

APPENDIX

Results of the Neighborhood Survey

Methodology

A list of questions to be used in a comprehensive survey of the Pinckney Neighborhood were proposed by the planning staff. Changes were made to the survey according to suggestions made by the Lawrence/Douglas County Planning Commission and the Pinckney Neighborhood Association.

In December, 1977, volunteers from the Pinckney Neighborhood Association went door to door to selected houses in all areas of the neighborhood in an attempt to obtain responses from a cross-section of the neighborhood's residents. A sampling of 90 responses were obtained before the surveying was discontinued. The survey was resumed in mid-January and completed by the first of February.

A list of those owning property within the neighborhood, but living outside its boundaries, was obtained from the Data Processing Department of Douglas County. A copy of the questionnaire, an explanatory letter from the mayor, and a stamped self-addressed envelope was mailed directly to the entire list.

Response

A total of 438 completed surveys were received at the Planning Office by Monday, February 13, 1978. Some additional surveys have been received since that date, but are not included in this tabulation. The original sampling completed in December, 1977, was not broken down by planning area. The percentage response by planning area was as follows: 1) 43%; 2) 65%; 3) 71%; 4) 21%; 5) 27%; 6) 64%; 7) 66%; and property owners not living in Pinckney, 35%.

TABULATED RESULTS BY PLANNING AREA

ISSUE: HOUSING QUALITY

Please circle one:

1. In the neighborhood in which you live, do you personally feel:

- a. Hemmed in by too many people in your neighborhood now.
- b. That crowding in your neighborhood is no particular problem.
- c. That more people could live in your neighborhood comfortably if proper housing were available.

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	1	16	12	15	2	1	11	9	3	70	19.2
b.	4	39	18	18	18	7	44	57	17	222	60.8
c.	5	9	6	4	14	4	3	15	13	73	20.0

2. Which statement comes closest to expressing your opinion?

- a. I believe that the value of all homes in a neighborhood should be about the same.
- b. I believe that home values should be mixed, that is: have some high, some medium, and some low in each area of the neighborhood.

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	3	27	29	11	10	4	22	34	9	149	40.3
b.	6	35	8	27	26	8	39	49	23	221	59.7

3. Do you feel that the condition of the housing stock in your immediate neighborhood is presently,

- a. improving
- b. stable
- c. deteriorating

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	2	12	8	7	2	1	20	23	10	85	22.9
b.	6	36	24	24	22	7	27	42	17	222	59.8
c.	1	12	2	5	10	5	9	15	5	64	17.3

4. Assuming that government subsidized housing for low income and elderly will be built, do you think it should be:

- a. Concentrated in one of just a few sections of the city.
- b. Distributed throughout the city, including your neighborhood.

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	2	21	23	10	6	3	12	27	8	112	31.3
b.	8	43	10	27	24	7	40	58	29	246	68.7

5. As a general rule, do you think that apartment dwellers are carrying the same burden of citizen responsibilities in the neighborhood as those people who live in single family dwellings?

- a. yes
- b. no

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	1	24	8	10	12	4	11	13	10	93	27.1
b.	9	36	27	26	27	7	44	61	22	250	72.9

6. Which statement expresses your opinion?

Living in an apartment:

- a. Appeals to me now
- b. May appeal to me sometime in the future
- c. Does not appeal to me at all

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	1	21	2	2	4	1	2	11	2	46	12.7
b.	3	8	7	14	12	5	20	23	13	105	28.9
c.	8	34	23	21	22	7	34	46	17	212	58.4

ISSUE: OFFICE AND COMMERCIAL DEVELOPMENT

1. Would you like to have neighborhood convenience shopping (such as groceries, drugs, restaurants) within:

- a. one to one-half mile from your home
- b. 5-10 blocks
- c. 1-4 blocks

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	2	13	13	7	8	4	12	29	3	91	25.5
b.	6	33	16	20	14	6	31	27	16	169	47.3
c.	3	16	4	10	10	3	14	26	11	97	27.2

