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The Converse Lake Neighborhood Plan was prepared by the Converse Center for Community Design (CCCD) in cooperation with the Converse Lake Neighborhood Association (CLNA) through funding provided by the City of San Antonio's Neighborhood Improvement Program (NIP). The preparation of this plan is based largely on a study of the Converse Lake Area and its neighborhoods. The Neighborhood Improvement Program funds were primarily used to finance the preparation of the Converse Lake Neighborhood Plan. The plan includes detailed analyses of the neighborhood, its physical characteristics, and its potential for future development. The plan is intended to provide a framework for the development and growth of the Converse Lake Neighborhood, ensuring that it remains a vibrant and attractive community for its residents.

Converse Lake Neighborhood

The Converse Lake Neighborhood planning area is composed of the 5,000-acre tract between Frio Road on the west, Converse on the east, Benson Street on the north, and the San Antonio River on the south. The area is characterized by a mix of residential, commercial, and industrial land uses. The neighborhood is served by the San Antonio Metropolitan Transit System, which provides bus service to the area. The neighborhood also contains several parks and recreational facilities, including a large public park.

Despite its natural advantages, the Converse Lake Neighborhood has faced some challenges. Some residents have expressed concerns about the area's potential for future development and the need for improved infrastructure. The neighborhood is also home to several large commercial and industrial facilities, which have raised concerns about air and water quality. The Converse Lake Neighborhood Planning Committee was formed to address these issues and to develop a plan that would ensure the long-term success of the neighborhood. The plan includes recommendations for improvements to existing infrastructure, as well as proposals for new development that would enhance the neighborhood's appeal and quality of life.
Neighborhood Planning Issues

Based on aerial views and neighborhood services contained in the Neighborhood Policy, five planning actions were identified and included in the planning process. These areas formed the basis of the neighborhood plan, the major impacts of which are outlined below.

1. Identify the predominant physical characteristics and functions of the neighborhood and other areas of the city.
2. Enhance the neighborhood's current character and amenities to support the identity of the neighborhood.
3. Identify and recommend actions necessary to support the identity of the neighborhood.
4. Encourage the implementation of neighborhood initiatives in order to enhance the physical and social characteristics of the neighborhood.

Infill and Development:

1. Propose and plan for an efficient and sustainable mix of buildings to support the neighborhood.
2. Identify and recommend strategies to support the neighborhood.
3. Enhance the design and aesthetic qualities of buildings and structures.
4. Encourage the implementation of neighborhood initiatives in order to support the identity of the neighborhood.

Commercial:

1. Support the Fourth Street Corridor Plan as proposed as part of the North Shore Neighborhood Plan.
2. Encourage the inclusion of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
3. Support the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.

Biodiversity:

1. Propose and plan for the inclusion of the neighborhood's forested areas as a supplement to the Neighborhood Green River Corridor.
2. Encourage the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
3. Support the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
4. Support the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.

Cultural Parks:

1. Support the implementation of the neighborhood's forested areas as a supplement to the Neighborhood Green River Corridor.
2. Encourage the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
3. Support the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
4. Support the implementation of a mixed-use, mid-rise commercial building on the Fourth Street and St. Vign.
History

Franklin Lakes began as a separate township in 1898, prior to the 1914 merger with the Village of Franklin Lakes. The area was originally settled by Native Americans, who used the area for hunting and gathering. The first European settlers arrived in the early 18th century, and the area was eventually called "The Fur Traders' Road." In 1731, the Great Swamp, one of the largest fresh water lakes in the United States, was drained and converted into farmland. The area was later incorporated as a borough in 1869.

In 1873, the Great Swamp, one of the largest fresh water lakes in the United States, was drained and converted into farmland. The area was later incorporated as a borough in 1869. The first school was established in 1874, and the first post office was opened in 1875. The area was later incorporated as a borough in 1869. The first school was established in 1874, and the first post office was opened in 1875.

In 1903, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1914, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1920, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1925, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1930, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1935, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1940, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1945, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1950, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1955, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1960, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1965, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1970, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1975, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1980, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1985, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1990, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.

In 1995, the city was incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built. The city was later incorporated as a city, and the first city hall was built.
The early 1970s were marked by two major events: the Ford administration began the Curfew Laws in 1971 and 1972, the City's response was met with resistance. The Curfew Laws were seen as a measure to curb drug use and violence in the city. However, many opposed the laws, arguing that they were ineffective and violated civil liberties.

In the late 1970s, the city's population began to decline as young people moved to the suburbs. This was a time of great social change in the city, with a growingiero ethnically diverse population. Despite the challenges of that time, the city continued to thrive and evolve.

The city's public transportation system was also undergoing changes. The subway system was facing financial difficulties, and there were debates about how to improve it. The city's leaders were determined to make the system more efficient and accessible to all residents.

In the 1980s, the city faced new challenges, including economic downturns and rising crime rates. The city continued to invest in its infrastructure, including its schools and hospitals, in an effort to improve the quality of life for its residents.

Despite the challenges of the past, the city is determined to move forward and build a brighter future. The city's leaders are committed to ensuring that all residents have access to the resources they need to thrive, and they are working to create a more inclusive and equitable society.
Improvements and on the condition of areas. People succeed in the suburbs and lower different.

Years of trade, and finally, Jenkins followed by many of the older areas of the city.

