

Kenilworth Survey Results Presentation of Initial Findings

**Teska Associates, Inc. &
Business Districts, Inc.**

June 21, 2004



Purpose of the Presentation

- Initial presentation of early results to the Ad Hoc Committee
- Explanation on the validity and utility of the summary and tabulations
- Discussion on additional analysis and cross-tabulation of questions
- Discussion about next steps for the consultant and the Committee

Analysis Process

- Initial Tabulation (Provided to committee members on Friday)
- Sample Quality Test
- Summary Report (today)
- Cross Tabulations (July)
- Written Report from the Consultant
- Ad Hoc Committee Conclusions and Recommendations

Methodology Review

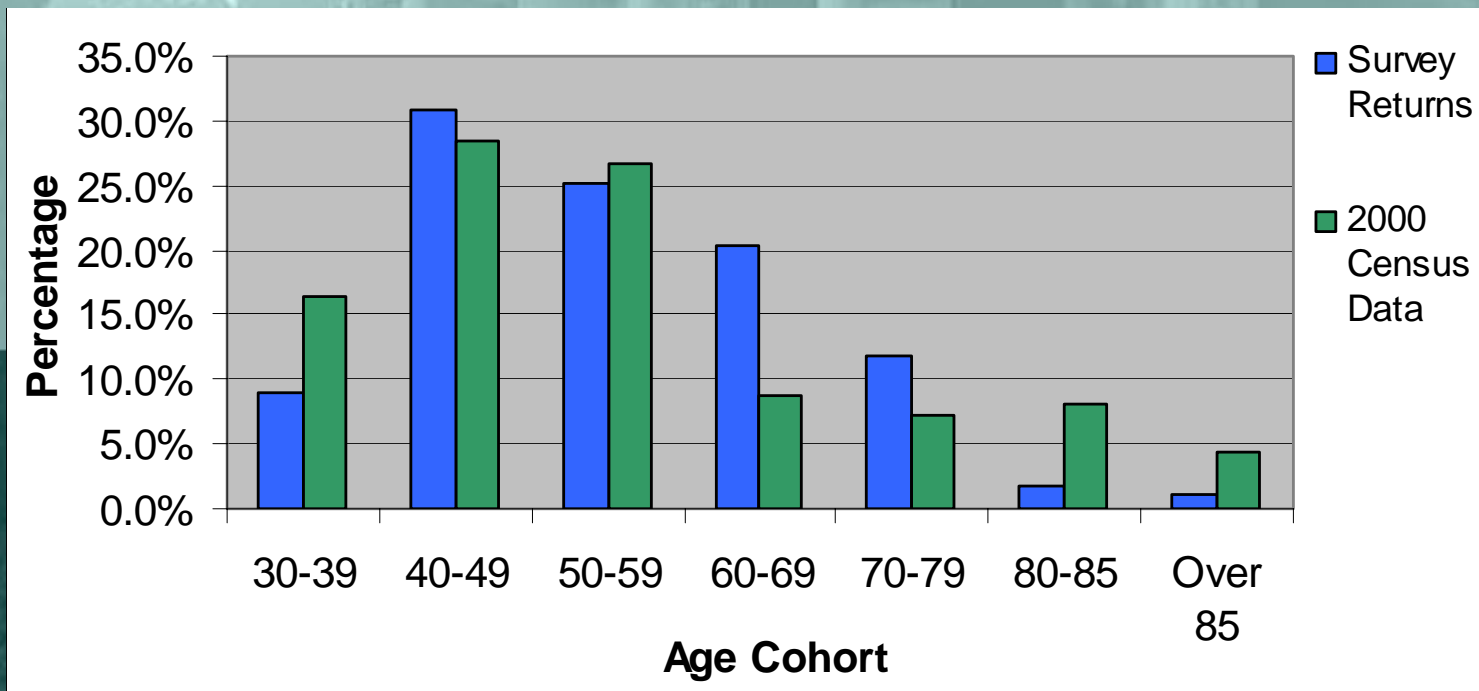
- The committee participated in creation of a mail-back survey instrument
- Survey was tested on 21 Kenilworth residents
- Revisions were made based on test
- On May 12th surveys were mailed to 912 households in Kenilworth
- 497 survey were returned providing a total response of 677 because 180 surveys contained two responses.