2. Would you purchase a single-family home that you like if it were adjacent to:

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
A major street?											
a. yes	0	12	3	5	7	5	11	21	11	75	21.2
b. no	10	49	28	36	18	7	47	65	19	279	78.8
A strip commercial area?											
a. yes	0	6	3	14	6	3	6	9	18	65	18.6
b. no	10	54	26	24	28	9	53	80	11	284	81.4
A duplex of comparable quality and price?											
a. yes	8	41	18	27	20	8	42	47	15	226	65.5
b. no	2	18	11	11	10	4	16	34	13	119	34.5
An apartment complex of comparable quality?											
a. yes	5	25	7	16	14	5	18	33	18	141	41.0
b. no	5	33	21	21	18	7	38	49	11	203	59.0

3. Do you feel that the expansion of the doctor's office facilities around the hospital area:

- a. Decreases the livability of the surrounding residential area?
- b. Does not significantly decrease the livability of this surrounding residential area?
- c. Decreases the livability of the surrounding residential area but that it is in the public interest for doctor's office to locate there anyway.

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a.	7	6	5	3	8	3	14	24	6	76	21.7
b.	3	39	16	24	16	5	28	37	18	186	53.0
c.	0	16	7	12	6	5	16	18	9	89	25.3

4. Please explain your answer to question 3.

FOR THE DEVELOPMENT OF ADDITIONAL OFFICE FACILITIES

	NO. RESPONSE
1. Do not create problems in residential neighborhoods	38
2. Should be located close to the hospital	32
3. Contributes to the attractiveness of the neighborhood	27
4. Convenient	14
5. Not a problem if they are residential in design	8
6. Should be allowed to locate where they want to	6
7. Removes deteriorating housing	5
8. Have to locate somewhere	4
9. Fourth and Arkansas should be approved	3
10. Space can be provided for both res. and office	3

AGAINST DEVELOPMENT OF ADDITIONAL OFFICE FACILITIES

	NO. RESPONSE
1. Causes additional traffic problems	49
2. Should be distributed throughout the city	16
3. Destroy residential property values	9
4. Deplete housing stock	8
5. Commercializes the area	4
6. There are too many already in Pinckney	3

5. Do you feel that commercial development should be allowed to continue expanding on Sixth Street?

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a. yes	5	35	16	28	18	6	30	37	26	201	64.2
b. no	6	16	9	8	12	10	19	30	2	112	35.8

6. Do you feel that commercial development should be allowed, but only adjacent to existing commercial areas meeting strict developmental guidelines?

AREA	1	2	3	4	5	6	7	*1	Property Owners	Total Response	*2 %
a. yes	5	41	20	25	22	9	35	55	14	226	66.7
b. no	2	19	10	13	4	4	22	25	14	113	33.3

7. Please explain your answers to questions 5 and 6.

FOR COMMERCIAL DEVELOPMENT

1. Expansion should be only under strict development guidelines 37
2. Need additional commercial facilities on this side of town 20
3. Should be kept to Sixth St. 15
4. The expansion is irreversible 15
5. Should be allowed without restrictions 8
6. Sixth St. is no longer desirable for residential purposes 7
7. Should be encouraged to expand westward 5

AGAINST EXPANSION

1. Have enough strip commercial on sixth street 19
2. We don't need another 23rd St. 17
3. Decreases residential investments in surrounding areas 10
4. Too much traffic already 8
5. Sixth St. does not serve the neighborhood 4
6. Need buffer zone 4
7. No more quick shops 3

ISSUE: NEIGHBORHOOD PUBLIC FACILITIES AND SERVICES

We would like for you to think about and evaluate the public facilities in your neighborhood. This will aid the city in prioritizing public expenditures for expansion and maintenance.