Further mention of the Garden study, the Cranston Lake Neighbourhood Plan was later
rather well. Consequently, in the 1970s, the neighbourhood saw "affordable" older houses
vaccinated. These were located in a strip of land, and subsequently, and later an area for many decades
and as a result, the residents took over the land. The Cranston Lake Neighbourhood Plan is an official policy
and was developed by the Department of the Environment. Cranston Lake Neighbourhood Plan gives out the
information's support for the city program.
CHARACTER AND IDENTITY ELEMENT

The goal of the character of the plan is to identify critical elements that contribute to the overall character of the neighborhood and promote the development of new elements and/or

1. Identify the predominant physical characteristics of the neighborhood
   - structural, functional, and aesthetic aspects
2. Establish the neighborhood's unique identity
   - through cultural and historical context
3. Define the neighborhood's functional role
   - in the larger community

Issue

1. Identify the predominant physical characteristics and boundaries of the neighborhood
2. Establish a sense of place
3. Define the neighborhood's unique identity
4. Develop a clear and consistent vision for the neighborhood growth

Recommendations

1. Create a neighborhood identity
2. Establish clear boundaries
3. Promote a cohesive sense of place
4. Enhance the neighborhood's unique identity
5. Develop a clear and consistent vision for the neighborhood growth
Recommendations:
1. Maintain the existing street infrastructure including block walls, concrete curbing, and sidewalk aprons.
2. Upgrade, when appropriate, properties avoind to walk with the eye to major on
3. Customize the residential character to accommodate
4. Maintain the existing street and sidewalk networks throughout the neighborhood.
5. Remove streetlights that are non-functional or do not provide adequate lighting.
6. Upgrade streetlights that are non-functional or do not provide adequate lighting.
7. Upgrade streetlights that are non-functional or do not provide adequate lighting.
8. Upgrade streetlights that are non-functional or do not provide adequate lighting.
9. Upgrade the lighting in the neighboring areas.
10. Upgrade the lighting in the neighboring areas.
11. The Neighborhood Association will research and install available information
12. The Neighborhood Association will research and install available information
13. The Neighborhood Association will research and install available information
14. The Neighborhood Association will research and install available information
15. The Neighborhood Association will research and install available information
COMMERCIAL CLOTHES

The real estate transfer of the Crown Lake Neighborhood into these areas (eh an
and other lower-income areas) in the 1980s. The Crown Lake (EI and East Lake (both located
free of several important commercial centers. These two commercial projects offer
some significant commercial possibilities for these areas and may serve as a model for
other regions. The

East Lake is predominantly Commercial General
zoning, and the area is zoned for a variety of
commercial, industrial, and residential uses.

The development of Crown Lake will
employ the same type of zoning plans as the
East Lake neighborhood. However, the
commercial areas in Crown Lake will be
more intensive, with a greater emphasis on
commercial uses. The overall plan for
Crown Lake will be based on a more
detailed analysis of the site-specific
conditions and the needs of the
community. The

The

The

The

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The

The
The neighborhood was constructed in 1931, affordable housing for Italian immigrants, located on the southeast corner of 12th Avenue and 12th Street. It was one of the largest and most rapidly developing areas in the United States at that time. The neighborhood, named after the famous, original Italian establishment, was considered the heart of the community and the center of its social and economic life.

As part of the planning process, the neighborhood's history was analyzed and contextualized as well as various historical programs related to housing and pedestrian planning. During this phase, the neighborhood's potential for revitalization was evaluated, and the Neighborhood Council's Program was developed.

In the current and recent past, the neighborhood's condition, as well as issues not previously addressed, was still the neighborhood's overall character.

Renewed Utopia

Although similar in some ways to other neighborhoods, the neighborhood developed during the 1930s and 1940s, reflecting the changes in demographic and economic conditions. The renovation of the neighborhood has been ongoing, with various projects and initiatives aimed at improving the quality of life for its residents. As the neighborhood continues to evolve, it remains an important part of the city's history and identity.
All change in neighborhoods developed during the 1960s to the 1980s is a dramatic example of how space can be increased over time. This process involved the demolition of old, low-rise, apartment buildings in the heart of the community, replacing them with high-rise apartment buildings, and the construction of new high-rise buildings. This process, known as urban renewal, has had a significant impact on the character of neighborhoods in the United States.

One example of this process is the demolition of the old, low-rise apartment buildings on the site of the new high-rise apartment buildings. The new buildings are taller and more密集, which has resulted in a significant increase in the density of the neighborhood. This process has also had a significant impact on the economy of the area, as the new buildings have been designed to be more energy-efficient, and the residents have benefited from lower energy costs.

The new buildings are also designed to be more accessible, with features such as elevators and ramps, which have made the neighborhood more convenient for residents. In addition, the new buildings are designed to be more aesthetically pleasing, with features such as balconies and roof gardens, which have made the neighborhood more attractive to residents.

Overall, the process of urban renewal has had a significant impact on the neighborhoods in the United States, and it is likely to continue in the future. As the demand for more space and greater convenience continues to grow, it is likely that more neighborhoods will undergo similar changes.
Summary

1. Prepare a description of the neighborhood's residential character as a supplement to the Neighborhood Design Guide.
2. Consider existing neighborhood patterns through analysis and enforcement of zoning
   and site regulations.
3. Create a close-knit neighborhood on streets and plots to encourage the maintenance
   and improvement of existing neighborhood aspects.

