

Shadowood

A Strategic Neighborhood Plan

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Introduction

The focus of this plan is the Shadowood Neighborhood, a newer yet well-established neighborhood located in the heart of Johnson City. Shadowood proffers close proximity to work centers, restaurants, services, schools, and shopping. Inundated with great landscaping, traditional architecture, and teeming with trees, Shadowood is an idyllic location to live and raise a family.

This approximately 75 acre community is zoned single family residential and has experienced little social or physical change during its existence. The demographics of the neighborhood have remained virtually unchanged during this period with 89% of its residents White, 7% Asian, 2% Black and 2% Latino. There are 111 total households, 17% of which house one occupant, 45% house two, and 40% house three or more. Ninety-nine percent of those own their home. Shadowood's total population is 289 with 65% being over the age of 40. Properties within the neighborhood are well maintained and new properties are developed to match the existing physical characteristics of the neighborhood.

The residents of this neighborhood are dedicated and proud of the place in which they live. This document will serve as a way to ensure the excellent reputation the neighborhood currently holds in the community while continuing to promote the assets of the neighborhood.

Organization of the Plan

- Section I - Purpose of the Plan introduces the Shadowood Neighborhood and identifies assets, accomplishments, goals, as well as the issues, concerns and expectations of the stakeholders. The purpose and format of the Plan will be explained in this section.
- Section II - Neighborhood Character presents a review and analysis of the Shadowood Neighborhood while placing special emphasis upon sources of pride within the neighborhood.

- Section III – Existing Conditions describes factors that have physical and social impact on the development and evolution of the neighborhood: demographics; land use; zoning; transportation; public infrastructure and facilities; environmental characteristics; building conditions; community development; trends in homeownership; commercial activity and community safety.
- Section IV – The Plan contains a full set of strategies and recommended actions and programs designed to address the issues and provide guidance for Shadowood Neighborhood over the next five years. The recommendations include a justification for the request, a cost estimate, and a timetable for accomplishing the action and assign a responsible party for accountability.
- Section V – Implementation identifies the framework within which these strategies, recommended actions and programs should be implemented.
- Section VI – Appendices contains maps and all data which illustrates details of Shadowood.

Purpose of the Plan

The Shadowood plan is a working document, which addresses the concerns of neighborhood residents, in an attempt to preserve the livability and long-term viability of this newer neighborhood.

The foundation of this plan is based on citizen involvement and informed decision-making. With the input of residents and property owners, this plan is more effective in meeting the particular needs of this neighborhood and stands a better chance of being implemented.

The plan provides an analysis of a wide range of factors which collectively foster Shadowood’s physical and socioeconomic environment while positively affecting its

capacity to continue to function as an integral part of Johnson City’s neighborhood composition.

Neighborhood Character

Homes and Property

Almost all respondents of the surveys remarked how positively they feel about properties within Shadowood. Landscaping, condition of homes, and code enforcement of private property are all sources of pride for members of Shadowood. Freshly paved streets and plentiful trees further embellish this tranquil community.

Community Energy

Residents of Shadowood are also quite proud of their annual picnic welcoming newer residents. This is reflective of the character of Shadowood with many survey responders noting it as a “Great Association” exemplified by “Great People.”

Existing Conditions

Physical Conditions

As stated previously, Shadowood is a newer community that is in excellent shape. All properties, streets, and facilities within the neighborhood are in stellar condition. Also, the community is zoned for single family and residents of the community very much wish for this to stay this way. Community members feel that changing the population density in the surrounding areas might detract from the character of the neighborhood. Continuing to promote a similar physical environment to the existing conditions should remain an important goal to the residents in the community moving forward.

Recreation and Meeting Space

There is a warm sentiment for developing facilities of this type, possibly utilizing the vacant lots. Many proposals reflected a desire to reinforce community cohesiveness by creating place(s) providing residents socialization opportunities in a relaxed

atmosphere. Among them were a clubhouse, playground, dog/cat park, community park, and a pond outlined with a walking trail and benches.

Traffic

The number one listed grievance according to the survey was traffic. This was further emphasized by the Neighborhood President who expressed great concern for the safety of children in the community. The problem exists in the form of both volume and speed along Woodbriar Drive. The problem is due to the fact that Shadowood lies in between Roan Street and Browns Mill Road, two high speed arterials. Woodbriar Drive runs through the heart of Shadowood connecting the two high volume roads. Thus, much of the traffic is non-residential commuters using Woodbriar Drive as a connector. Residents expressed the needs for traffic calming devices such as: more stop signs; enforcement of the speed limit; and speed humps. Respondents also suggested closing off the Browns Mill entrance and making Woodbriar Drive narrower.

Sidewalks/Bike Trails/Parks

Sidewalks were second in importance reflective of Shadowood residents' desire for a safer walking environment. Currently there are no sidewalks in the community. Furthermore, it appears many residents would like to see more options for bike trails and parks nearby.

Public Golf Courses

A number of residents surveyed listed public golf courses as inadequate in terms of service to the neighborhood, this ranked third in importance. Specifically there is a desire for a golf course to be located closer in proximity to the neighborhood.

Noise

This is listed as a major problem by many residents of Shadowood. As previously mentioned, Shadowood rests in-between two major roads and also abuts Interstate-26. All of this traffic is the cause for the noise complaints. Many residents propose some sort of sound barrier or the planting of more trees on both sides of the community.

