

COMMUNITY ATTITUDE SURVEY

The following information will be used during the West River Neighborhood Master Plan Project. Please rate each of the following neighborhood concerns by placing an "x" in the column that best describes your opinion. Your input in this neighborhood planning project is important.

A. TRAFFIC CONDITIONS

	Not a Problem	Minor Problem	Major Problem
1. High rates of speed	2	10	16
2. Large amount of through traffic	4	5	19
3. Large amount of track traffic	4	5	19
4. Debris from uncovered trucks	6	14	8
5. High volume of traffic noise	3	9	16
6. Close proximity of traffic to buildings	4	11	13
7. Heavy morning traffic congestion	9	9	10
8. Heavy evening traffic congestion	8	9	11

9. Other See Attached Sheets

B. STREET CONDITIONS

1. Narrow street widths	14	11	3
2. Broken pavement surfaces	4	6	18
3. Broken curbs and gutters	7	10	11
4. Poor storm drainage	11	7	9
5. Lack of street lighting	15	9	4
6. Overhead utility wires	15	7	6
7. Lack of on-street parking	15	9	4
8. Lack of street trees and landscaping	9	6	1
9. Lack of neighborhood entrance signage	21	6	1

10. See Attached Sheets

C. SIDEWALK CONDITIONS

Not a Problem Minor Problem Major Problem

1. Broken pavement surfaces	3	8	16
2. Lack of handicap ramps	7	13	8
3. Lack of street lighting	13	12	3
4. Poor storm drainage	12	6	4
5. Lack of sidewalks	14	8	6
6. Parked cars blocking sidewalks	15	9	4
7. Lack of crosswalks	15	10	2
8. Lack of drop-off area for school children	7	6	13

9. Other See Attached Sheets

D. RIVER EDGE PARK CONDITIONS

1. Difficulty of access	8	17	2
2. Lack of walkway pavement	15	10	2
3. Lack of entrance lighting	10	8	9
4. Lack of entrance signage	9	13	5
5. Lack of benches	11	14	2
6. Maintenance	11	14	2
7. Lack of playground facilities	11	13	3
8. Security	9	8	9

9. Other See Attached Sheets

E. PARKING CONDITIONS

1. Availability on-street	15	8	5
2. Availability off-street	12	11	5
3. Illegal parking	14	12	2
4. Adequacy of business parking	14	9	4
5. Adequacy of residential parking	12	13	3

6. Other See Attached Sheets

F. PROPERTY CONDITIONS

Not a Problem Minor Problem Major Problem

1. Exterior building appearance	4	9	15
2. Parking lot appearance	8	7	11
3. Yard area appearance	6	10	12
4. Storage area appearance	9	6	13
5. Street and sidewalk appearance	9	5	14

6. Other See Attached Sheets

G. WHAT DO YOU FEEL IS THE MOST PLEASING ASPECT OF THE WEST RIVER NEIGHBORHOOD AREA?

See Attached Sheets

H. WHAT DO YOU FEEL IS THE LEAST PLEASING ASPECT OF THE WEST RIVER NEIGHBORHOOD AREA?

See Attached Sheets

I. WHAT IMPROVEMENTS WOULD YOU MOST LIKE TO SEE TAKE PLACE IN THE WEST RIVER NEIGHBORHOOD AREA?

See Attached Sheets

J. WHAT CHANGE WOULD YOU LEAST LIKE TO SEE TAKE PLACE IN THE WEST RIVER NEIGHBORHOOD AREA?

See Attached Sheets

K. WHICH OF THE FOLLOWING DESCRIBES YOUR OPINION OF THE WEST RIVER NEIGHBORHOOD AREA? (please check as many as applicable)

- 1. Neat, clean 3 2. Appealing 6
- 3. Unattractive 13 4. Run-down 16
- 5. Charming, quaint 5 6. Dirty, unkept 7
- 7. Other See Attached Sheets