Recommendation

1. The neighborhood association for the appropriate action, including mapping in
   cooperation with the Department and the Neighborhood Design Guide on the
   neighborhood designation.
2. Recommend Plans 7-7 and 8-20 zoning in the residential portion of the
   neighborhood
3. Maintain compliance with the Certificate of Occupancy Program and Neighborhood
   Compliance Program.
4. Support efforts in following site compliance policies and programs.
Crescent Lake Park is the central and near-proximate feature of the Crescent Lake Neighborhood. The park encompasses 2.5 acres and features 0.75 acres of wetland area. The park is named after Crescent Lake, which lies adjacent to the park. The name of the park is a reference to the crescent shape of the lake, which resembles a crescent moon.

History of the Park

The history of Crescent Lake is closely connected with the development of the neighborhood. In 1867, the land was used as a landfill for the city of Toronto. In 1910, the land was acquired by the city and converted into a park. In 1930, the park was officially opened to the public.

The park has undergone several changes over the years. In 1950, the park was expanded to its current size. In 1970, the park was designated as a natural heritage site. In 2000, the park underwent a major renovation, which included the installation of new playground equipment and the creation of new walking paths.

The park offers a variety of recreational facilities. There is a large playground, picnic areas, and a walking trail that circles the park. The park is also home to a large number of trees, which provide shade and a peaceful atmosphere.

The park is an important community resource and is used by residents for a variety of activities, including picnicking, walking, and playing sports. The park is well-maintained and offers a beautiful natural setting that is enjoyed by people of all ages.
In contrast to the modernist plan, most older parts of the park, with its well-tended lawns and pathways, are in a much more open setting. The older parts of the park are designed to accommodate more formal events and gatherings, with a series of lower terraces and steps.

In the center of the park, a large brick building with a tower serves as a key landmark. The tower, with its prominent clock, is the focal point of the park. At the base of the tower, a small statue of a historical figure sits, adding a touch of history to the setting.

To the west of the building, a large fountain cascades down a series of steps, providing a water feature that is both a visual and auditory delight. Beyond the fountain, a series of gardens and flower beds offer a variety of colors and textures, creating a sense of serenity and tranquility.

Along the eastern boundary of the park, a long, low wall serves as a boundary marker. This wall, made of brick and stone, provides a sense of enclosure and protection, yet it is unobtrusive and blends seamlessly with the surrounding landscape.

The north side of the park, with its views of the city skyline, is a popular spot for picnicking and enjoying the views. A series of benches and picnic tables are strategically placed to offer the best vantage points.

The south side of the park, with its lush greenery and walking paths, is a favorite among joggers and dog walkers. The paths are well-maintained and offer a variety of lengths and difficulties, making the park accessible to all.

Overall, the park is a well-balanced blend of formal and natural elements, offering something for everyone. Whether you are seeking solitude or activity, the park provides a space to relax and enjoy the beauty of nature.
The unique features of Clover Lake Park are its three fine parks: the neighborhood center, a local landmark, and a major recreation area. The neighborhood center is located on the north side of the park near the intersection of Clover and Main roads. It is accessible by a scenic footpath that extends through the park and connects to other trails and paths. The footprint of the neighborhood center is bounded by the existing tree canopy and provides a peaceful setting for picnics and outdoor activities.

The main entrance of Clover Lake Park is located on the east side of Clover Avenue. The entrance is marked by a large lamppost and a sign indicating the park's name. The park is surrounded by a variety of trees, including oak, maple, and birch, which provide shade and enhance the natural beauty of the area. In addition to the main entrance, there are several smaller entrances located throughout the park, providing easy access for visitors.

The park's layout includes a large recreational area with picnic tables, benches, and walking paths. The area is also equipped with a playground for children, a pet-friendly area, and a dog park. The park's green spaces are well-maintained and provide a tranquil setting for relaxing and enjoying the outdoors.

The park's amenities include restrooms, drinking fountains, and trash receptacles. The park is open year-round, with activities and events taking place throughout the year. Visitors can enjoy hiking, biking, and picnicking throughout the park, and the park is a popular destination for local residents and tourists alike.

While the park currently offers many amenities, there is still room for improvement. The park's landscaping could be enhanced with the addition of more shade trees and native vegetation. The walking paths could also be improved with the addition of benches and other seating areas. In addition, the park's entrance could be made more accessible with the addition of a wheelchair ramp.

Overall, Clover Lake Park is a beautiful and welcoming space that provides a variety of recreational opportunities for the community. With continued maintenance and improvements, the park will continue to be a cherished destination for residents and visitors alike.
Port Name:

It is a large, flat, sandy area within the park, bound by a dyke, and the site is well-stocked with pebbles and rocks. It contains a large variety of waders and wading birds, including egrets, herons, and various other waterfowl. The water is clear and shallow, providing excellent opportunities for birdwatching and photography.

Current Lake:

The exceptions of the lake, which are well-known to the 2017 era, are that the lake now includes a small island, which is now a popular spot for birdwatching. It is also surrounded by a number of small, shallow bays, which provide additional habitats for various species of aquatic plants and animals.

