

# Richland Park/Oaks Investment

The Richland Park and Richland Oaks neighborhoods have been the site of several city projects over the past 10 years. More than \$1 million has been put into sidewalk repair since 2006, with another \$6.43 million going toward streets, alleys and utilities. The City also replaced 4,480 feet of water line during this time period.

Aesthetics were also improved in the neighborhoods. The screening wall along Park Bend was lengthened and entry features were added at a half dozen locations. Several areas also benefited from Matching Fund Beautification projects, which resulted in improved landscaping around the two neighborhoods.



## Improvement Projects

Over the last 10 years the following capital improvement projects have been completed in Richland Park/Oaks:

### **Sidewalks:** \$1.02 million

Funding sources included bond programs and the Safe Routes to School Program



### **Streets, Alleys and Utilities:** \$6.43 million

- Funding sources included G.O. and C.O. bonds, capital improvement planning, and repairs completed by the Streets Division
- Abrams Road repairs cost a total of \$4.8 million, shared with Dallas County
- From August 2015 to February 2016 the Public Services Department made utility cuts at 11 locations within Richland Park/Oaks. Material costs alone were approximately \$30,000.

### **Water Line Replacements**

Since 2008 the city has replaced 4,480 feet of water line at a total cost of \$775,118

## Neighborhood Vitality Projects

The projects for the 2006, 2010 and 2015 bond programs were selected based on a city-wide call for projects. Richland Park/Oaks received funding in the 2006 bond program.

### **2006 Bond Program**

Richland Park/Oaks benefited from this program, with more than \$330,000 in funding allocated for:

- Six entry features at Park Bend/Abrams, Richland Park/Walnut, Richland Oaks/Walnut, Wentworth/Audelia, Stillmeadow/Audelia and Tiffany Trail/Audelia
- Screening wall enhancement and landscaping at Park Bend/Abrams

*A map of 1997 and 2006 Neighborhood Vitality projects is included at the end of this document.*





## Matching Fund Beautification (MFB)

Richland Park/Oaks has been the beneficiary of several MFB projects since the establishment of the program in 1972. Over the last few years such projects included:

### 2015

Median tip improvements/planting at neighborhood entry at Richland Park Drive. This project is in the design phase to replant the neighborhood entry at Richland Park Drive. This project will entail \$2,500 paid by the city and matched with the neighborhood's contribution of \$2,500, for a total of \$5,000.

### 2013-14

Entry improvements, hard scape and planting at Richland Oaks Drive

### 2011-12

Entry landscaping at entries along Audelia at Wentworth, Stillmeadow and Tiffany Trail



Citywide, more than 400 medians and parkways in the City of Richardson have been professionally landscaped and maintained through the MFB Program since its inception.



## Screening Walls

### Park Bend Wall

#### History

The majority of the wall and landscaping was built in 1992 as a joint project between the City of Richardson and the Town of Buckingham. About 400 linear feet of wall was constructed in 2010 that extended the 1992 portion of the wall west to Abrams

#### Structure

The wall is structurally sound despite a few misalignments to some columns and panels, a recent engineering assessment confirmed. The wall is assessed regularly for issues.



#### Landscaping

About 7-8 years ago, the crepe myrtles along the wall began dying due to age, freeze and scale (insects). There are about 50 planting cells along the wall. Each one had a red oak and two crepe myrtles, along with shrubs and ground cover.

- Parks Department met with the HOA at that time and discussed the state of the beds. It was agreed upon that there was a bad design because the crepe myrtles were too large to be planted underneath the red oaks and the shade from the red oaks minimized the color produced by the crepe myrtles.
- The HOA decided it did not want them replaced and that Parks crews would remove the remaining crepe myrtles when they started to decline without replacement.
- Irrigation has nothing to do with the missing crepe myrtles.

#### Irrigation System

Working at 100 percent. Parks crews check this location every couple of weeks to make sure the system is operating properly.



## Entry Lighting Program

Through this program the City of Richardson works with associations to light residential landscape entryways. The association bears the cost of the installation and ongoing electrical utility consumption and the City of Richardson will keep the lighting system operational. The association and city will share maintenance costs 50/50.