L. THE NEIGHBORHOOD MASTER PLAN SHOULD ENCOURAGE RESIDENTIAL DEVELOPMENT ON:

Strongly Agree Agree Undecided Disagree Strongly Disagree

1. Gougler Street	8	4	3	4	10
2. Mantua Street	13	9	3	3	1
3. Park Avenue	12	6	1	2	3
4. W. Main Street	6	7	2	9	5

5. Comments See Attached Sheets

M. THE KINDS OF DESIRABLE RESIDENTIAL DEVELOPMENT ARE:

1. Construction of new single family homes	7	4	8	4	5
2. Renovation of existing single family homes	20	4	4	0	0
3. Conversion of existing single family homes to three and four unit apartment houses	0	0	3	8	17
4. Construction of new apartment buildings	1	1	6	5	16
5. Construction of new condominium along the river	6	5	8	4	5

6. Comments See Attached Sheets

N. THE NEIGHBORHOOD MASTER PLAN SHOULD ENCOURAGE BUSINESS DEVELOPMENT ON:

1. Gougler Street	11	10	2	3	3
2. Mantua Street	3	2	4	8	12
3. Park Avenue	1	1	2	10	15
4. W. Main Street	7	12	2	3	6

5. Comments See Attached Sheets

O. THE KINDS OF DESIRABLE BUSINESS DEVELOPMENT ARE:

Strongly Agree Agree Undecided Disagree Strongly Disagree

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. General Retail Store	1	9	6	5	7
2. Fast Food Franchise	0	3	0	11	14
3. Convenience Store	2	2	0	12	12
4. Liquor Store	0	1	1	12	14
5. Grocery Store	1	8	7	5	7
6. Drug Store	0	9	5	7	7
7. Bakery	3	17	4	2	2
8. Delicatessen	4	16	3	3	3
9. Restaurant	2	15	2	7	2
10. Barber/Beauty Shop	2	11	6	4	5
11. Cleaners	0	14	5	3	5
12. Jewelry Store	0	8	7	6	7
13. Video Rental	0	8	4	10	6
14. Book Store	5	11	4	4	5
15. General Business Office	3	14	7	1	3
16. Doctor's Office	5	15	3	1	4
17. Professional Office	5	13	4	2	3
18. Medical Clinic	6	12	3	3	5
19. Motel	0	3	3	8	14
20. Movie Theater	0	6	3	8	11
21. Bank	3	5	6	6	7
22. Auto Sales	0	2	0	7	19
23. Auto Repair	0	3	3	7	14
24. Machine Shop	0	6	2	7	12
25. Manufacturing	0	7	5	6	10
26. Warehouse	0	3	6	7	12
27. Parking Lot	2	9	6	6	5
28. Parking Garage	2	4	5	8	9

P. THE NEIGHBORHOOD MASTER PLAN SHOULD ENCOURAGE DEVELOPMENT OF PARKS, RECREATION FACILITIES AND PUBLIC PLACE AREA SUCH AS:

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. Playgrounds	11	8	3	4	2
2. Courts (tennis, basketball)	7	3	6	8	4
3. Mini Parks	10	12	2	3	1
4. Streetscape Treatments	11	8	4	4	1
5. River Edge Park Improvements	12	11	3	1	1
6. Multi-Purpose/Special Event Area	6	1	10	4	6
7. Comments <u>See Attached Sheets</u>					

Q. THE NEIGHBORHOOD MASTER PLAN SHOULD ENCOURAGE:

1. Preservation of historical buildings and places	18	7	1	1	0
2. Establishment of an Architectural Review Board to control the design of new development	15	5	5	2	1
3. Comments <u>See Attached Sheets</u>					

R. PLEASE RANK THE FOLLOWING ITEMS IN ORDER OF THEIR IMPORTANCE TO YOU. RANK THEM 1 THROUGH 6 WITH 1 BEING THE MOST IMPORTANT AND 6 BEING THE LEAST IMPORTANT. DO NOT USE THE SAME RANKING MORE THAN ONCE.