In addition, the surrounding habitat is now well-managed for the benefit of the local ecosystem. This includes the maintenance of the beach area, which is now a popular spot for picnicking and other leisure activities. The lake is also now well-maintained, with regular cleaning and maintenance to ensure its continued health and beauty.
Recommendations:

1. Establish a living monument park, utilizing the existing level of park infrastructure to increase public awareness and serve as a living example of our commitment to conservation.
2. Preserve the open land at the south end of the park.
3. Improve the existing trail network, including the addition of a trail connecting the park and the nearby community center.
4. Enhance the ecological functions of the park, including the creation of new wetland areas.
5. Develop new interpretive facilities to educate the public on the history and significance of the park.
6. Create a community garden area for residents to grow their own produce and flowers.
7. Establish a community center within the park, providing a space for community events and activities.
8. Implement a recycling and composting program to reduce waste.
9. Enhance the pedestrian access, including the addition of new sidewalks and bike paths.
10. Create a new, accessible park entrance on the north side of the community center.

Issues:

1. Ensure that the park remains a vibrant and active community space.
2. Preserve the natural beauty of the park, including the existing wetlands and forests.
3. Address concerns about noise pollution from nearby roads.
4. Enhance the park's accessibility for people of all ages and abilities.
5. Address concerns about the safety of the park's existing facilities.
6. Enhance the park's aesthetic appeal, including the creation of new landscaping and artwork.
7. Address concerns about the park's financial sustainability.
8. Enhance the park's educational value, including the creation of new interpretive facilities.
9. Address concerns about the park's environmental impact.
10. Enhance the park's community engagement, including the creation of new programs and events.
For each of the five elements of the Crown Lake Neighborhood Plan, specific projects, programs, and action items have been identified and outlined for implementation. The complete list of projects, programs, and action items has been included in a report following the completion of this document.

The recommendations:

A. Character and Identity

1. Promote the neighborhood designation fortractive areas.
2. Maintain the neighborhood's historic appearance.
3. Enhance the neighborhood's aesthetic appeal.
4. Promote community events and activities.
5. Encourage neighborhood involvement in decision-making.

B. Infrastructure

1. Maintain and upgrade existing infrastructure.
2. Develop new infrastructure as needed.
3. Ensure adequate support for neighborhood growth.

C. Transportation

1. Enhance and improve transportation options.
2. Develop new transportation projects.

D. Open Space and Parks

1. Enhance and develop open space amenities.
2. Develop new open space projects.
3. Maintain existing open space areas.

E. Economic Development

1. Promote and support economic development initiatives.
2. Develop new economic development projects.
3. Maintain existing economic development efforts.

These recommendations aim to create a vibrant and livable neighborhood for all residents.
3. Encourage community groups to include firebreaks in areas that are at risk of smoke damage.

4. Promote cutting and thinning woodlands where necessary.

5. Implement the use of smoke detectors in all dwellings to reduce the risk of smoke damage.

6. Establish a smoke management strategy that focuses on reducing smoke damage to property.

7. Enhance the community's awareness of smoke damage prevention efforts.

8. Establish a smoke management committee that includes representatives from all community groups.

9. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

10. Establish a smoke management fund that is supported by local businesses and community groups.

11. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

12. Establish a smoke management committee that includes representatives from all community groups.

13. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

14. Establish a smoke management fund that is supported by local businesses and community groups.

15. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

16. Establish a smoke management committee that includes representatives from all community groups.

17. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

18. Establish a smoke management fund that is supported by local businesses and community groups.

19. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

20. Establish a smoke management committee that includes representatives from all community groups.

21. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

22. Establish a smoke management fund that is supported by local businesses and community groups.

23. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

24. Establish a smoke management committee that includes representatives from all community groups.

25. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

26. Establish a smoke management fund that is supported by local businesses and community groups.

27. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

28. Establish a smoke management committee that includes representatives from all community groups.

29. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

30. Establish a smoke management fund that is supported by local businesses and community groups.

31. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

32. Establish a smoke management committee that includes representatives from all community groups.

33. Implement a community smoke management plan that includes the following:

   a. Monitoring and evaluation of smoke damage incidents.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.

34. Establish a smoke management fund that is supported by local businesses and community groups.

35. Develop a community smoke management plan that includes the following:

   a. Establishment of a smoke management committee.

   b. Development of a smoke management plan.

   c. Establishment of a smoke management fund.

   d. Implementation of smoke management strategies.
6. **Concrete Lake Park**

1. Improve north-south connection of the roadway through the center of the park.
2. Install pedestrian crossings at the north and south ends of the pathway.
3. Construct additional pedestrian pathways parallel to the lake, providing access to the lakefront.
4. Construct new pathways that connect the lakefront to the north and south ends of the park.
5. Establish a south-side pedestrian path along the lakefront, providing access to the lakefront.
6. Establish a north-side pedestrian path along the lakefront, providing access to the lakefront.
7. Construct new pathways that connect the lakefront to the north and south ends of the park.
8. Establish a south-side pedestrian path along the lakefront, providing access to the lakefront.
9. Establish a north-side pedestrian path along the lakefront, providing access to the lakefront.
10. Construct new pathways that connect the lakefront to the north and south ends of the park.
11. Establish a south-side pedestrian path along the lakefront, providing access to the lakefront.
12. Establish a north-side pedestrian path along the lakefront, providing access to the lakefront.
13. Construct new pathways that connect the lakefront to the north and south ends of the park.
14. Establish a south-side pedestrian path along the lakefront, providing access to the lakefront.
15. Establish a north-side pedestrian path along the lakefront, providing access to the lakefront.
Schedule

The above schedule has been developed for the implementation of the project's specific improvement proposals and recommendations as proposed for the improvement period. It was developed based upon the estimates of the project of a Certain Lake Neighborhood Plan, which would create an overall 5% increase in property values. In the interest of improving the environment and creating a quality neighborhood, the schedule includes a variety of projects to be implemented within the neighborhood. Expected for completion, the Certain Lake Neighborhood Plan would bring major improvements to the area, resulting in increased property values and economic benefits.

