complaints Within 1,000 Feet of Westador

Complaint	Number
High Weeds and Grass	54
Unclean Premises	51
Overhanging Tree Limbs	38
Stagnant/Foul Water	20
Illegal Watering	17
Sign Violation	17
Parking in the Yard	16
Nuisance Outside Storage	15
Nuisance Landscape	12
Nuisance Vehicle	12

Source: City of Arlington Code Compliance



The table above shows the top ten code complaints reported in the Westador area between July 2009 and October 2013. During this period there were 368 complaints, with only 44 (12%) of those reported in the Westador neighborhood. Over half of the noted violations were corrected by the property owner.

Respondents to the neighborhood survey indicated that dilapidated fences, property cleanliness, trash, and weeds/unmowed grass were problems within the area surrounding Westador. The most common problem with Westador noted by residents was the presence of stray animals. A complete list of survey responses is included in the appendix.

PUBLICSAFETY

GOAL
Create a safe neighborhood free from crime.

ENHANCE NEIGHBORHOOD SECURITY

Seek grant funding for the installation of security cameras in conjunction with landscaping at the entrances into the neighborhood.

Encourage residents to attend the Arlington Citizens Police Academy or Citizens On Patrol programs.

Invite the Arlington Fire Department to make presentations about fire and life safety at neighborhood meetings.

NEIGHBORHOOD COORDINATION

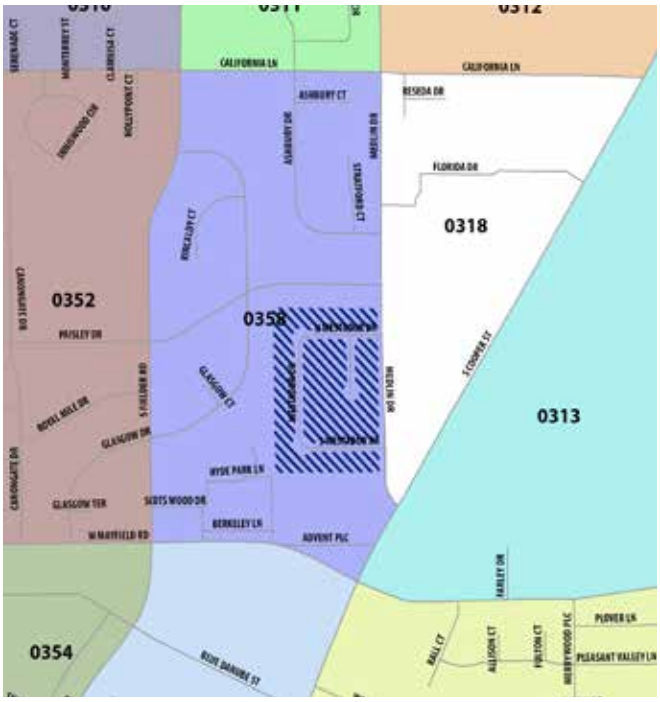
Create a new community watch group for Westador. Ensure that the Westador group actively communicates with the Gunn Watch Group and other local watch groups.

Utilize internet-based neighborhood networks for communication with area community watch groups. (such as Nextdoor, i-Neighbors, Facebook)

Participate in National Night Out events every year.

Residents of Westador gathered for National Night Out on October 1, 2013. Kathryn Wilemon, Mayor Pro Tempore and Council Member representing District 4, dropped by and addressed the residents, along with APD Deputy Chief Jeff Matthews. Also, City staff from the Police, Fire, and Community Development and Planning departments stopped by the neighborhood to speak with residents and discuss the neighborhood plan project. Residents enjoyed seeing and hearing from Ms. Wilemon and City staff. As part of the gathering, residents collected socks and underwear for students at Short Elementary School.

Westador is part of the Scots Wood Estates Neighborhood Watch. Since the neighborhood does not have street connections with any other residential area, Westador may consider forming their own community watch group. This would enhance current activities and strengthen the social network within the neighborhood.



The map above shows Westador in relationship to the police reporting areas (PRA) around the neighborhood. Westador is located on the edge of PRA 358 and PRA 318, with Medlin Drive being the boundary between the two areas.

Survey respondents indicated that crime was not a problem within Westador, but thought it was more of a problem in the surrounding area.

The table to the right shows police calls in PRA's 358 and 318 between September 2012 and August 2013. The perception of crime by the residents and actual police calls are in general agreement. Reports of theft, commercial burglary, and criminal mischief were three of the most common reports in PRA 318.

The Westador Neighborhood Plan encourages residents to take a leadership role in public safety by participating in the Citizen Police Academy or the Citizen On Patrol programs. These programs are designed to develop citizen awareness and public understanding of law enforcement, and to train citizens to work with the police department to help pinpoint suspicious and criminal activity.

Type of Call	PRA 358	PRA 318	TOTAL
Alarm - Commercial	10	28	38
Theft	2	19	21
Other	0	15	15
Alarm - Residential	13	0	13
No Alarm Permit	0	13	13
Burglary - Commercial	1	9	10
Criminal Mischief Report	4	4	8
MISD Warrant Service	2	6	8
Criminal Trespass Warning	1	6	7
Burglary - of a Vehicle	2	4	6
Accident - Hit and Run	3	2	5
Alarm - Holdup	0	5	5
Death Investigation	2	2	4
Accident - Major	0	3	3
Assault - Aggravated	0	3	3
Assault Report - Unknown	1	2	3
Assault - Domestic	2	1	3
Burglary - Residential	2	1	3
Forgery Report	1	2	3
Public Intoxication	0	3	3
Threat / Harassment	1	2	3
Accident - Minor	0	2	2
Burglary - Other	1	1	2
Driving While Intoxicated	1	1	2
Fraud	1	1	2
Possession of Marijuana	1	1	2
Accident - DWI	1	0	1
Injured Person	1	0	1
Parking Violation	1	0	1
Reckless Damage	1	0	1
Suspicious Person	1	0	1
Theft of Motor Vehicle	1	0	1
	57	136	193

Source: City of Arlington Police Department
September 1, 2012 - August 31, 2013

TRAFFIC | STREETS

GOAL
Protect the neighborhood from the effects of traffic.

TRAFFIC

Install "no through street" signs on each entrance into Westador.

Ask the City to evaluate the intersection of Medlin Drive and California Lane to enhance traffic safety.

Encourage the police department to monitor speeding traffic on Medlin Drive between Cooper Street and California Lane.

Discourage the creation of additional streets or driveways that provide cut-through traffic connections between Cooper Street and Medlin Drive.

STREETS

Improve the walkability of the area by completing sidewalks on the east side of Medlin Drive between Cooper Street and Arkansas Lane. Discourage the construction of sidewalks on the streets internal to Westador.

Request the City re-evaluate Medlin Drive on the Thoroughfare Development Plan and consider reclassifying the street from four lanes to two lanes.

Report street pavement problems to the City as the need arises.

Medlin Drive,which provides the only access to the Westador neighborhood, is classified as a 4-lane Major Collector street on the Thoroughfare Development Plan. It is located approximately 1,200 feet east of South Fielder Road, and connects South Cooper Street with West Arkansas Lane. Given that both South Fielder Road and South Cooper Street carry significantly more traffic and provide much wider access, Medlin Drive should be evaluated to determine if the classification could be changed or the future number of lanes reduced. The future design of the street should take into account the context of the area with its mix of single family residences, institutional uses, and offices.

The intersection of Medlin Drive and California Lane is controlled by a 4-way stop and flashing light. Residents have noted concerns about the visibility of the stop signs and light at the intersection, the potential for drivers to run the stop signs, and the possibility of accidents. There have been no signalization studies conducted in the past, and traffic counts are not available for Medlin Drive. Traffic counts on California Lane near Fox Hill Drive (west of Fielder Road) shows volumes ranging from 4,679 vehicles in 2009 to 5,411 vehicles in 2012.

There is a gap in the sidewalk systems on the east side of Medlin Drive between South Cooper Street and California Lane. The gap is on a vacant lot at 3011 Medlin Drive. The missing sidewalk is a safety concern for pedestrians and the elderly in the area that use motorized carts. The sidewalk should be installed when the property develops or sooner if possible.