Would you rate the following neighborhood facilities and services as:

	<u>EXCELLENT</u>		<u>ADEQUATE</u>		<u>NEEDS IMPROVEMENT</u>		<u>DON'T KNOW</u>		<u>TOTAL</u>
		%		%		%		%	<u>RESPONSE</u>
a. sidewalks	5	1.4	82	24.5	235	70.1	13	4.0	335
b. streets	15	4.7	169	53.1	130	40.9	4	1.3	318
c. street lighting	17	4.8	157	44.0	162	45.4	21	5.9	357
d. storm drainage	12	3.8	130	40.8	149	46.7	28	8.8	319
e. traffic control	15	4.5	203	61.5	99	30.0	13	3.9	330
f. garbage pickup	47	13.9	169	49.8	103	30.4	20	5.9	339
g. fire protection	39	12.6	181	58.4	28	9.0	62	20.0	310
h. elementary school	45	14.6	170	55.4	34	11.1	58	18.9	307
i. police protection	29	9.5	186	60.8	40	13.1	51	16.7	306
j. parks and recreation	28	10.3	148	54.6	88	32.5	7	2.6	271
k. other: mosquito control					5				
animal control					2				

If you marked any of the above "needs improvement" please explain what the specific problems are.

	<u>NO.</u>		<u>NO.</u>
	<u>RESPONSE</u>		<u>RESPONSE</u>
a. sidewalks:		b. streets:	
1) inadequate or no sidewalks	95	1) more street repair needed	46
2) repair and clean up needed	19	2) streets too narrow	5
3) sidewalks needed on Michigan	8	3) Fourth Street needs widening and resurfacing	4
4) needed on Arkansas & Fourth	4	4) Michigan Street needs curbing and guttering between Fourth & Third Sts.	4

	<u>NO. RESPONSE</u>
c. street lighting:	
1) need more and better placed lights	88
2) better park lighting	4
3) need night light at Tennessee/5th	2
e. traffic control:	
1) stricter control of traffic within neighborhood is needed	10
2) 6th St. is difficult to cross	9
3) too much traffic on Michigan Street	13
g. parks and recreation:	
1) need park space east of Michigan	15
2) Woody Park needs equipment	8

	<u>NO. RESPONSE</u>
d. storm drainage:	
1) have recently had storm drainage problems	61
SPECIFIC AREAS INCLUDE:	
Michigan/2nd, 4th/Minnesota, North of 4th St., Arkansas St., 5th & Indiana to River, and Michigan St. between 4th and 6th St.	
f. trash pickup:	
1) trash pickup is careless or sloppy	30
h. miscellaneous:	
1) mosquito control	6
2) dog control	5

ISSUE: YOUR GENERAL COMMENTS

Please list what you see as the most important issues facing your neighborhood below in order of importance.

Below is a listing of the five most important issues by planning area.

AREA NO. 1

- 1) location of the hospital
- 2) tacky construction of the new housing
- 3) maintaining residential property values
- 4) reserving greenbelts

AREA NO. 3

- 1) control of commercial development
- 2) housing rehabilitation
- 3) park space west of Michigan
- 4) storm drainage
- 5) trash and litter pickup

AREA NO. 2

- 1) sidewalk construction
- 2) inadequate and narrow streets
- 3) better street lighting
- 4) containment of apartment construction
- 5) drainage

AREA NO. 4

- 1) development of a sense of "neighborhood"
- 2) storm drainage
- 3) equipment for parks
- 4) traffic control on Michigan St.
- 5) street repair

The following questions are important for analyzing your opinions about the issues. We do not want your name but we do need some information about you and your family. Please give us the information on each question, and we again assure you that we will not relate it to your address or name.