Sample Quality

- 54.6% Return Rate exceeded expectation of 30-40%
- With 677 responses, confidence level is +/- 4%

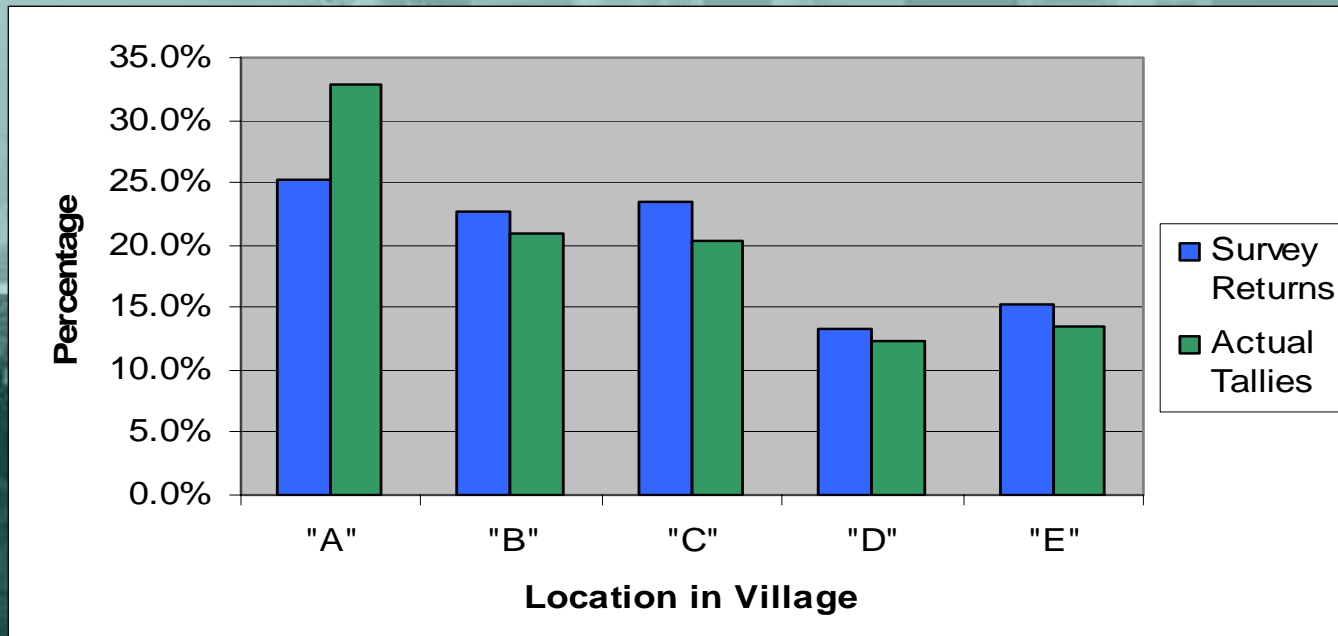
Sample Quality - Age

- Compared Age of Respondents to 2000 Census Data, to ensure a representative sample was gathered.
- Age 40 through 60 are accurately represented
- The 60-69 Cohort is overly represented, while the respondents under 40 and over 80 were under represented



Sample Quality - Location

- It was important to evaluate where the responses were coming from to ensure that all areas of the Village were being proportionally represented.
- After comparing to Village Records, the survey is representative from all location except Location "A," which is underrepresented by 7%



Summary: Question 1

Rate how important each of these attributes is in defining the existing character of Kenilworth. Please rate each attribute COMPARED TO NEARBY HOMES.