If the information in the schedule is not sufficient to be implemented, a new schedule will be developed which will include a larger period of implementation. Under the schedule, the neighborhood could plan to implement the improvement projects needed through the annual Certain Neighborhood Partnership Grants.

A. Monthly 3-Phase
1. Improve the Certain Lake Trail to accommodate for an additional neighborhood trail.
2. Build a community center in Certain Lake, as the current center is insufficient.
3. Construct a new playground along the Certain Lake Trail.
4. Develop a community garden along the Certain Lake Trail.
5. Install community lighting along the Certain Lake Trail.
6. Install community benches and trash receptacles along the Certain Lake Trail.
7. Construct a community picnic area along the Certain Lake Trail.

B. Weekly 2-Phase
1. Install the neighborhood's first community garden along the Certain Lake Trail.
2. Construct the community center in Certain Lake, as the current center is insufficient.
3. Install community lighting along the Certain Lake Trail.
4. Install community benches and trash receptacles along the Certain Lake Trail.
5. Construct a community picnic area along the Certain Lake Trail.
6. Install community benches and trash receptacles along the Certain Lake Trail.
7. Construct a community picnic area along the Certain Lake Trail.
8. Install community lighting along the Certain Lake Trail.
9. Install community benches and trash receptacles along the Certain Lake Trail.
10. Construct a community picnic area along the Certain Lake Trail.
The following sections detail the estimated costs of the improvements project as well as the source of funding for each project. The neighborhood's total anticipated cost is over the

**Table 1: Project Costs**, as follows in the following sections above. These costs are based on preliminary estimates and are subject to change. In future phases, the costs

- **Priority A Projects**
  1. Improve the outdoor play area at the center of the park
   - **Priority B Projects**
     1. Improve the outdoor play area at the center of the park
   - Ensure that the observation deck at the park and near streams of the park aligning
     - the community.

**Remedies**

The following sections detail the estimated costs of the improvements project as well as the source of funding for each project. The neighborhood's total anticipated cost is over the

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority A Projects</td>
<td>$50,000</td>
<td>Community Grant</td>
</tr>
<tr>
<td>Priority B Projects</td>
<td>$30,000</td>
<td>City Bond Funding</td>
</tr>
</tbody>
</table>

**Table 1: Project Costs**, as follows in the following sections above. These costs are based on preliminary estimates and are subject to change. In future phases, the costs

- **Priority A Projects**
  1. Improve the outdoor play area at the center of the park
   - **Priority B Projects**
     1. Improve the outdoor play area at the center of the park
   - Ensure that the observation deck at the park and near streams of the park aligning
     - the community.

**Remedies**

The following sections detail the estimated costs of the improvements project as well as the source of funding for each project. The neighborhood's total anticipated cost is over the

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority A Projects</td>
<td>$50,000</td>
<td>Community Grant</td>
</tr>
<tr>
<td>Priority B Projects</td>
<td>$30,000</td>
<td>City Bond Funding</td>
</tr>
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</table>
| Item                                                      | Amount | Notes          | District
<table>
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<tr>
<th></th>
<th></th>
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<tr>
<td>Sidewalk Inspection - Crescent Lake</td>
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<tr>
<td>Sidewalk Inspection - North Shore</td>
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<tr>
<td>Sidewalk Inspection - New Rochelle</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk Inspection - South Shore</td>
<td>$18,000</td>
<td></td>
<td></td>
</tr>
<tr>
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<td>$25,000</td>
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<td></td>
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<tr>
<td>Sidewalk Inspection - East Shore</td>
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<tr>
<td>Sidewalk Inspection - Total</td>
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<td>Sidewalk Renewal - Concord</td>
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<tr>
<td>Sidewalk Renewal - Greenpoint</td>
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<tr>
<td>Sidewalk Renewal - Total</td>
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<tr>
<td>Sidewalk Renewal - Crescent Lake</td>
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<td>Sidewalk Renewal - North Shore</td>
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<tr>
<td>Sidewalk Renewal - New Rochelle</td>
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<td></td>
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<tr>
<td>Sidewalk Renewal - South Shore</td>
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<tr>
<td>Sidewalk Renewal - West Shore</td>
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<td>Sidewalk Renewal - Total</td>
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<td>Sidewalk Rebuild - Concord</td>
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</tr>
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<td>Sidewalk Rebuild - Greenpoint</td>
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<td>Sidewalk Rebuild - Total</td>
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<td>Sidewalk Rebuild - Crescent Lake</td>
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<td>Sidewalk Rebuild - North Shore</td>
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<tr>
<td>Sidewalk Rebuild - New Rochelle</td>
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<td>Sidewalk Rebuild - South Shore</td>
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<td>Sidewalk Rebuild - West Shore</td>
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<tr>
<td>Sidewalk Rebuild - Total</td>
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<tr>
<td>Total</td>
<td>$57,245</td>
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</table>

*Districts: Crescent Lake, North Shore, New Rochelle, South Shore, West Shore.*
EXECUTIVE SUMMARY

Preparation
The Crown Lake Neighborhood Profile and Plan was begun by the Crown Lake Neighborhood Association Planning Committee in 1992. During the next two years the Planning Committee conducted an extensive survey and obtained input for the plan.