Westador is a heavily-treed area, blocking the existing tall street light poles and fixtures. A potential improvement project to consider is replacing the existing lighting with shorter decorative poles. Placing the light lower to the ground would enhance the neighborhood's appearance and provide better lighting.

APPENDICESBACKGROUND

CONTENTS

Historical Context. A narrative about Westador's historical context in the Johnson Station area.

SWOT Analysis. A listing and ranking of issues developed from the analysis of strengths, weaknesses, opportunities, and threats.

Property Data. A list of all properties in Westador, including market value, year constructed, and structure size.

Neighborhood Survey. A complete list of all responses from the neighborhood survey conducted in July 2013.

Neighborhood Beautification. Presentation of beautification design plans completed by the Arlington Urban Design Center.

WESTADOR LIES WITHIN THE HISTORIC JOHNSON STATION AREA

Arlington, a community that today ranks among the 50 most populous cities in the country, began life as a struggling and besieged frontier fort established when Texas was still a republic. Fifteen U.S. cities, towns, and villages across the nation bear the name "Arlington," the largest of which in both area and population— as befits the bigger-in-Texas mode — resides in the Lone Star state.

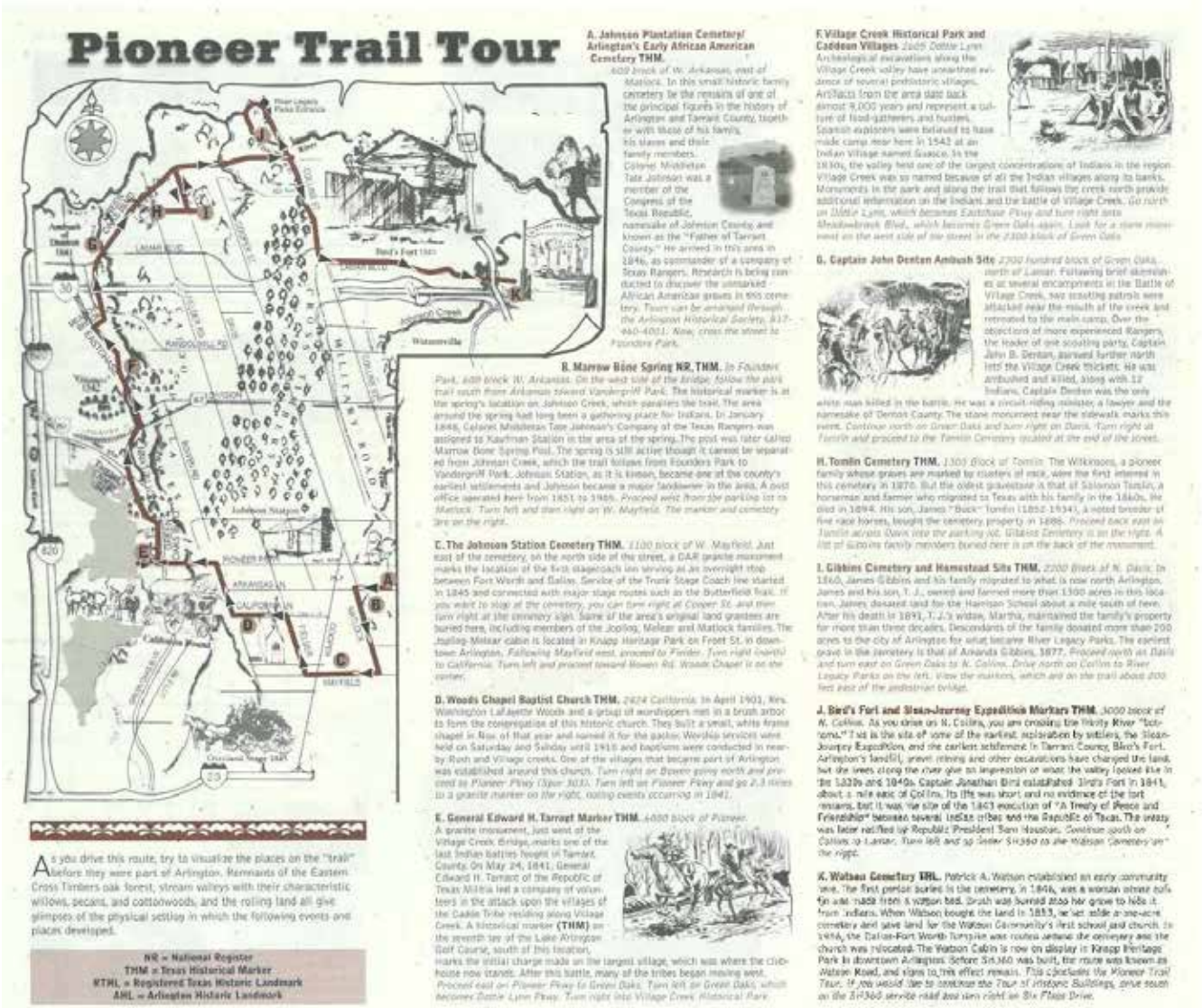
With a population of more than 365,000 and spread across 99 square miles, Arlington is located midway between Fort Worth and Dallas. In both population and area, it has a unique distinction other than its 49th-in-population standing. It is the largest "mid" city in America.

Arlington's history is complex, its identity evolving over more than 150 years. It has been a frontier outpost, an agricultural center, a site of Indian battles, and a mecca for horse racing and gambling. It once was famed for its mineral waters, has long been a college town (it has three colleges), and it hosts major industrial entities such as the Arlington General Motors Assembly Plant. Today it is famed for Major League Baseball, a prominent NFL football stadium, and amusement attractions that feature giant roller coasters. But, it also has a high tech component that includes nanotechnology research, computer chip manufacturing, and a technology incubator designed to introduce leading edge university research into the world of commerce.

Named in honor of Robert E. Lee's hometown in Virginia, Arlington rests squarely on the divide of two distinct geological strata, a vast "grand prairie" called the Eagle Ford, and an oaks-dominated woodland of gently rolling hills called the Eastern Cross Timbers. Its heritage is a colorful one, beginning with Native Americans and continuing through the explorations of the first Europeans and the earliest days of the Texas Republic. No less than six national flags have flown here.

The first non-Indian settlement here dates to the 1840s. Indeed, Arlington began as the failed Bird's Fort. It evolved into the site of a Texas Ranger post (Johnson Station) authorized by Republic President Sam Houston to serve as a dividing line between settlers and a collection of Indian tribes driven to the area by American westward expansion.

The Republic of Texas signed its first ever Indian peace treaty here in 1843 at Bird's Fort with nine tribes including Cherokee, Delaware, Biloxi, Caddo, Keechie, and Waco representatives. Caddo tribes dominated early Indian settlements and they were the first residents of the area, camping in such an abundance of settlements that one local waterway, Village Creek, was named for their presence. Early Caddos practiced agriculture near the waterway, their long-time presence established by numerous archaeological digs. Caddo settlements were visited by the first European explorers to the area, including Cabeza de Vaca in 1535 and La Salle in 1687, and by Texas Rangers, who defeated them in the Battle of Village Creek in 1841. These lands became part of the vast plantation holdings of Col. Middleton Tate Johnson, who arrived in 1846 from the Mexican War and took command of a Texas Rangers company at what became known as Johnson Station.