Services/Programs

This would comprise: public transportation; public library; recreation programs; senior citizen services; and handicap transportation. 24% of community members surveyed listed these services as inadequate.

Flooding

26% of residents surveyed listed this as a problem.

Crime

The neighborhood President noted that this was becoming a problem mostly in the form of unlocked car theft. This was backed up by 26% of survey takers also noting it was a problem. Community members listed possible remedies of: installation of security cameras at the entrances; increased street lighting; and more night patrols.

Browns Mill Entrance

Several Shadowood community members noted the need for an improved entrance at Browns Mill Road for safety reasons. Sightlines from the neighborhood onto this high speed corridor are obscured by brush. Owners also noted this entrance was not as decorative as the entrance on Roan Street.

Animal Control

Some residents of Shadowood also noted the need for pet control. Specifically this would pertain to cats which dig up neighbor's flowerbeds and the failure of dog owners to properly clean up after their pet.

Recommendations

The Shadowood Neighborhood Plan identifies priorities and devises action steps that meet the current and future needs of the neighborhood. The set of strategies, action steps and recommendations in this plan were developed to preserve or improve the Shadowood Neighborhood.

While the plan does not attempt to address all the issues and concerns in the neighborhood, the plan does provide the framework of how to continue the existing

conditions Shadowood currently enjoys. The recommendations are the result of thoughtful consideration of information provided to the Planning Division from neighborhood residents.

Physical Conditions

The community has expressed a special interest in continuing to foster the current state of conditions within Shadowood. Neighborhood participation and communication are key elements in this process. Lines of communication need to be open within the neighborhood itself and with the city. As problems arise, they should be communicated to the association and if necessary, to the city. Problems may be addressed much more efficiently this way.

- Justification: Residents are proud of the current condition and characteristics of their community
- Cost: Time, materials
- Time Table: On-going
- Responsible Party: Residents

Traffic

Multiple options are available for the reduction of traffic volume and speed.

- Reduce the speed limit on Woodbriar Dr.
- Install traffic calming circles with trees at each major intersection
- Install additional stop signs on Woodbriar Dr.
- Justification: Residents want to preserve the safety, charm, and quality of their neighborhood by eliminating cross traffic and car theft
- Cost: Varying. Barrier arm gates approx. \$1,500 each. (city maintains the streets; therefore these gates would not be allowed)
- Time Table: On-going
- Responsible Party: Residents

Noise

Over the course of five years, plant 220 tall, thick, and interlacing evergreen Leyland Cypress trees bordering the two high volume corridors – 4'high (initially) @ \$15.99– (880 feet @ 8' wide = 220 trees) = \$3,520.00

- Justification: Noise reduction
- Cost: Approx. \$4,000.00
- Time Table: 5 years
- Responsible Parties: Neighborhood

Plan More Neighborhood Events

Like the annual neighborhood picnic for new residents, scheduling neighborhood tree planting days are a great way to raise awareness and get others involved in improving the neighborhood. Such events say to the whole community “We care about our Neighborhood!”

- Justification: To beautify the exterior of Shadowood, mitigate traffic noise/sight of freeways, raise awareness and show support for the neighborhood
- Cost: Approx. \$4,000.00
- Time Table: 5 years
- Responsible Parties: Neighborhood

Implementation of the Plan

Guidance offered in the Shadowood Neighborhood Plan should be referred to during relevant decision-making processes concerning the area. To the extent that this Plan charts a course for Shadowood’s future, the strategies and recommended actions should be followed and carried out by the Neighborhood Associations, the city and other agencies as referenced in the Plan. The residents of the neighborhood themselves are viewed as playing a key role in all implementation efforts. This section discusses the mechanisms that may be used toward that end.

Plan Implementation

The true measure of a Plan’s acceptance may best be described in terms of the degree to which it is used and supported during relevant decision-making processes. The residents of Shadowood and the city both have important roles in the implementation processes.

The residents of Shadowood have a very critical role in participating in and monitoring the use of the Plan’s provisions. The Shadowood Neighborhood confirms its support

for the Plan by including the recommendations in their Neighborhood Associations activities and structure.

The city demonstrates its support for the Plan by acknowledging the Plan's strategies and encouraging timely implementation. The specific city departments must commit to implementing the Plan by incorporating the recommendations into their work plans within the recommended timetable.

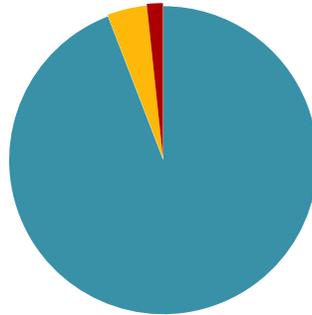
Conclusion

The Shadowood Plan identifies the issues and concerns of the neighborhood, the tasks involved in addressing them, a time frame in which the strategy or action should be implemented, and the various parties involved in resolving them.

Implementation is by far the most difficult phase of any process, but this Plan will continue to offer the residents, business owners and commercial property owners of Shadowood the opportunity to plan proactively for the future of their neighborhood.

Shadowood Demographics

(Population: 289)



White	90%
Asian	7%
Black	3%