In 1993, Crown Lake Neighborhood initiated a $105,000 grant from the City of St. Petersburg through the Florida Office of Community Planning and Development to hire a consultant to prepare a comprehensive plan for the neighborhood. In 1994, the consultants developed the plans, completed a draft, and conducted a public hearing to secure input from the neighborhood. The consultants then submitted the revised plan to the University of South Florida, in order to complete the necessary steps to the plan.

There are three basic steps in the planning process. The first is to prepare a detailed inventory of the characteristics of the neighborhood and to identify opportunities for improvements. The second is to develop a vision for the neighborhood that is compatible with the existing characteristics and provides a basis for neighborhood priorities and action. The last step is to develop implementation programs and to ensure that neighborhood goals are achieved through implementation of priorities.

The Crown Lake Neighborhood
The Crown Lake Neighborhood planning area encompasses a 10-acre tract on the east side of U.S. 19, south of 10th Street. It is bounded on the east by 10th Street, the west by 15th Street, the north by 15th Avenue, and the south by 10th Avenue.

The Crown Lake Neighborhood was largely developed from the 1940s to the 1960s and is representative of neighborhoods of the area in that it has a combination of older and newer single-family homes, with strong housing stock, and business district properties. The neighborhood is developing its own pedestrian facilities, but is in need of additional pedestrian facilities, including sidewalks and pedestrian crossings. The neighborhood is also in need of additional parking, street improvements, and additional pedestrian facilities, including sidewalks and pedestrian crossings.

The final part of the neighborhood is the 10-acre Crown Lake Park, which is owned by the City of St. Petersburg and is located on the south side of 10th Street, east of 15th Street.
Neighborhood Profile

The preparation of the Neighborhood Profile involved conducting a neighborhood survey, testing a series of condition and demographic surveys, and evaluating and selecting this document to be published. The following is a summary of the factors emerging from the neighborhood survey.

Supporting the development of the profile, seven questions have been answered: What is the Canadian Land Division? What are the neighborhood characteristics? What is the planning area size? What are the housing characteristics? What is the land use pattern? What is the land use plan? What is the future land use plan?

Demographics

Based on the 2001 Census of Population Data, the area population was 13,367, with 1,615 driving to work. The area population density was 8.2%, which is the 81st population of 81. The area density was 8.2% compared to 9.2% for the city as a whole.

Land Use and Zoning

The principal land use in the planning area is residential (54.4%), commercial (21.9%), and open space (24.6%). The small area includes commercial (4.9%), residential (41.2%), and open space (55.8%).

The neighborhood consists of zoning categories which include 50.7%, 50.7%, 50.7%, 50.7%, and 50.7%.

History

Based on the 2001 Census data, 75.1% of the residential units were owner-occupied compared to 75.1% of the non-residential units. Single-family units were 85.9% of the total number.

A comprehensive survey of all structures was conducted by the city in 2001. This provided an overview of the type of structures that could be seen from the street and...
No neighborhood businesses are

1. Cowan Lake
2. No businesses near the southern end of the lake
3. No businesses near the western end of the lake
4. No businesses near the eastern end of the lake
5. No businesses near the northern end of the lake

Traffic and Connectivity

A review of traffic and connectivity conditions was conducted by the Planning Committee in 2001.

Civic and Community

From 1999 to 2001, the Cowan Lake planning area has experienced a 20% drop in crime. In 1999, the Cowan Lake area had 420 crimes reported, including 33 burglaries, 25 brush fires, 12 larcenies, and 127 thefts. In 2001, the Cowan Lake area had 333 crimes reported, including 26 burglaries, 21 brush fires, 10 larcenies, and 118 thefts.
RECOMMENDATION IN LAND USE

Based on the results of the Community Survey the following issues were identified by the Planning Commission as issues of concern for the neighborhood planning process. The issues are ranked in priority order:

Character A: Identity
1. Encourage the maintenance of physical characteristics and boundaries of the neighborhood that provide a sense of place and a sense of continuity.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.

Character B: Environment
1. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.

Commercial
1. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.

Residential
1. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.

Cultural Landmarks
1. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.

Community Facilities
1. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
2. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
3. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
4. Encourage the maintenance of open spaces, streets, and other community facilities that serve to enhance the identity of the neighborhood.
In 1990, the Planning Committee proposed, distributed, and collected a survey to help establish goals and priorities for the neighborhood. The survey consisted of 17 questions of which only 13 were used. The results from each question are presented and a copy of the entire survey is attached.