Pioneer Trail Tour

A. Johnson Plantation Cemetery/ Arlington's Early African American Cemetery THM. *600 block of W. Arkansas, east of Stations.* In this small historic family cemetery lie the remains of one of the principal figures in the history of Arlington and Tarrant County, together with those of his family, his slaves and their family members. Colonel Middleton Tate Johnson was a member of the Congress of the Texas Republic, namesake of Johnson County and known as the "Father of Tarrant County." He arrived in this area in 1846, as commander of a company of Texas Rangers. Research is being conducted to discover the unmarked African American graves in this cemetery. *Tours can be arranged through the Arlington Historical Society, 817-460-4001. Now, cross the street to Founders Park.*

B. Marrow Bone Spring NR, THM. *In Founders Park, 600 block W. Arkansas. On the west side of the bridge, follow the park trail south from Arkansas toward Vandergriff Park.* The historical marker is at the spring's location on Johnson Creek, which parallels the trail. The area around the spring had long been a gathering place for Indians. In January 1846, Colonel Middleton Tate Johnson's Company of the Texas Rangers was assigned to Kaufman Station in the area of the spring. The post was later called Marrow Bone Spring Post. The spring is still active though it cannot be separated from Johnson Creek, which the trail follows from Founders Park to Vandergriff Park. Johnson Station, as it is known, became one of the county's earliest settlements and Johnson became a major landowner in the area. A post office operated here from 1851 to 1869. *Proceed west from the parking lot to Matlock. Turn left and then right on W. Mayfield. The marker and cemetery are on the right.*

C. The Johnson Station Cemetery THM. *1100 block of W. Mayfield.* Just east of the cemetery, on the north side of the street, a DAR granite monument marks the location of the first stagecoach inn serving as an overnight stop between Fort Worth and Dallas. Service of the Trunk Stage Coach line started in 1845 and connected with major stage routes such as the Butterfield Trail. *If you want to stop at the cemetery, you can turn right at Cooper St. and then turn right at the cemetery sign.* Some of the area's original land grantees are buried here, including members of the Jooling, Melear and Matlock families. The Jooling-Melear cabin is located in Knapp Heritage Park on Front St. in downtown Arlington. *Following Mayfield east, proceed to Finder. Turn right (north) to California. Turn left and proceed toward Bowen Rd. Woods Chapel is on the corner.*

D. Woods Chapel Baptist Church THM. *2424 California.* In April 1901, Rev. Washington Lafayette Woods and a group of worshippers met in a brush arbor to form the congregation of this historic church. They built a small, white frame chapel in Nov. of that year and named it for the pastor. Worship services were held on Saturday and Sunday until 1910 and baptisms were conducted in nearby Rush and Village creeks. One of the villages that became part of Arlington was established around this church. *Turn right on Bowen going north and proceed to Pioneer Pkwy (Spur 303). Turn left on Pioneer Pkwy and go 2.3 miles to a granite marker on the right, noting events occurring in 1841.*

E. General Edward H. Tarrant Marker THM. *6400 block of Pioneer.* A granite monument, just west of the Village Creek Bridge, marks one of the last Indian battles fought in Tarrant County. On May 24, 1841, General Edward H. Tarrant of the Republic of Texas Militia led a company of volunteers in the attack upon the villages of the Caddo Tribe residing along Village Creek. A historical marker **(THM)** on the seventh tee of the Lake Arlington Golf Course, south of this location, marks the initial charge made on the largest village, which was where the clubhouse now stands. After this battle, many of the tribes began moving west. *Proceed east on Pioneer Pkwy to Green Oaks. Turn left on Green Oaks, which becomes Dottie Lynn Pkwy. Turn right into Village Creek Historical Park.*

F. Village Creek Historical Park and Caddoan Villages *2600 Dottie Lynn.* Archeological excavations along the Village Creek valley have unearthed evidence of several prehistoric villages. Artifacts from the area date back almost 9,000 years and represent a culture of food-gatherers and hunters. Spanish explorers were believed to have made camp near here in 1542 at an Indian Village named Guasco. In the 1830s, the valley held one of the largest concentrations of Indians in the region. Village Creek was so named because of all the Indian villages along its banks. Monuments in the park and along the trail that follows the creek north provide additional information on the Indians and the Battle of Village Creek. *Go north on Dottie Lynn, which becomes Eastbourne Pkwy and turn right into Meadowbrook Blvd., which becomes Green Oaks again. Look for a state marker west on the west side of the street in the 2300 block of Green Oaks.*

G. Captain John Denton Ambush Site *2300 hundred block of Green Oaks, north of Lamar.* Following brief skirmishes at several encampments in the Battle of Village Creek, two scouting patrols were attacked near the mouth of the creek and retreated to the main camp. Over the objections of more experienced Rangers, the leader of one scouting party, Captain John B. Denton, pursued further north into the Village Creek thickets. He was ambushed and killed, along with 12 Indians. Captain Denton was the only white man killed in the battle. He was a circuit-riding minister, a lawyer and the namesake of Denton County. The stone monument near the sidewalk marks this event. *Continue north on Green Oaks and turn right on Davis. Turn right at Tomlin and proceed to the Tomlin Cemetery located at the end of the street.*

H. Tomlin Cemetery THM. *1300 Block of Tomlin.* The Wilkinsons, a pioneer family whose graves are marked by clusters of rock, were the first interred in this cemetery in 1870. But the oldest gravestone is that of Solomon Tomlin, a horseman and farmer who migrated to Texas with his family in the 1860s. He died in 1894. His son, James "Buck" Tomlin (1852-1934), a noted breeder of fine race horses, bought the cemetery property in 1886. *Proceed back east on Tomlin across Davis into the parking lot. Gibbins Cemetery is on the right. A list of Gibbins family members buried here is on the back of the monument.*

I. Gibbins Cemetery and Homestead Site THM. *2200 Block of N. Davis.* In 1860, James Gibbins and his family migrated to what is now north Arlington. James and his son, T. J., owned and farmed more than 1300 acres in this location. James donated land for the Harrison School about a mile south of here. After his death in 1891, T. J.'s widow, Martha, maintained the family's property for more than three decades. Descendants of the family donated more than 200 acres to the city of Arlington for what became River Legacy Parks. The earliest grave in the cemetery is that of Amanda Gibbins, 1877. *Proceed north on Davis and turn east on Green Oaks to N. Collins. Drive north on Collins to River Legacy Parks on the left. View the markers, which are on the trail about 200 feet east of the pedestrian bridge.*

J. Bird's Fort and Sloan-Journey Expedition Markers THM. *3000 block of N. Collins.* As you drive on N. Collins, you are crossing the Trinity River "bottoms." It is the site of some of the earliest exploration by settlers, the Sloan-Journey Expedition, and the earliest settlement in Tarrant County, Bird's Fort. Arlington's landfill, gravel mining and other excavations have changed the land, but the trees along the river give an impression of what the valley looked like in the 1830s and 1840s. Captain Jonathan Bird established Bird's Fort in 1841, about a mile east of Collins. Its life was short and no evidence of the fort remains, but it was the site of the 1843 execution of "A Treaty of Peace and Friendship" between several Indian tribes and the Republic of Texas. The treaty was later ratified by Republic President Sam Houston. *Continue south on Collins to Lamar. Turn left and go under Sh360 to the Watson Cemetery on the right.*

K. Watson Cemetery THL. Patrick A. Watson established an early community here. The first person buried in the cemetery, in 1846, was a woman whose infant was taken from a Watson bed. Brush was burned also her grave to hide it from Indians. When Watson bought the land in 1853, he set aside a one-acre cemetery and gave land for the Watson Community's first school and church. In 1876, the Dallas-Fort Worth Turnpike was routed across the cemetery and the church was relocated. The Watson Cabin is now on display in Knapp Heritage Park in downtown Arlington. Before Sh360 was built, the route was known as Watson Road, and signs to this effect remain. *This concludes the Pioneer Trail Tour. If you would like to continue the Tour of Historic Buildings, drive south on the Sh360 service road and turn right on Six Flags Drive.*

As you drive this route, try to visualize the places on the "trail" before they were part of Arlington. Remnants of the Eastern Cross Timbers oak forest, stream valleys with their characteristic willows, pecans, and cottonwoods, and the rolling land all give glimpses of the physical setting in which the following events and places developed.

NR = National Register
THM = Texas Historical Marker
RTHL = Registered Texas Historic Landmark
AHL = Arlington Historic Landmark

The text on the previous page and the image above come from the *Tour of Historic Arlington* map, produced by the City of Arlington and the Landmark Preservation Commission in 2005. The Westador neighborhood lies just west of the Johnson Station Cemetery, which dates to at least 1865.

A DAR granite monument on the east end of the cemetery marks the location of the first stagecoach inn serving as an overnight stop between Fort Worth and Dallas. Service of the Trunk Stage Coach line started in 1845 and connected with major stage routes such as the Butterfield Trail.

