

Arlington Park NAS Kick-Off Meeting Results (SWOT)

January 19, 2005

Strengths

- Rising property values.
- Low crime rate.
- Good neighbors.
- City commissioners and mayor are from the neighborhood.
- Diverse, interesting, historic architecture. Not sterile, cookie-cutter.
- Park.
- Economic, age, racial (hesitant) diversity. From “working middle class” to city officials.
- Location. Five minutes to downtown. Convenient, near hospital and good schools.
- Mature Trees.

Weaknesses

- Lack of enforcement of leash laws.
- Running stop signs.
- Speeding on Hyde Park and other streets.
- Cut-through traffic, including trucks.
- Traffic pattern as a whole. Placement of stop signs irrational (stop signs on dead-end streets). Seems a little “off”. A little confusing. Kids on bikes, high-school students often don’t understand four-way stops. Need stop signs at Jefferson and Arlington intersection.
- Overgrown trees block some stop-signs.
- Pedestrians and bikes vs. vehicles. Without sidewalks, sometimes you have to stop jogging to avoid cars. Although improper, it seems necessary for bikes to ride on the sidewalk. Cars and pedestrian traffic not compatible as it is, but with bike-friendly sidewalks or bike lanes, it could be a walkable, bikeable neighborhood.
- No sidewalk on Hillview to Waldemere. Needed on Jefferson, East, and many more streets.
- Lack of accessible public transportation inside the neighborhood, for those who need it.
- Vandalism and Safety.
- Graffiti (gang?) in Park. In spite of being told that the graffiti would be cleaned promptly, there was a poor response from police. Neighbors painted over the graffiti.
- Break-ins in home and auto.
- Lack of street lighting.
- Poor access to 41. (due to traffic).
- Lack of consistent Code enforcement.
- Trees over-grown into sidewalks. Gutters need to be cleaned.

- Grass in the gutters.
- Rental properties. Don't cut the grass. No way to enforce it. Leans on houses don't work. Absentee landlords, conditions of properties. Illegal activities in those homes (neighbor arrested for selling drugs).
- Lack of sense of community-more social events.
- No neighborhood watch.
- Access issues into neighborhood...

Opportunities

- More sidewalks.
- Extend mass-transit into the neighborhood to make it more accessible-- bus stop shelters with no advertising and utilization of CPTED principles.
- Compatibility of new development with the neighborhood. Control developers by regulating building height, size, and use before it is too late. Chance to ensure that new homes mesh with the existing neighborhood scale and architecture.
- Additional sidewalks, like Shade and Arlington.
- No sidewalks on Sunnyside Lane—street leads into County, sidewalk will stop at City limit line. 2400 Block on Loma Linda not interested in new sidewalks—discussed at previous meeting.
- After school programs at park.
- More community programs.
- Program to reduce cut-through traffic on East. Ave.
- Drainage control –between East and 41 on Hillview. Believe it may come from Kinko's.
- Curb, gutter, stormwater. Strategic location to alleviate flooding. Sewer on Hibiscus and East. Speed bumps may cause flooding problems, like on Shade, south of Hyde Park.
- Trash pick-up on Fridays can be improved. Esp. large appliance pick-up
- Chance to maintain affordable housing and hospitality.
- Chance to improve community. Phone tree. Community events. Informal get-togethers. Neighborhood watch.
- Controlled turn lanes from 41—safer intersections
- Formation of a city-wide Neighborhood task force regarding traffic on residential streets.

Threats

- Commercial intrusion. Businesses along the trail. Threat of hospital expanding into the neighborhood. These new, incompatible uses replace existing affordable homes.
- Threat of speculators buying properties to convert them into “mega-houses” in the future. Goes along with absentee-landlords.
- Concern over affordability of the neighborhood. Desire to keep it affordable to incoming families and preserve its residential character.

- Crime in the park/ racquetball court. Can be solved with simple changes by the park director. Concerned that people commit crimes, and then sneak into park to escape. Concerned about bad neighbors, like Hillview apartments, rental houses, and hotels like the Cabana Inn attracting crime. Crime rate is increasing.
- Increasing numbers of rental properties. Increased number of rentals may be tied to increase in criminal incidents in neighborhood.
- Vagrants in park. Come in by night on bicycles, sleep on benches, and leave in the morning. Concerned that as there are crack-downs in vagrancy elsewhere in the city, they will all come to Arlington Park. CPTED Measures needed to be implemented?
- Cut-through traffic. All over, but esp. Bahia Vista. See this as a city-wide problem that cannot be solved without coordination on a city-wide level. 41 is so bad, it is like a parking lot, and will only get worse.
- Increasing accidents. Need policing for skateboarders, rollerbladers, kids obstructing traffic.
- Threat of unsupervised children. Caused by kids “with nothing to do”. Perceived as a problem caused by deteriorating family values in struggling families in rental homes. Juvenile delinquency caused by a lack of supervised, structured activities, lack of parental supervision, or parental apathy. More after-school programs needed
- Arlington Park racquetball courts-haven for illegal activity?