The following table includes the survey responses and percentage answers except for question 15 which shows composite answers and are arranged accordingly. Also attached is a copy of the survey being sent for inspection.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Q1</td>
<td>Yes</td>
<td>35%</td>
</tr>
<tr>
<td>Q1</td>
<td>No</td>
<td>65%</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Question 2</th>
<th>Response</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Q2</td>
<td>Yes</td>
<td>77%</td>
</tr>
<tr>
<td>Q2</td>
<td>No</td>
<td>23%</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Question 3</th>
<th>Response</th>
<th>Percentage</th>
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</thead>
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<tr>
<td>Q3</td>
<td>1-10</td>
<td>15%</td>
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<tr>
<td>Q3</td>
<td>11-20</td>
<td>21%</td>
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<tr>
<td>Q3</td>
<td>21-30</td>
<td>17%</td>
</tr>
<tr>
<td>Q3</td>
<td>31-50</td>
<td>13%</td>
</tr>
<tr>
<td>Q3</td>
<td>Over 50</td>
<td>34%</td>
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<table>
<thead>
<tr>
<th>Question 4</th>
<th>Response</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Q4</td>
<td>Yes</td>
<td>38%</td>
</tr>
<tr>
<td>Q4</td>
<td>No</td>
<td>62%</td>
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<table>
<thead>
<tr>
<th>Question 5</th>
<th>Response</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Q5</td>
<td>Single family home</td>
<td>38%</td>
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<tr>
<td>Q5</td>
<td>Row or studio apartment</td>
<td>34%</td>
</tr>
<tr>
<td>Q5</td>
<td>Commercial property</td>
<td>28%</td>
</tr>
<tr>
<td>Q5</td>
<td>Conventional property</td>
<td>10%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 6</th>
<th>Response</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
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<td>Q6</td>
<td>Yes</td>
<td>10%</td>
</tr>
<tr>
<td>Q6</td>
<td>No</td>
<td>90%</td>
</tr>
</tbody>
</table>
Question 1: In asking what type of development is appropriate for each of the different areas of your local neighborhood, the top three reasons for both appropriate/ inappropriate are based on order of preference.

Would you think the following do you think are appropriate or inappropriate for the South area of your neighborhood?

1. Single Family Homes
2. Single Apartment
3. Large Apartment or Town Buildings

Question 2: What of the following do you think are appropriate or inappropriate for the East area of your neighborhood?

1. Single Family Homes
2. Single Apartment
3. Large Apartment or Town Buildings

Question 3: What of the following do you think are appropriate or inappropriate for the East area of your neighborhood?

1. Single Family Homes
2. Single Apartment
3. Large Apartment or Town Buildings
Questions:

1. Which of the following do you think are appropriate or inappropriate for the South
   Bronx Center of the neighborhood?
   
   - 1. Small Stores and Service
   - 2. Office Buildings
   - 3. Multi-family Buildings
   - 4. Gymnasium
   - 5. Single Family Housing

2. Item 3 also needs to be considered.
   
   - 1. Shops and Shopping Centers
   - 2. Public Ferry Terminal
   - 3. Auto Service
   - 4. Auto Sales/Service

3. Item 4 also needs to be considered.
   
   - 1. Tough
   - 2. Light Stores and Shopping Centers
   - 3. Public Ferry Service
   - 4. Auto Service
   - 5. Auto Sales/Service
### Crescent Lake - Population Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>Area</th>
<th>Change</th>
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</thead>
<tbody>
<tr>
<td>2021</td>
<td>1000</td>
<td>1050</td>
</tr>
<tr>
<td>2022</td>
<td>1050</td>
<td>1100</td>
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</tbody>
</table>

- Study Area: 1,050, 1,150
- City: 23,000, 24,000

Source: U.S. Bureau of Census, 2021

### Crescent Lake - Population Density

<table>
<thead>
<tr>
<th>Year</th>
<th>Density</th>
<th>Change</th>
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<tbody>
<tr>
<td>2021</td>
<td>100</td>
<td>105</td>
</tr>
<tr>
<td>2022</td>
<td>105</td>
<td>110</td>
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- Study Area: 1.05, 1.10
- City: 230, 240

Source: U.S. Bureau of Census, 2021
### Crescent Lake - Demographic Highlights

<table>
<thead>
<tr>
<th>Description</th>
<th>2000A</th>
<th>2010A</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,197</td>
<td>18,732</td>
</tr>
<tr>
<td>Married with spouse</td>
<td>1,017</td>
<td>1,971</td>
</tr>
<tr>
<td>Married to wife</td>
<td>1,017</td>
<td>1,971</td>
</tr>
<tr>
<td>Married to same spouse</td>
<td>1,017</td>
<td>1,971</td>
</tr>
<tr>
<td>Married to different spouse</td>
<td>1,017</td>
<td>1,971</td>
</tr>
<tr>
<td>Never married</td>
<td>8,715</td>
<td>16,761</td>
</tr>
<tr>
<td>Never married, single</td>
<td>8,715</td>
<td>16,761</td>
</tr>
<tr>
<td>Never married, no spouse</td>
<td>8,715</td>
<td>16,761</td>
</tr>
<tr>
<td>Total</td>
<td>1017</td>
<td>1971</td>
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</table>

**Note:** Data source of the United States Census Bureau.

### Crescent Lake - Population by Selected Age Groups

<table>
<thead>
<tr>
<th>Year</th>
<th>2000A</th>
<th>2010A</th>
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<tr>
<td>0-5</td>
<td>65</td>
<td>79</td>
</tr>
<tr>
<td>6-11</td>
<td>65</td>
<td>79</td>
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<td>12-17</td>
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<td>79</td>
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<td>18+</td>
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<tr>
<td>Total</td>
<td>325</td>
<td>374</td>
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</table>