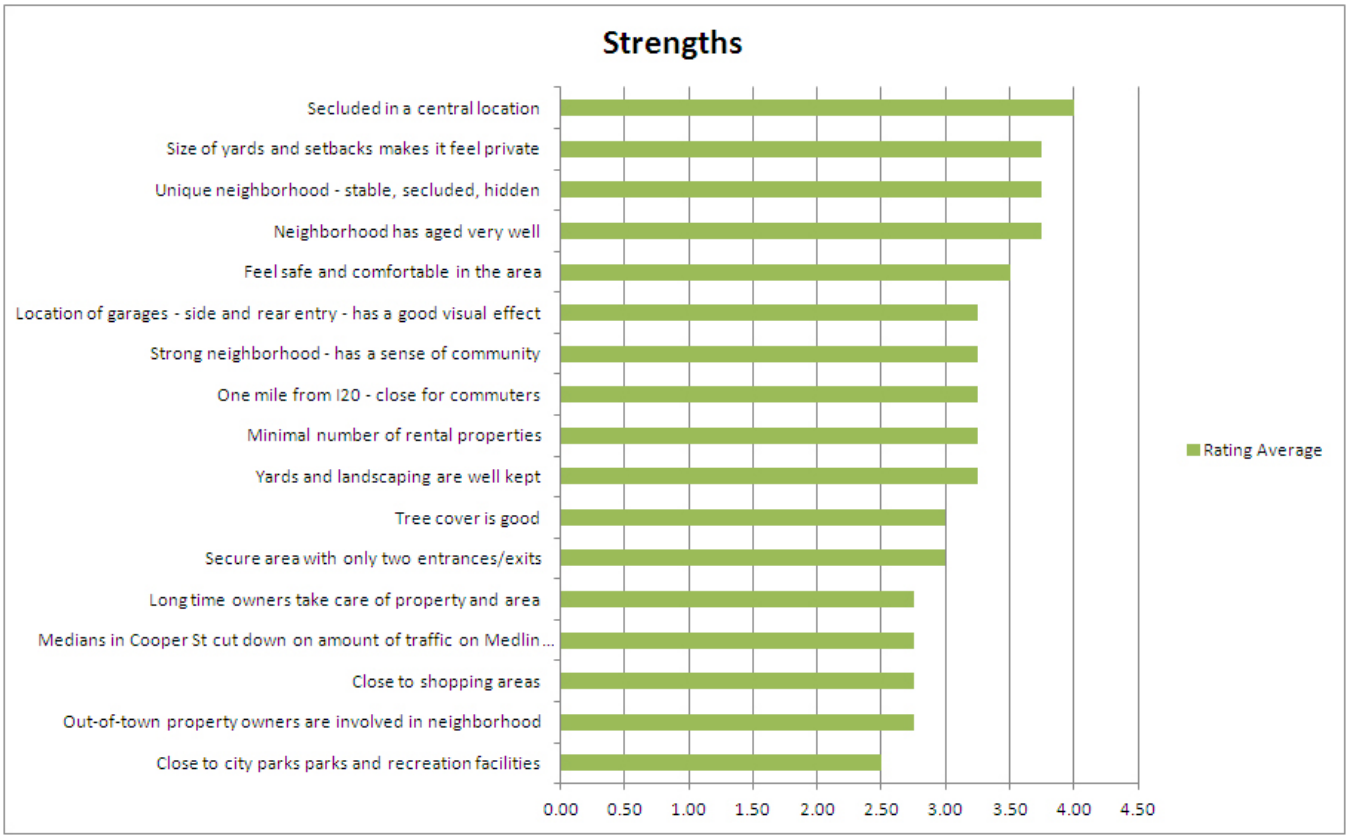
SWOT ANALYSIS

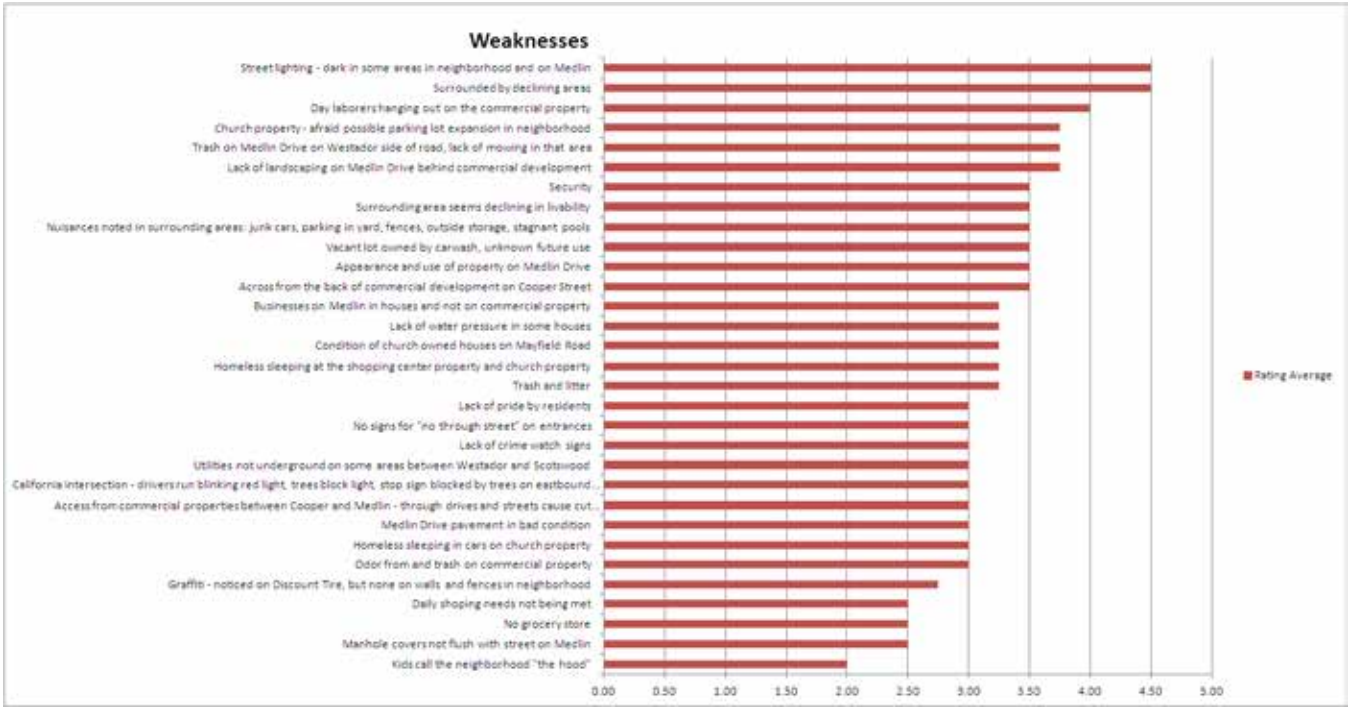
A SWOT analysis is a method of assessing the current state of a neighborhood and identifying the potential that exists for improvement. SWOT stands for strengths, weaknesses, opportunities, and threats. Strengths and weaknesses evaluate issues within or internal to the neighborhood, while opportunities and threats examine the external issues.