1. If you are employed, what is your occupation?

AREA	1	2	3	4	5	6	7	*1	Total Response	*2 %
a. Professional	6	17	9	6	6	0	16	20	80	36.5
b. Management	0	4	5	2	4	0	2	2	19	8.7
c. Clerical	0	4	2	1	2	0	0	4	13	5.9
d. Sales	0	3	3	2	0	3	3	2	16	7.3
e. Skilled	1	9	3	4	14	0	9	3	43	19.6
f. Semi-Skilled	0	3	3	3	4	1	4	4	22	10.0
g. Other	0	11	2	3	2	0	4	4	26	11.9

2. If you are not employed, are you:

a. retired	1	4	4	10	4	2	10	21	56	44.8
b. student	2	13	0	7	2	0	6	10	40	32.0
c. housewife	0	3	0	2	2	2	6	6	21	16.8
d. other	0	0	1	1	4	0	2	0	8	6.4

+ Property owners not living in the neighborhood were not asked information about personal characteristics.

AREA NO. 5

- 1) maintenance of personal property
- 2) traffic control
- 3) sidewalk construction and maintenance
- 4) keeping doctors from locating next to the hospital

AREA NO. 7

- 1) storm drainage improvements
- 2) preservation of the residential nature of the neighborhood
- 3) continuing deterioration of the housing stock
- 4) repair and maintenance of sidewalks
- 5) repair and maintenance of streets

ORIGINAL SAMPLING

- 1) maintaining residential nature of neighborhood
- 2) commercial encroachment
- 3) hospital and office expansion
- 4) development of the remaining open space
- 5) improvement of storm drainage problems

AREA NO. 6

- 1) deteriorating housing
- 2) street repair
- 3) commercial expansion
- 4) traffic control

PROPERTY OWNERS

- 1) upgrading the image of the area
- 2) encouraging property owners to take pride in the neighborhood
- 3) removal of deteriorating housing
- 4) development of more single family housing

3. In which category does your total family income fall?

AREA	1	2	3	4	5	6	7	*1	Total Response	*2 %
a. under 4,000	0	4	1	5	6	1	4	12	53	17.1
b. 4,000 to 6,999	0	7	1	7	2	1	7	9	34	11.0
c. 7,000 to 9,999	0	8	2	10	8	3	11	7	49	15.8
d. 10,000 to 14,999	0	21	8	10	6	3	16	16	80	24.8
e. 15,000 to 24,999	2	14	12	3	2	2	12	16	73	23.5
f. 25,000 and over	4	3	2	2	2	1	1	8	21	6.7

4. Which is your age group?

AREA	1	2	3	4	5	6	7	*1	Total Response	*2 %
a. under 15 years	0	2	0	0	0	0	0	0	2	.6
b. 15-24	0	10	0	10	16	1	6	9	52	16.7
c. 25-34	2	35	11	8	4	2	22	18	102	32.7
d. 35-44	2	6	6	4	4	3	10	14	49	15.7
e. 45-54	1	2	4	2	4	0	5	11	29	9.3
f. 55-64	0	3	5	2	4	0	5	7	26	8.3
g. 65 and over	0	4	5	9	6	3	7	18	52	16.7

5. How long have you lived in Lawrence?

AREA	1	2	3	4	5	6	7	*1	Total Response	*2 %
a. less than a year	0	12	0	3	4	1	4	2	26	8.7
b. one to five years	2	15	6	9	4	3	13	18	70	23.4
c. five to ten years	0	11	4	10	6	1	10	11	53	17.7
d. ten to twenty five years	0	8	11	7	8	1	13	19	67	22.4
3. over 25 years	4	0	9	9	12	6	15	28	83	27.8

6. How long have you lived at your present address?

AREA	1	2	3	4	5	6	7	*1	Total Response	*2 %
a. less than one year	0	25	4	9	8	1	15	14	76	25.3
b. one to five years	2	16	9	15	10	2	16	28	98	32.7
c. over five years	4	10	16	10	20	7	21	38	126	42.0

*1 Represents original sampling December, 1977

*2 Percentages are percentages of total response to each question and not of total surveys received.