

# HOW NEIGHBORS SEE THE NEIGHBORHOOD

DOOR TO-DOOR SURVEY FRIDAY, FEBRUARY 16, 2007  
& MARCH 10, 2007 MISSION ROAD POWER PLANT TOUR & OPEN HOUSE  
RESIDENTS AND BUSINESSES ON HIGHLAND, YELLOWSTONE, MISSION, ROOSEVELT AND CASTILLO  
*Updated after March 10 Open House and Tour*

---

## SUMMARY OF RESPONSES FROM NEIGHBORS



The initial survey was taken on a cold morning, Friday, February 16, when many residents were no doubt at work, but luckily, 17 residents and 2 businesses operators were available and willing to answer questions. Three residents filled out forms at the March 10 at the Open House at 613 Mission Road.

### **Neighbors like the quiet and the convenience near downtown**

**Most of the residents shop, go to the doctor and church in a small radius near the target area.** The two residential streets, Yellowstone and Highlands, in the block between Roosevelt and Mission, have slightly different characters— Yellowstone appears to have a higher percentage of homeowners who know each other than Highland does— but the almost unanimous response to what the residents like best is “quiet.” This quality is described as a lack of traffic problems, with the exception of truck traffic from CPS and the Martin Linen business. The three residents responding to the survey March 10 mentioned the location near downtown and the river as being what they like best, with places to walk, bike and swim.

What the residents like least about the neighborhood brought these responses: 6 said there are no problems, 5 mentioned crime, 6 people mentioned bars, motels and rental properties, industrial zoning, Newell Salvage & Meat packing plant, slum and blight.

In answer to the question of how the neighborhood has changed, 10 of the 19 respondents said that the neighborhood has not changed. Other responses were a mixture, with 10 seeing positive changes, and 2 seeing negative changes.

What the neighbors would like to see here: 3 said they would not like retail or commercial use, 2 said they would like shopping, 6 want the park expanded or enhanced, 3 want better lighting. Other comments were a general hope that changes will be beneficial. The 3 attending March 10's Open House were open to public use or mixed-use possibilities.

### **What the neighbors like best about the neighborhood:**

“Quiet, bicycle riders, etc. all good, park is okay.”

“Quick access to highways.”

“Quiet area, neighbors are good, old area but good.”

“All is well; area is quiet. No problems in the area, we see the good.”

“Free living (grandmother's house); affordable, old, charming.”

“People keep to themselves.”

“Quiet.”

“Quiet and the people are friendly.”

“After 5 p.m. all the traffic is gone and it's real quiet. People are here in the weekends in the park. I can't wait for the hike and bike trail.”

"It's nice and quiet. During the day, everybody goes to work. A few young ones are moving in across the street, but mostly retired neighbors. Very quiet during the day."

"Quiet."

"It's quiet."

"The area. The park and the HEB."

"It's quiet and peaceful."

"Quiet, older people."

"It's quiet. Very little crime. We like our neighbors."

"Accessibility to the highways. Customers come here."

"Little traffic. Quiet."

"Quiet area."

Added March 10:

"The river. The neighborhood & its rich history. Near downtown & highways."

"Proximity to river, park, downtown. Community feeling."

"I can walk, ride my bicycle, swim, go to grocery —easily."

### **What the neighbors like least about the neighborhood:**

"Robbed once."

"(Need) better road maintenance. Neighborhood O.K."

"All good: Problem with one neighbor. We all have been taking care."

"All is well; area quiet; no problems in the area, see good."

"Bars and motels on Grove St. attract bad elements; when I go jogging nearby, I see problems."

"No problems."

"No problems."

"Problem across the street. Drugs across the street."

"It's changing rapidly. It gets ignored by public officials regularly."

"No complaints. No disturbances."

"Lots of rental properties—don't get to know the neighbors."

"The bars and prostitutes—biggest problem. Haven't seen drug selling, but I know it goes on. Have been robbed, mugged in the front yard. Petty theft—juvenile detention. Lot of stray dogs—attacked in front yard."

"No problems."

"Older homes."

"Traffic. Use this street as a short cut and race down the street. People dump their dogs at the park and they come looking for food. CPS Energy parks their trucks at the end of the street and wait until quitting time to leave."

"No negatives."

"Car theft once. Other all good."

"Robbery. Some in the area."

Added March 10:

"Roosevelt Ave. is zoned Industrial. I would like to see more (good) businesses along Roosevelt, which might require rezoning. Traffic? Not an issue, so long as it's a good destination folks are driving to."

"Newell Salvage, slaughter house (meat packing plant) on Mission and Steves."

"Slum & blight."

### **How the neighborhood has changed. How neighbors think it will change in the next 10 years:**

"Park added to the area."