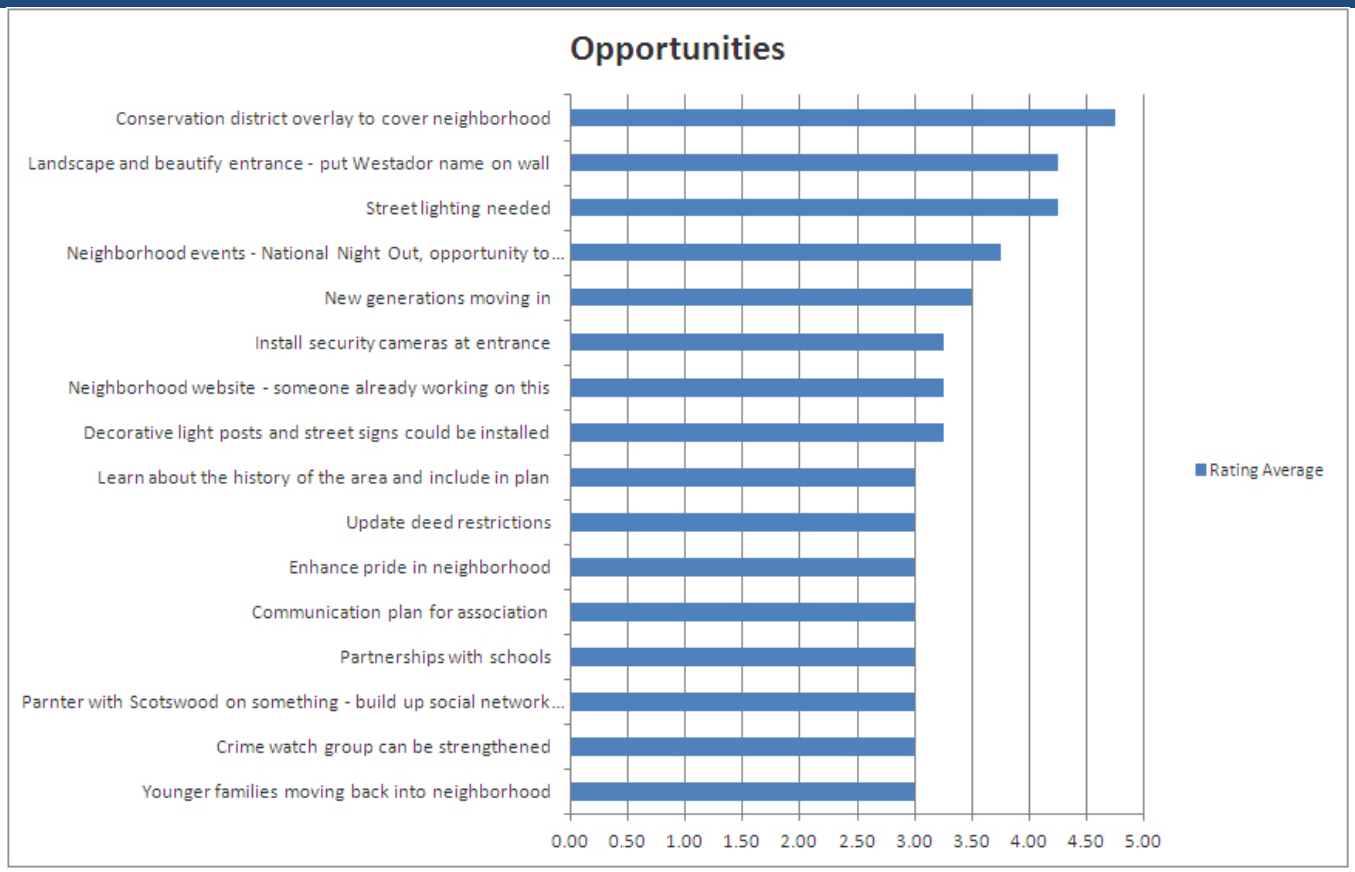
The issues listed below represent the analysis completed by the volunteer task force as part of the Westador Neighborhood Plan process. The task force initially developed a list of topics in each category, then ranked each statement on the following scale:

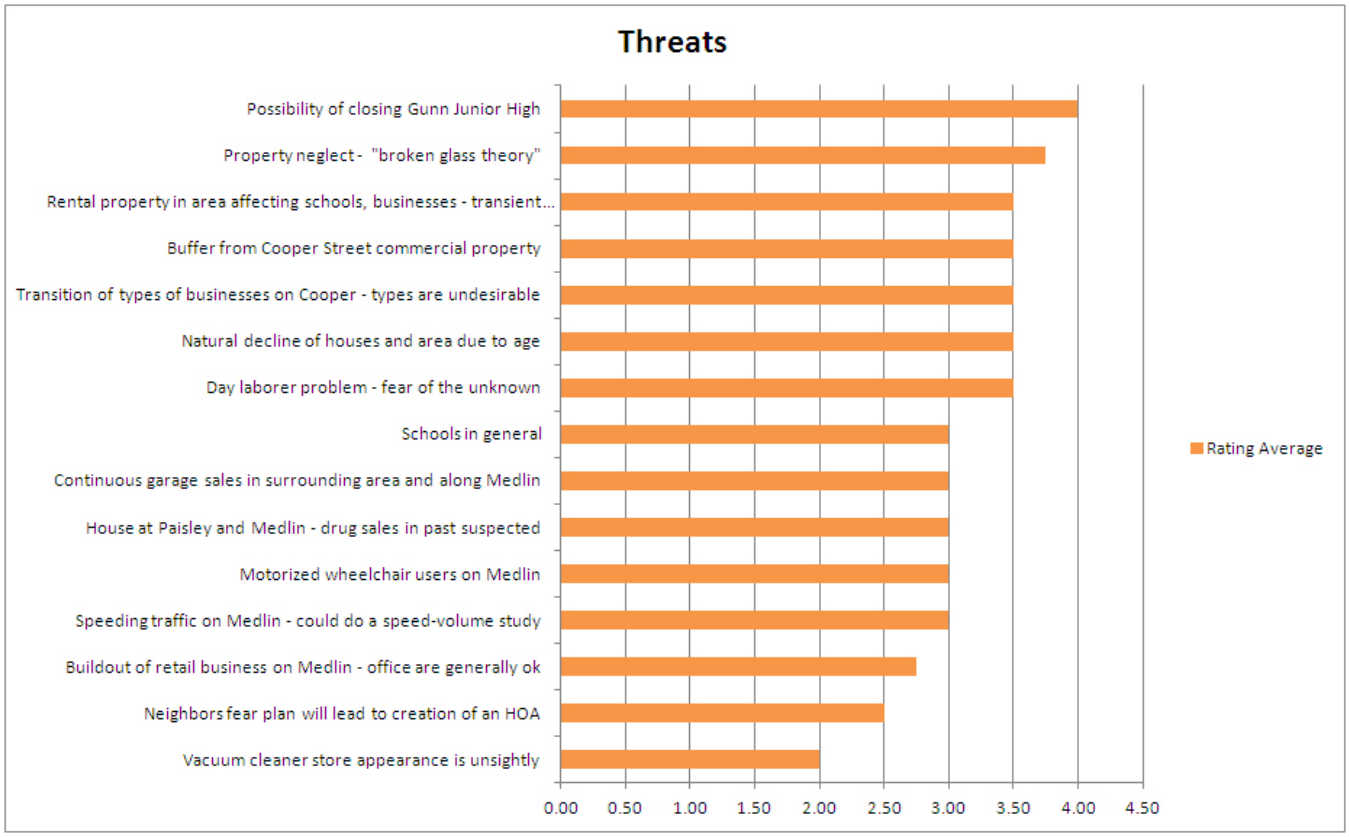
- Very important | Definitely
- Important | Probably
- Moderately important | Possibly
- Of little importance | Probably not
- Unimportant | Definitely not

The following graphs show each issue ranked according to this scale.


Strengths
Secluded in a central location
Size of yards and setbacks makes it feel private
Unique neighborhood - stable, secluded, hidden
Neighborhood has aged very well
Feel safe and comfortable in the area
Location of garages - side and rear entry - has a good visual effect
Strong neighborhood - has a sense of community
One mile from I20 - close for commuters
Minimal number of rental properties
Yards and landscaping are well kept
Tree cover is good
Secure area with only two entrances/exits
Long time owners take care of property and area
Medians in Cooper St cut down on amount of traffic on Medlin ...
Close to shopping areas
Out-of-town property owners are involved in neighborhood
Close to city parks parks and recreation facilities
0.00
0.50
1.00
1.50
2.00
2.50
3.00
3.50
4.00
4.50
Rating Average