- 1 Improvement of streets and sidewalks
- 3 Improvement of buildings and property
- 6 New business and commercial development
- 2 Preservation of historic buildings and places
- 5 Improvement of park and recreation facilities
- 4 Relocation of State Route 43

S. OTHER SUGGESTIONS, COMMENTS OR CONCERNS:

See Attached Sheets

T. ARE YOU A - (please check as many as applicable)

1. Business person in the neighborhood area? 5
2. Resident in the neighborhood area? 12
3. Property owner in the neighborhood area? 13
4. Tenant in the neighborhood area? 3
5. Other? Township Trustee, Rockton Lodge #316, Universalist Church

U. HOW LONG HAVE YOU LIVED, OWNED PROPERTY OR OPERATED A BUSINESS IN WEST RIVER NEIGHBORHOOD?

1. Less than one year 1
2. One to five years 5
3. Five to ten years 5
4. More than ten years 13

V. WHAT IS YOUR AGE?

1. Less than twenty years of age 0
2. Twenty to forty years of age 11
3. Forty to sixty years of age 6
4. Over sixty years of age 6

W. WHAT IS YOUR HOUSEHOLD INCOME PER YEAR?

1. Less than \$15,000 2
2. \$15,000 to \$30,000 8
3. \$30,000 to \$45,000 3
4. Over \$45,000 5

X. IF YOU WOULD LIKE TO RECEIVE A SUMMARY OF THE RESPONSE TO THIS SURVEY, PLEASE PROVIDE THE FOLLOWING INFORMATION.

Name _____
Address _____
Telephone _____



West River Neighborhood Community Attitude Survey (1/27/92)

Survey Comments:

A. Traffic Conditions

#9 ... "traffic will be even faster when improvements are made."

... "toxic loads could be a disaster."

B. Street Conditions

#10 ... "overhead wires have been hit by oversized trucks."

... "narrow street width not a problem if S.R. 43 rerouted."

... "steep grades on west side of Gougler make driveway access a problem."

C. Sidewalk Conditions

#9 ... "sidewalks are too close to street edge."

D. River Edge Park Conditions

#9 ... "needs careful clean-up and landscaping."

E. Parking Conditions

#6 ... "restrict business parking on Gougler to its own lots - not on street."

... "do not allow cars to park in front yards."

F. Property Conditions

#6 ... "Martin, Parker Hanifin and World Imports are a disgrace."

... "This is a tree city - we need more trees."

... "overhead wires are unsightly."

... "need sidewalk along the river."

G. What do you feel is the most pleasing aspect of the West River Neighborhood area?

... "old, beautiful houses."

... "access to many different things."

... "River Front Park."

... "the 'Heritage' buildings."

... "maintenance of historic conformity."

... "historic significance of the area."

... "proximity to library, restaurants and river park."

... "proximity to downtown, KSU, River Park."

... "beautiful old buildings."

... "access to town and river park."

... "River Park."

... "beautiful trees."

... "old houses."

... "convenience to what is downtown."

... "old buildings and Riverfront Park."

... "Earl Avenue brick street."

H. What do you feel is the least pleasing aspect of the West River Neighborhood area?

- ... **"Traffic"**
- ... **"a few unkept houses and buildings"**
- ... **"trucks, traffic and storage yards"**
- ... **"houses and buildings run-down and neglected"**
- ... **"industrial properties"**
- ... **"run-down housing and infrastructure"**
- ... **"Traffic"**
- ... **"run-down properties and streets"**
- ... **"residential buildings need repair"**
- ... **"every item in Section A"**
- ... **"heavy traffic on S.R. 43, trucks, noise and fumes"**
- ... **"heavy and fast traffic"**
- ... **"inappropriate industry, deteriorating houses and buildings"**
- ... **"Gougler Street"**
- ... **"The auto repair shop across from the Library"**
- ... **"Traffic"**
- ... **"Trucks"**
- ... **"The ugliness of Gougler Avenue"**
- ... **"slum-like look of Gougler Avenue"**
- ... **"S.R. 43 - both ways"**