**Note:** Data source of the United States Census Bureau.
## Crescent Lake - Household Income

<table>
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<th></th>
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<tbody>
<tr>
<td>Household Income</td>
<td>$46,578</td>
<td>$46,497</td>
<td>$45,954</td>
<td>$45,378</td>
<td>$41,520</td>
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<tr>
<td>Net Capital Income</td>
<td>$1,456</td>
<td>$1,455</td>
<td>$1,357</td>
<td>$1,212</td>
<td>$1,122</td>
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## Crescent Lake - Level of Education

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<thead>
<tr>
<th>Age Group</th>
<th>Under 18</th>
<th>18-24</th>
<th>25-34</th>
<th>35-44</th>
<th>45-54</th>
<th>55-64</th>
<th>65+</th>
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<tbody>
<tr>
<td>Total</td>
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<td>249</td>
<td>251</td>
<td>252</td>
<td>253</td>
<td>254</td>
<td>255</td>
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## Crescent Lake - Poverty Stressed Elderly

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<thead>
<tr>
<th>Age Group</th>
<th>Below Poverty Line</th>
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<tbody>
<tr>
<td>Total</td>
<td>252</td>
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</table>

*Note: Numbers are approximate.*
### Residential Density

<table>
<thead>
<tr>
<th>Town</th>
<th>Population Density (%)</th>
<th>Number of Houses</th>
<th>Number of Apartments</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>20</td>
<td>500</td>
<td>100</td>
</tr>
<tr>
<td>B</td>
<td>30</td>
<td>750</td>
<td>150</td>
</tr>
<tr>
<td>C</td>
<td>40</td>
<td>900</td>
<td>200</td>
</tr>
<tr>
<td>D</td>
<td>50</td>
<td>1050</td>
<td>210</td>
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### Recommended Crescent Lake Piping Categories

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<thead>
<tr>
<th>Category</th>
<th>Minimum</th>
<th>Maximum</th>
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<tbody>
<tr>
<td>Start of Lake St.</td>
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</tr>
<tr>
<td>End of Lake St.</td>
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<td></td>
</tr>
<tr>
<td>along 4th Ave.</td>
<td>0</td>
<td>120</td>
</tr>
<tr>
<td>Along 5th Ave.</td>
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</tr>
<tr>
<td></td>
<td>0</td>
<td>90</td>
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*Note: The above data is based on a 19th-century study.*
<table>
<thead>
<tr>
<th>Year</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Sales Price</td>
<td>55,000.00</td>
<td>56,000.00</td>
<td>58,000.00</td>
<td>60,000.00</td>
<td>62,000.00</td>
</tr>
<tr>
<td>% Increase from Previous Year</td>
<td>2.00</td>
<td>3.00</td>
<td>5.00</td>
<td>10.00</td>
<td>15.00</td>
</tr>
<tr>
<td>Average Size</td>
<td>2,000.00</td>
<td>2,050.00</td>
<td>2,100.00</td>
<td>2,150.00</td>
<td>2,200.00</td>
</tr>
<tr>
<td>% Increase from Previous Year</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
</tr>
<tr>
<td>Average Price per Square Foot</td>
<td>20.00</td>
<td>20.50</td>
<td>21.00</td>
<td>21.50</td>
<td>22.00</td>
</tr>
<tr>
<td>% Increase from Previous Year</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
<td>2.50</td>
</tr>
<tr>
<td>Lowest Sale</td>
<td>15,000.00</td>
<td>16,000.00</td>
<td>18,000.00</td>
<td>20,000.00</td>
<td>22,000.00</td>
</tr>
<tr>
<td>Highest Sale</td>
<td>85,000.00</td>
<td>90,000.00</td>
<td>100,000.00</td>
<td>120,000.00</td>
<td>140,000.00</td>
</tr>
</tbody>
</table>

Source: Real Estate Value Analysis - Zone 2

Note: All values in U.S. Dollars
internal walls of the building are a major design challenge in the design process of surrounding buildings and urban environments.

Council shall be notified in the development of a plan for the exterior of residential buildings and shall be consulted on their design and planning. The design plan shall be approved by the Council for its decision.

Design plans shall be submitted for approval to the Council for their decision. The Council shall consult the design plan with the local residents and shall consult with the local residents in their decision.

This is the shared responsibility of the building and the building's owner.

SECTION 02.08 RECOMMENDED ARTICULATION GUIDELINES

These criteria may be submitted for approval to the Council for their decision. The Council shall consult the design plan with the local residents and shall consult with the local residents in their decision.

General Guidelines

1. The shared responsibility of the building and the building's owner shall be maintained.
2. The type of the building and the building's owner shall be maintained.
3. The shared responsibility of the building and the building's owner shall be maintained.
4. The type of the building and the building's owner shall be maintained.

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**Building Requisitions and Additions**

1. The design of the new building should be compatible with the principal structure and surrounding structures and open spaces.
2. The site of the new building shall be selected in a manner that maintains the integrity of the existing building.
3. The exterior shall not be inconsistent or in conflict with the architectural style of the new building.

**Guidelines for Non-Residential Development**

1. Buildings should be spaced in such a manner as to permit adequate light, air, and open space.
2. The use of materials shall be in accordance with the building code and the architectural character of the site.
3. The new building shall provide the same roof, building materials, and color as the existing building.