Weaknesses
Street lighting - dark in some areas in neighborhood and on Medlin
Surrounded by declining areas
Day laborers hanging out on the commercial property
Church property - afraid possible parking lot expansion in neighborhood
Trash on Medlin Drive on Westador side of road, lack of mowing in that area
Lack of landscaping on Medlin Drive behind commercial development
Security
Surrounding area seems declining in livability
Nuisances noted in surrounding areas: junk cars, parking in yard, fences, outside storage, stagnant pools
Vacant lot owned by carwash, unknown future use
Appearance and use of property on Medlin Drive
Across from the back of commercial development on Cooper Street
Businesses on Medlin in houses and not on commercial property
Lack of water pressure in some houses
Condition of church owned houses on Mayfield Road
Homeless sleeping at the shopping center property and church property
Trash and litter
Lack of pride by residents
No signs for "no through street" on entrances
Lack of crime watch signs
Utilities not underground on some areas between Westador and Scotswood
California intersection - drivers run blinking red light, trees block light, stop sign blocked by trees on eastbound...
Access from commercial properties between Cooper and Medlin - through drives and streets cause cut...
Medlin Drive pavement in bad condition
Homeless sleeping in cars on church property
Odor from and trash on commercial property
Graffiti - noticed on Discount Tire, but none on walls and fences in neighborhood
Daily shoping needs not being met
No grocery store
Manhole covers not flush with street on Medlin
Kids call the neighborhood "the hood"
0.00
0.50
1.00
1.50
2.00
2.50
3.00
3.50
4.00
4.50
5.00
Rating Average


Opportunities
Conservation district overlay to cover neighborhood
Landscape and beautify entrance - put Westador name on wall
Street lighting needed
Neighborhood events - National Night Out, opportunity to...
New generations moving in
Install security cameras at entrance
Neighborhood website - someone already working on this
Decorative light posts and street signs could be installed
Learn about the history of the area and include in plan
Update deed restrictions
Enhance pride in neighborhood
Communication plan for association
Partnerships with schools
Parnter with Scotswood on something - build up social network...
Crime watch group can be strengthened
Younger families moving back into neighborhood
0.00 0.50 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00
Rating Average


Threats
Possibility of closing Gunn Junior High
Property neglect - "broken glass theory"
Rental property in area affecting schools, businesses - transient...
Buffer from Cooper Street commercial property
Transition of types of businesses on Cooper - types are undesirable
Natural decline of houses and area due to age
Day laborer problem - fear of the unknown
Schools in general
Continuous garage sales in surrounding area and along Medlin
House at Paisley and Medlin - drug sales in past suspected
Motorized wheelchair users on Medlin
Speeding traffic on Medlin - could do a speed-volume study
Buildout of retail business on Medlin - office are generally ok
Neighbors fear plan will lead to creation of an HOA
Vacuum cleaner store appearance is unsightly
0.00 0.50 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50
Rating Average

A good plan is like a road map: it shows the final destination and usually the best way to get there.

- H. Stanley Judd

PROPERTY VALUE AND STRUCTURE SIZES

Property Location	2013 Market	Structure	
	Value (TAD)	Year Built	Sq Ft est
1301 N Westador Dr	$165,000	1972	2,730
1303 N Westador Dr	$173,200	1973	2,560
1305 N Westador Dr	$169,000	1973	2,630
1307 N Westador Dr	$165,500	1973	2,380
1309 N Westador Dr	$166,200	1973	2,560
1311 N Westador Dr	$175,200	1972	2,670
3100 Westador Dr	$173,600	1972	2,590
3102 Westador Dr	$179,700	1972	2,770
3104 Westador Dr	$158,100	1972	2,420
3106 Westador Dr	$173,900	1973	2,770
3108 Westador Dr	$166,200	1973	2,560
3110 Westador Dr	$189,700	1973	3,090
3112 Westador Dr	$232,100	1973	3,760
3116 Westador Dr	$198,700	1973	3,180
1310 S Westador Dr	$191,400	1973	3,090
1308 S Westador Dr	$154,700	1973	2,240
1306 S Westador Dr	$165,400	1973	2,480
1304 S Westador Dr	$120,700	1974	1,670
1302 S Westador Dr	$154,200	1974	2,240
1300 S Westador Dr	$162,900	1974	2,430
3101 Westador Ct	$177,900	1972	2,750
3103 Westador Ct	$174,600	1972	2,650
3105 Westador Ct	$139,100	1972	2,040
3107 Westador Ct	$174,100	1972	2,840
3109 Westador Ct	$173,400	1975	2,440
3108 Westador Ct	$172,200	1973	2,720
3106 Westador Ct	$163,100	1974	2,280
3104 Westador Ct	$169,800	1973	2,600
3102 Westador Ct	$164,700	1972	2,580
3100 Westador Ct	$195,500	1973	3,220
3103 Westador Dr	$158,200	1972	2,420
3105 Westador Dr	$178,400	1973	2,900
3107 Westador Dr	$174,300	1973	2,580
3109 Westador Dr	$180,800	1973	2,890
3111 Westador Dr	$172,800	1973	2,730
3113 Westador Dr	$204,500	1973	3,570
1307 S Westador Dr	$185,800	1973	2,910
1305 S Westador Dr	$186,000	1973	2,910
1303 S Westador Dr	$174,100	1973	2,770
1301 S Westador Dr	$167,600	1974	2,870

Medlin Drive

NEIGHBORHOOD SURVEY SUMMARY

As part of the planning process, the Westador task force conducted a neighborhood survey in July 2013. This section of the Appendix details the results of the survey. The questions appear as they were listed in the online survey form. Door hangers were distributed to each household announcing the survey, and the response rate was 62%. The following pages include a complete listing of all the results, including responses to open-ended questions.

The letter below was the introduction to the online survey. The flyer shown on the adjacent page was passed out to every household within Westador.

Introduction

Dear Neighbor,

Westador neighborhood is seeking your input to help us create a strategic plan to address potential issues facing our neighborhood. The City's Community Development and Planning Department helped us design this survey to get your opinions on a variety of topics about the neighborhood.

The survey should take you 5-10 minutes to complete, and everyone in your household is welcome to take their own survey. Will you please help us by filling out the survey? You can be as frank as you like in your answers and can skip any question you don't want to answer. Please don't put your name or address on the survey, but please complete it by August 3.

If you have questions, need a paper copy of the survey, please contact one of us and we will happy to assist. Also, if you have any specific skills, interests, or knowledge that you are willing to contribute to the neighborhood effort, we would be glad to talk to you more about this project.

Thank you for participating.

Randy Hendricks (3110 Westador Dr) - 817.614.0475 or 817.467.1339
Carole Lemonds (3113 Westador Dr) - 817.991.7076 or 817.465.8283
Judy Northup (3112 Westador Dr) - 213.458.0673 or 817.468.1533

NEIGHBORHOOD SURVEY

Dear Neighbor,

The Westador neighborhood is seeking your input to help us create a strategic plan to address potential issues facing our neighborhood. The City's Community Development and Planning Department helped us design a survey to get your opinions on a variety of topics about the neighborhood.

The survey should take you less than 10 minutes to complete, and everyone in your household is welcome to take their own survey. Please don't put your name or address on the survey, but please complete it by August 3.

You can access the survey online at this web site:
http://www.surveymonkey.com/s/Westador.

If you have questions, need a paper copy of the survey, please contact one of us and we will happy to assist. Also, if you have any specific skills, interests, or knowledge that you are willing to contribute to the neighborhood effort, we would be glad to talk to you more about this project.

Randy Hendricks (3110 Westador Dr) 817.614.0475 | 817.467.1339
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Crime Prevention Tip. Remember to keep your front porch lights on during nighttime hours for personal safety and as one of the better deterrents of residential crime. Please help keep Westador safe and secure!

Survey Questions and Responses

1. How long have you lived in the Westador neighborhood?

Less than one year	4%
1-2 years	12%
3-5 years	0%
6-10 years	8%
11-25 years	28%
More than 25 years	48%

2. Overall, how do you rate the living conditions of your neighborhood?

Excellent	36%
Good	52%
Fair	8%
Poor	0%
No opinion	4%

Comments

- Would be excellent if fewer cars were on the street. It is dangerous for walkers and unsightly.
- Greatest concern have been dealing with the day workers too close to the neighborhood.
- Would be much better if we could improve surrounding areas through stronger code enforcement
- We love our neighborhood!
- Could be better with some enhancements and a neighborhood plan.