I. **What improvement would you most like to see take place in the West River Neighborhood area?**

- ... **"Better storm drainage"**
- ... **"repaving of streets"**
- ... **"get rid of trucks and storage yards"**
- ... **"reduce traffic"**
- ... **"planning and renovation"**
- ... **"a neat and clean entrance to River Park"**
- ... **"truck traffic banned"**
- ... **"repair of road surface on Mantua only"**
- ... **"rerouted traffic"**
- ... **"improved traffic flow"**
- ... **"fix the streets"**
- ... **"reduce traffic noise"**
- ... **"remove or screen storage areas"**
- ... **"upgrading"**
- ... **"money made available (grants) for house repair"**
- ... **"eliminating every item on Section A"**
- ... **"get rid of old, obsolete buildings"**
- ... **"repair streets and sidewalks"**
- ... **"relocated industry"**
- ... **"clean up Gougler"**

(I. continued)

- ... **"get rid of the auto repair shop across from the Library"**
- ... **"reroute S.R. 43 - at least the truck traffic"**
- ... **"clean up Gougler Avenue via an urban renewal plan"**
- ... **"make the area residential all the way to river with some retail link-up with Library"**

J. What change would you least like to see take place in the West River Neighborhood area?

- ... **"widening of streets in the manner proposed"**
- ... **"increased multi-family and street housing"**
- ... **"street tree removal"**
- ... **"lights and a playground at River Park"**
- ... **"more 'junk' commercial use"**
- ... **"wider streets"**
- ... **"indiscriminant commercial use"**
- ... **"more multi-family/rental housing"**
- ... **"free standing retail activities"**
- ... **"less traffic"**
- ... **"widening of N. Mantua"**
- ... **"widening of S.R. 43 south bound to closer to homes"**
- ... **"more and faster traffic"**
- ... **"widening of N. Mantua"**
- ... **"residential character destroyed"**

(J. continued)

... **"cutting the trees"**

... **"destruction of the residential neighborhood"**

... **"destruction of residential or recreation area"**

... **"S.R. 43 widened"**

K. Which of the following describes your opinion of the West River Neighborhood area?

... **"a few places make the area seem unkept - generally a good one."**

... **"we have the potential to be quaint and charming."**

... **"old - but adequate."**

... **"25 cars at the corner repair shop - some appear abandoned."**

L. The neighborhood master plan should encourage residential development on:

#5 ... "depends on the kind of residential development."

M. The kinds of desirable residential development are:

#6 ... "new homes on the riverfront"

... **"no construction on the riverfront"**

... **"depends on the kind of 'new'"**

N. The neighborhood master plan should encourage business development on:

#5 ... "new business is fine - will require new parking lots."

... **"heavy traffic is a deterrent to small business."**

... **"trucks are hazardous for cars turning into driveways."**

P. The neighborhood master plan should encourage development of parks, recreation facilities and public places such as:

#7 ... "landscape the triangle at Gougler and Manuta."

... "river's edge is a great asset."

Q. The neighborhood master plan should encourage:

#3 ... "create a city wide appearance code."

... "rezoning Gougler to residential or small commercial lots."

... "a design review code like Hudson's"

S. Other Suggestions, Comments or Concerns:

... "Leave the neighborhood alone - make repairs as needed."

... "do not widen Manuta."

... "small children and poor street conditions do not mix."

... "enforce zoning code - rezone to remove blight"

... "two junk yards on Gougler must go - World Imports lot and KSU Art storage."

WEST RIVER NEIGHBORHOOD

Summary of Neighborhood Survey

- Repair broken street pavements, curbs and sidewalks
- Reduce traffic speed, noise, through traffic and truck traffic.
- Improve appearance of buildings, parking lots, streets and park areas.
- Discourage nuisance land uses including car repair and industrial activities.
- Encourage preferred business, office, residential and mixed-use redevelopment on Gougler Street.
- Encourage renovation of existing single family homes on Mantua Street and Park Avenue.
- Encourage development of neighborhood park facilities including playground, streetscape and river edge improvements.
- Preserve historic buildings and places.
- Establish design standards for new development