“Has not changed. Too many motels; hope to see more businesses in the area.”  
“Has not changed; Would like a change to the good.”  
“Nothing has changed, hopefully none.”  
“Problems on Roosevelt Street. Drugs at one property. Better now.”  
“Same. Don’t know.”  
“Homes are getting older. We are getting older.”  
“(It) hasn’t. Loss of elderly people—deaths. Neighbors. Hope for good changes.”  
“Prostitution and crime is leaving. The city will start taxing us a lot more.”  
“Not much change since 1979. With the new people in the neighborhood and a lot of older people dying, there will be a lot of changes.”  
“Not much change. Whatever is done to the power plant—don’t make the residents move.”  
“More stores and less prostitution. Maybe some of the bars will be going away and the railroads will be gone—horns bother them (us)—but not as much as they used to.”  
“The street was improved. No changes necessary. Needs more lighting—dark at the corner of the street.”  
“No change. Add a bike trail.”  
“Hasn’t been much change except for new street. Linen company moved, less trucks on street—for the better. Traffic will grow one they start doing the park improvements. Would like a speed bump for fast traffic.”  
“Houses being remodeled. Not sure.”  
“Streets redone. Good!”  
“No changes.”

Added March 10:

“I moved here from S.E. Michigan only a year ago. In ten years, Roosevelt Park neighborhood will be a beautiful community, affordable & near downtown. CPS Power Plant will be a science museum and Lone Star a contemporary art center.”  
“The Roosevelt Neighborhood Association has again become active—working together on common issues. The amount of undeveloped land in such a close proximity to downtown and on the River made this area incredibly valuable, both economically and as a spur for community development.”  
“People are cleaning up property, rehabbing homes. More retail.”

### **How far do you go to work, shop, church, school, doctor:**

“Live in the same area.”  
“35 minutes to work, 10 minutes to shop, church is close, school is not in the area, doctor 30 minutes.”  
“10 minutes to shop, 10 minutes to church, doctor is close.”  
“Work is downtown—6 minutes, at River Center Mall.”  
“Church is at St. Cecilia.”  
“Shop at HEB, St. Mary Margaret on Fair.”  
“Close to downtown. Majestic employee.”  
“Go to doctor at Alamo and Presa.”  
“Go to doctor at Santa Rosa downtown.”  
“20 blocks to shop, doctor on San Pedro.”  
“2-3 blocks to shop, 5 miles to church, doctor at Zarzamora and Guadalupe, old Lutheran General.”  
“20+ miles to work, 1 mile to shop, ½ mile to church, ½ mile to school, 10 miles to doctor.”  
“Work at airport, shop at Fair or Goliad at HEB, but I like the HEB on S. Presa, church is St. Cecilia, doctor is downtown at Nix/Baptist, and northside by NE Baptist.”  
“(Business owner) Live nearby at Flores and Nogalitos.”

“15 minutes to everything, HEB, St. Henry’s, school at St. Phillips College.”

“HEB a few blocks, schools have all been close.”

Added March 10:

“Shop—as little as possible, 1 mile to the doctor.”

“Work—1-8 miles, doctor 15 miles.”

“Work at home, shop—depends; doctor in Stone Oak.”

### **What would you like to see happen here?**

“River change and whatever in place is good for the area, bars prohibited.”

“Not retail; Would not like traffic built up.”

“Not retail, apartment okay.”

“Would not like a commercial street.”

“Hike and bike trails, see it fixed up nice, increase property values.”

“Whatever’s best for the neighborhood, even if it increases traffic.”

“Like to see a mall or shopping center. I complained about CPS trucks going fast (here).”

“Have seen other power plant retro-fits—like old building and adaptive re-use. Grounds should be improved, and patio. Will be another key, pivotal turning point to the re-development of the neighborhood.”

“New sidewalks.”

“Not much change. Whatever is done to the power plant—don’t make the residents move.”

“A park.”

“Better lighting, more police patrol. Neighbors don’t really talk to each other.”

“More lighting. Neighbors are pretty good—all homeowners.”

“Street lights. Want CPS to take my payments at power plant.”

“Tear down plant and expand park. With expansion of river and Mission Road will be squeezed—could tear down plant and build trees—look pretty.”

“Accessibility to park.”

“Shops, office, concern parking?”

“Reuse land for something good.”

Added March 10:

“Investment. I think the nearness to downtown and highway arteries makes this a perfect area for near-downtown attractions—museums, more affordable lodging & housing & dining.”

“(Condos) (Restaurants) Mixed use development: housing, retail, office—contemporary art museum, film school or art school. P.S. I am a nearby neighbor and I am NOT concerned about traffic.”

“Either retail (see Rockridge Market Hall in Oakland California!!) or public facility.”