3. What attracted you to the Westador neighborhood? Please check all that apply. (Responses show number of times selected)

Convenience to work or schools	9
Location	21
People	6
Price of housing	15
Schools	10
Type of housing	19
Other (please specify)	5

Comments

- We knew the developer of this addition and most of the building contractors that built the houses.
- We looked at over 20 houses throughout Arlington, and felt this house and neighborhood would be best for our family. We have loved living here.
- Trees and landscaping
- We like the design of the streets. The horseshoe shape is nice do to the fact there are no through streets, therefore the only cars in the neighborhood are the ones of people who live there.
- We looked at over 50 homes in Arlington, and like this location and the floorplan of the home

4. What do you like most about your neighborhood? (open ended question)

Responses

- It is conveniently located to most any direction and it's home.
- its central location to shops, and roads. I like the look under the tall oak trees.
- The people are friendly and it clean and quiet
- Neighbors and the location and no thru street
- Quiet, not a lot of traffic
- The small town neighborhood feel it has.
- Quiet, well maintained neighborhood
- Family friendly atmosphere. Great neighbors!! Safe.
- Location
- It is unique I n that it is quiet and we don't have a lot of traffic unless you belong in the neighborhood . And that our "Night Out " evening is always filled with great food and neighbors/friends getting together.
- Not a through street. Neighborhood pride.
- The appearance of well-kept yards and houses
- Safe and FRIENDLY
- Bigger homes that are kept nice and in good condition. Hope it stays that way as to not bring down the value of the homes and compromise the integrity of Westador.
- Quiet, nice neighbors, nice homes and fairly low crime on this street
- Neighbors
- Relatively quiet. Off the main roads so very little traffic except that of the neighborhood.
- Location
- The people in the neighborhood...the pride people take in their yards and the feeling of being in a safe neighborhood.
- I like that I can let my kids play outside and not worry.
- Appearance, style of homes, amount of trees
- Stable
- The uniqueness of the style of homes. That each home is set back away from the street. It is a small neighborhood with no through traffic. For the most part, lawns and landscaping are well kept.
- Our neighbors are almost all interested in having a neighborhood that is well kept and warm and friendly.
- It has aged well

5. If you could change something about your neighborhood, what would it be?

Responses

- Nothing
- I would like more unique lighting. Attention to older, run down mail boxes
- Sidewalks
- Less rentals
- More BBQ's or socials.
- N/A
- That everyone took more pride in the surroundings and their property.
- Create some kind of landscaping barrier between our neighborhood and the retail center east of Medlin.
- Cars parked on street regularly, needs more street lighting, better postal service
- Fewer cars parked on street. Maybe allowed to park on one side only.
- I just wish the surrounding area was better. What I am saying is to reduce or totally remove the day workers and tatoo businesses.
- Threat of changes such as local businesses expanding and taking some of the neighborhood
- It is really great the way it is. Everyone is easy to get along with.
- I see nothing that needs to change.
- I wish there were more folks outside... talking and chatting. Maybe more community events.
- Proximity to Cooper Street traffic
- Improve lighting and security
- A few of the homes to improve the outside appearance - landscaping.
- Dressed up entry to better define the neighborhood from the surrounding retail, and internal lighting for security and safety.
- Crime prevention with more lighting, better/consistent code enforcement in surrounding areas.

6. How safe do you feel in the Westador neighborhood?

Very safe	66.7%
Moderately safe	33.3%
Not safe at all	0.0%

7. Would you be in favor of exploring plans and grand funding opportunities to enhance the entries into the neighborhood with landscaping, signage, security cameras, or other improvements?

Yes	87%
No	13%

Comments

- I would need more information to make a decision on this
- I am not in favor of cameras that infringe on my life. Who would maintain them three years from now when they need maintenance?
- We do not need anymore government spending !
- Depends on the plan and implementation.

8. Do the businesses near the neighborhood: (Responses show number of times selected)

	Yes	No
Have a positive effect on your neighborhood	11	9
Keep their premises clean and well maintained	19	5
Meet your needs for services	11	11
Meet your shopping needs	10	13

Comments

- Most of this would not apply to our location
- We have used Hearth House, and the florist. We have also gone to the bakery a few times.
- Parks Mall has become a source of crime and caters to a younger, more diverse group that does not include myself.
- I have only been to a few of the businesses behind our neighborhood. I hardly use them. The gas station is scary. The donut shop is good at best. I doubt anyone in our neighborhood needs a payday loan.
- Need better grocery shopping and no cleaners nearby
- There are no businesses near the neighborhood whose services I use.
- I have used the florist occasionally, along with an occasional visit to the donut shop, and the Hearth House. Other than that, I don't use the services. It would be nice if there could be some screening along the back side of the property to improve the view on the east side of Medlin.

9. Are any of the following a problem in your neighborhood? Please select all that apply. (Responses show number of times selected)

	Westador	Surrounding Area
Abandoned/junk vehicles	2	6
Fences in disrepair	3	8
Homeless persons	0	12
Houses in need of repair	1	8
Property cleanliness	1	8
Stray animals	8	1
Trash	0	9
Vehicles parked in yards	2	6
Weeds/unmowed grass	2	7
Other (please specify)		

Comments

- None
- Boats and RV storage
- Some apply at time but not always
- Loud music playing from a parking lot near the 7 Eleven
- We have cleaned the gutter along Medlin between S and N Westador. Also the grass is not mowed quite often enough along that strip, and trash collects.
- There are a lot of day workers who gather near the entrance to our neighborhood. There should be a designated area for them to find work.
- Some people walking the neighborhood that do not live here or suspicious people, solicitors, or people claiming to be solicitors, have the wrong address or looking for someone that does not live here
- Lots of stray cats.
- No.
- A few areas west and east of Cooper, but not too bad.

10. Is crime a problem in your neighborhood?

	Westador	Surrounding Area
Yes	0	6
No	17	1
Don't Know	4	8

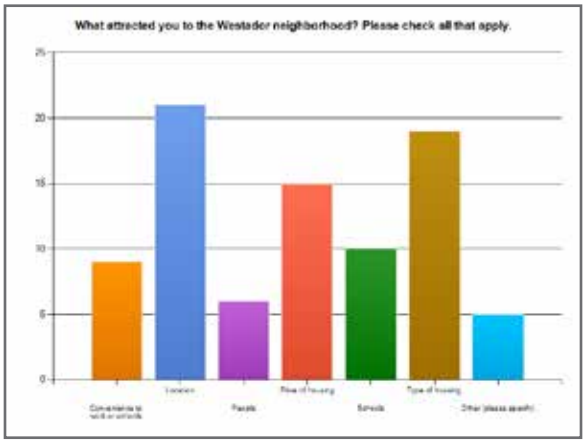
Comments

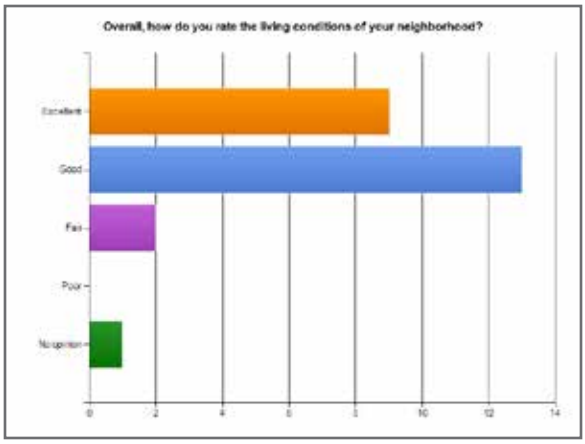
- Not aware of any
- Just signed up for crime reports on the Arlington Police App. There do seem to be thefts in and around the retail center, but not sure how often.
- We're not aware of any on Westador.
- I've been checking the city site recently, and while not a lot, there is some surrounding theft etc. Especially at the retail areas.

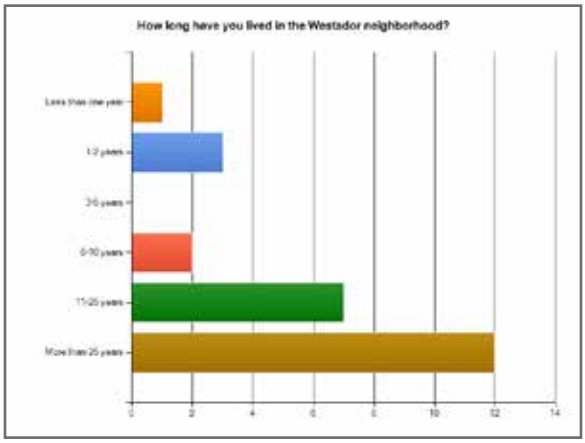
11. Please provide your comments on any topic about your neighborhood.