The City of Richardson installed two lights along Richland Park Drive. The total cost was more than \$15,000, with the neighborhood contributing around \$5,000. The City contributed the additional \$10,000 due to unexpected utility relocation costs.

## Neighborhood Assessment Program

This program helped neighborhoods shape their future by partnering residents and city staff in the creation and implementation of neighborhood improvement initiatives designed to reinforce the neighborhood's strengths and improve its weaknesses.

Richland Park/Oaks and Cottonwood Creek participated in 2005-06. Two full-time staff dedicated many hours over this yearlong process to perform a comprehensive evaluation of neighborhood standards.

## Home Improvement Incentive Program

Homeowners looking to spruce up their property can do so through the City of Richardson's Home Improvement Incentive Program. The program encourages residents to reinvest in their properties by offering an economic incentive that lowers the financial hurdle homeowners face when looking to make significant investments to their property. The result is an increase in the value of the City's housing stock and the overall betterment of the City's neighborhoods.

All homeowners who live in single-family zoned areas and are not delinquent on their taxes may participate in the program, regardless of the appraised value or age of the house. Prior to beginning construction, homeowners must fill out an application and submit it to the Community Services Division. The total value of the improvement project must be at least \$20,000 and be completed within two years of approval by City staff. The homeowner will receive a one-time incentive payment equal to 10 times the amount of the increase in City taxes based on the pre-renovation and post-renovation appraised value, with no cap on the maximum payment.

Since the program's inception in 2007, the city has received 20 applications from Richland Park/Oaks and paid five incentives totaling \$9,671. The remaining projects are at varied stages. Many remaining projects are scheduled for payment within the next two years or are still under construction.

## Oncor Transformers

Oncor owns and maintains transformers, otherwise known as "utility boxes," within the City of Richardson. The transformers in the Richland Park/Oaks area are behind the houses in alleyways, making most somewhat hidden. In 2015, Oncor and the city spent a great deal of time reviewing the condition of each of the more than 100 transformers in the Richland Park/Oaks neighborhoods. Although all of the transformers were (and continue to be) in great working condition, Oncor agreed to give some attention to the worst in appearance. Oncor addressed 30 transformers in which some were painted and some of the bases were leveled and some both.

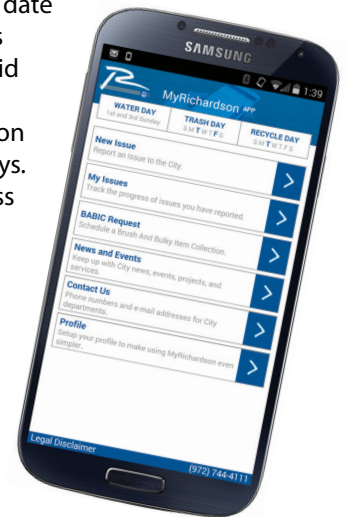
Oncor continues to work hard to maintain a balance between the cost to serve the customer and being a good neighbor. It would be impractical and very costly to customers to require utility companies to maintain their equipment in pristine condition in all communities across the service system. Oncor will continue to review the condition of its transformers in Richland Park/Oaks per normal maintenance schedules moving forward.

## Issues

The City of Richardson Online Issue System plays a key role in handling issues and requests from citizens. Not only does this system make reporting issues simple and quick, but it also provides you with a tracking number so you can follow the progress of each request until completion. To access the online system, visit [www.cor.net/issues](http://www.cor.net/issues).

Did you know ...

The City of Richardson is pleased to offer its residents and visitors the MyRichardson App. This app will allow you to report issues, request brush and bulky item collection (BABIC) service, and keep up to date with the latest news and events right from your Apple or Android smartphone. New to the latest version of the app is the inclusion of water, trash and recycling days. The application uses the address you enter into your profile to give you your specific days. There are also more detailed tabs that will provide you with information about holiday schedules, collection points, how to deal with hazardous waste and more. Learn more at [www.cor.net/myrichardson](http://www.cor.net/myrichardson).





## Neighborhood Vitality Program: 2006