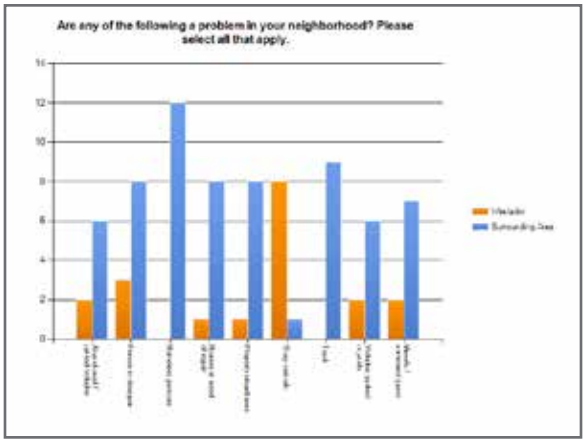
Responses

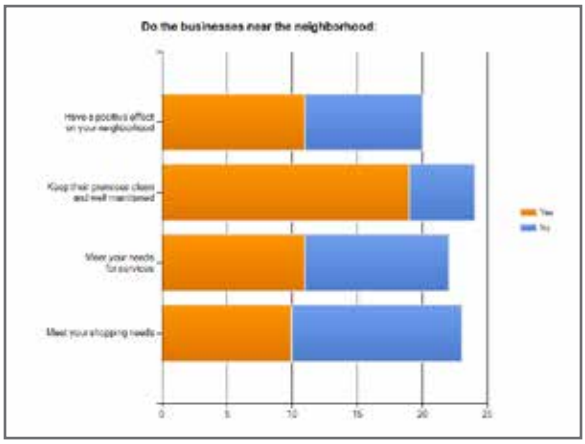
- Sometimes people jump to conclusions about things their neighbors are doing and cause others unnecessary problems when if they were a little more friendly with their neighbors it could be resolved more easily.
- No more government spending!!!!!!
- Would like everyone to be aware of what goes on in our little nook. And be helpful when asked
- I am interested in any project or program that will continue to keep our neighborhood safe and a valued place to live.
- Lets keep Westador area so friendly where neighbors take care of neighbors.
- We really have a. Great neighborhood. If you choose to know your neighbors you can. If you want to remain private you can. But everyone gets along and would help if asked.
- I am probably most concerned about the day laborers that linger around the church next door. I have never seen anything from them, but it makes me nervous.






How long have you lived in the Westador neighborhood?
Less than one year
1-2 years
3-5 years
6-10 years
11-25 years
More than 25 years
0
2
4
6
8
10
12
14


Are any of the following a problem in your neighborhood? Please select all that apply.
14
12
10
8
6
4
2
0


Do the businesses near the neighborhood:
Have a positive effect on your neighborhood
Keep their premises clean and well maintained
Meet your needs for services
Meet your shopping needs
0
5
10
15
20
25

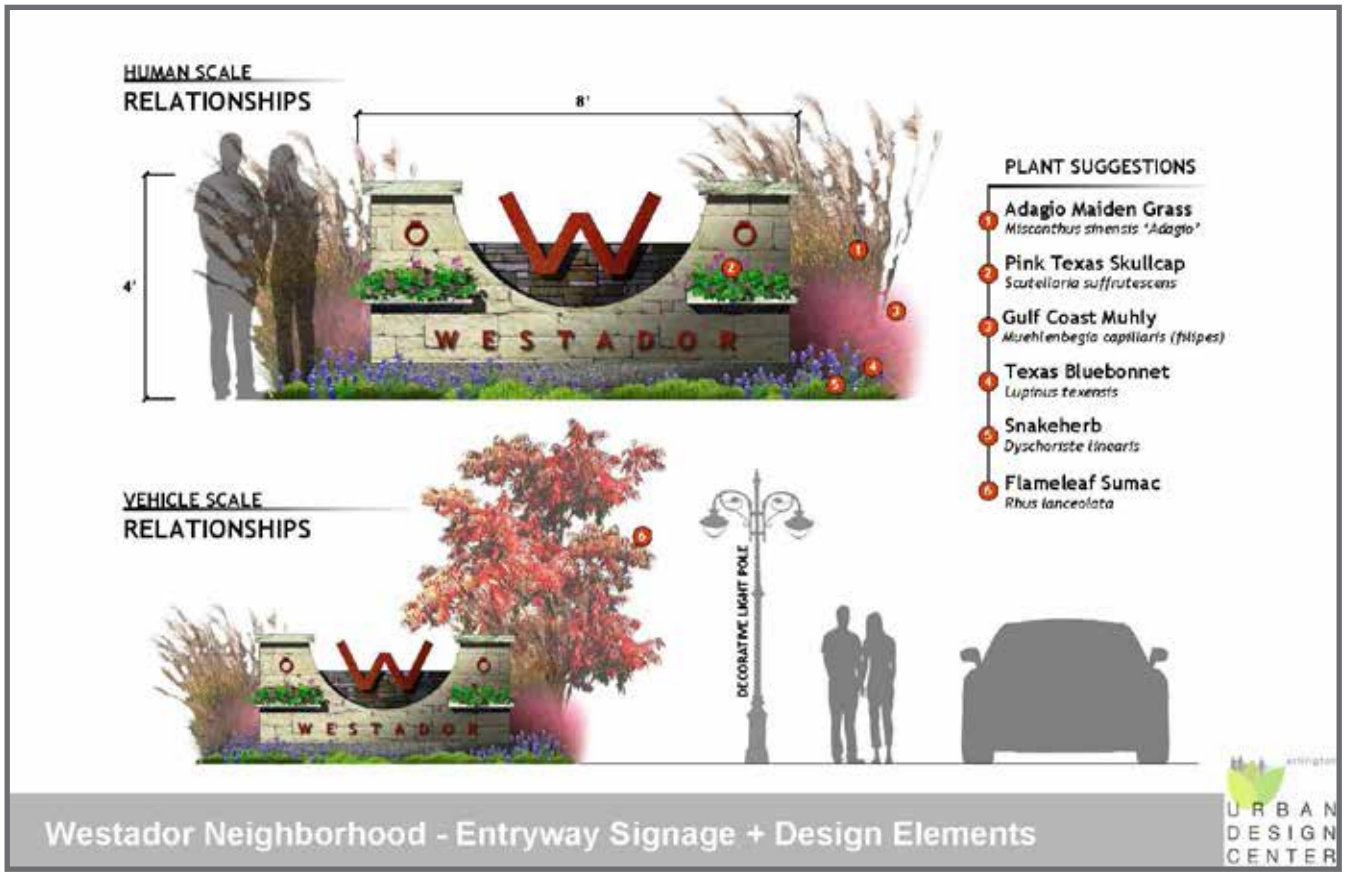
ARLINGTON URBAN DESIGN CENTER

Neighborhood image and appearance were topics of discussion during this project. The neighborhood sought assistance from the Arlington Urban Design Center to develop ideas for enhancements to the entrances to Westador and streetlights within the neighborhood. Below are the design concepts developed by the Center.

The inspiration for the design of the entry feature came from Westador's location in the historic Johnson Station area of Arlington. The use of drought-tolerant native plants was preferred for both aesthetic appeal and ease of maintenance. The streetlight design was intended to reflect the character of the houses in the neighborhood.

The Design Center was established in June 2009 through a creative collaboration between the City of Arlington and the University of Texas at Arlington. Graduate students and professors from UTA's School of Architecture and School of Urban and Public Affairs work closely with City staff on business and neighborhood development projects in Arlington. Students "learn by doing" as they work with City planning staff and benefit from the opportunity of working on real-world projects.

Westador Neighborhood - North Entryway Sign



Westador Neighborhood - Entryway Signage + Design Elements

Westador Neighborhood - Signage/Lighting Plan

City of Arlington
Community Development & Planning Department
101 West Abram Street
Arlington, Texas 76010