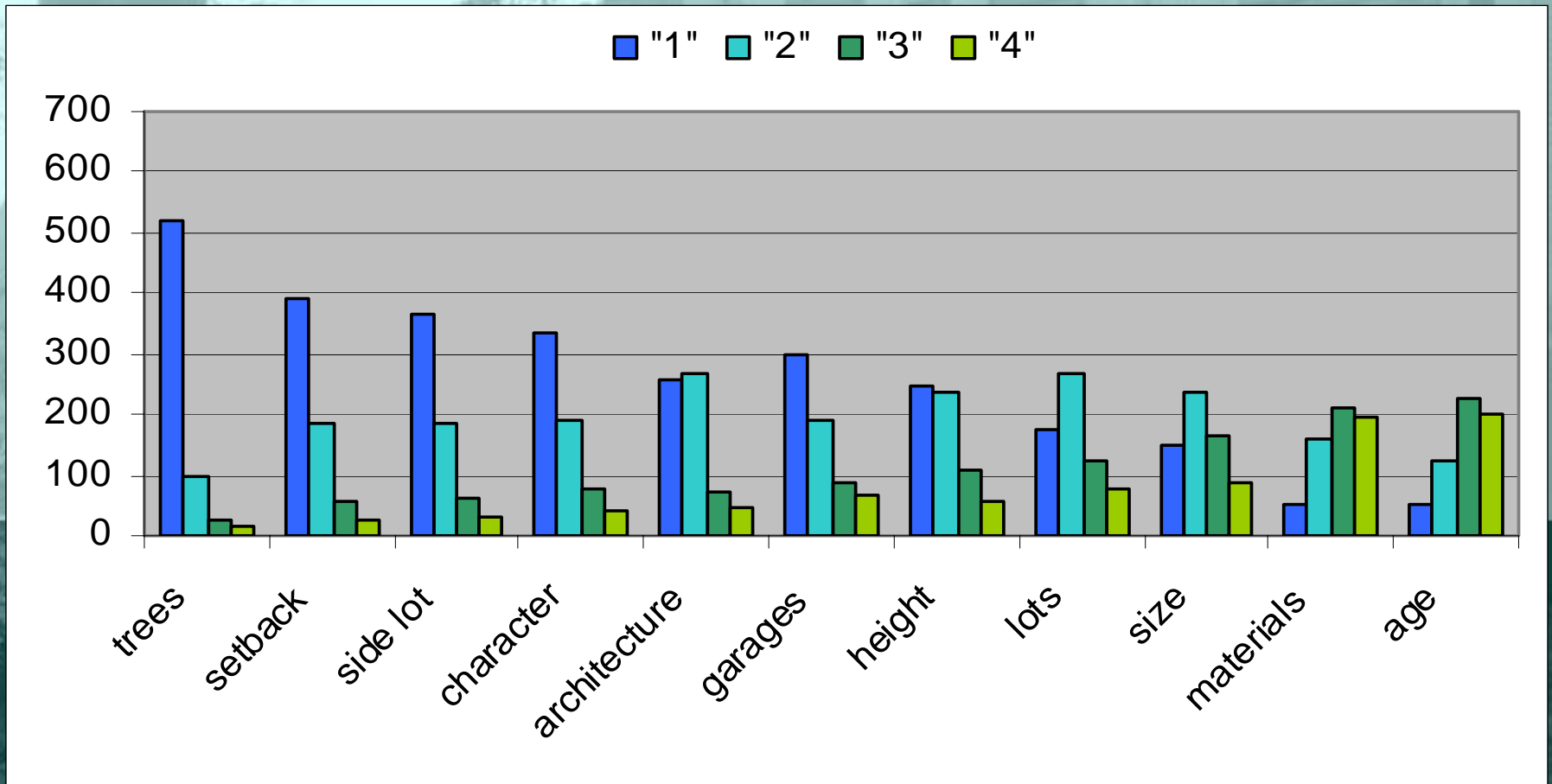
1-very important 2- somewhat important 3-somewhat unimportant 4- very unimportant 5-not an attribute of nearby homes

	Mean
There are large, mature trees	1.29
Homes have approximately equal setbacks from the street	1.56
Homes are setback from the side of the lot , allowing for greenspace between homes	1.63
Homes are generally compatible in character	1.72
Homes are of varied architecture	1.86
Garage doors do not dominate the view from the street	1.89
Homes are of similar height	1.96
Homes within a block are on similar size lots	2.15
Homes are approximately of equal size	2.31
Homes are constructed of similar building materials	2.89
Homes are of a similar age	2.95

Summary: Question 1

Rate how important each of these attributes is in defining the existing character of Kenilworth. Please rate each attribute COMPARED TO NEARBY HOMES.

1-very important 2- somewhat important 3-somewhat unimportant 4- very unimportant 5-not an attribute of nearby homes



Question 2: Summary

Rate how each of these changes is impacting Kenilworth.

1-very positively

2- somewhat positively

3-no impact

4-somewhat negatively

5- very negatively

	Mean
Loss of mature trees	4.41
Loss of open yards or green space	4.23
Demolition of older homes	3.41
Demolition of smaller homes	3.19
New home construction	3.06
Additions to existing homes	2.34

Question 2: Summary

Rate how each of these changes is impacting Kenilworth.

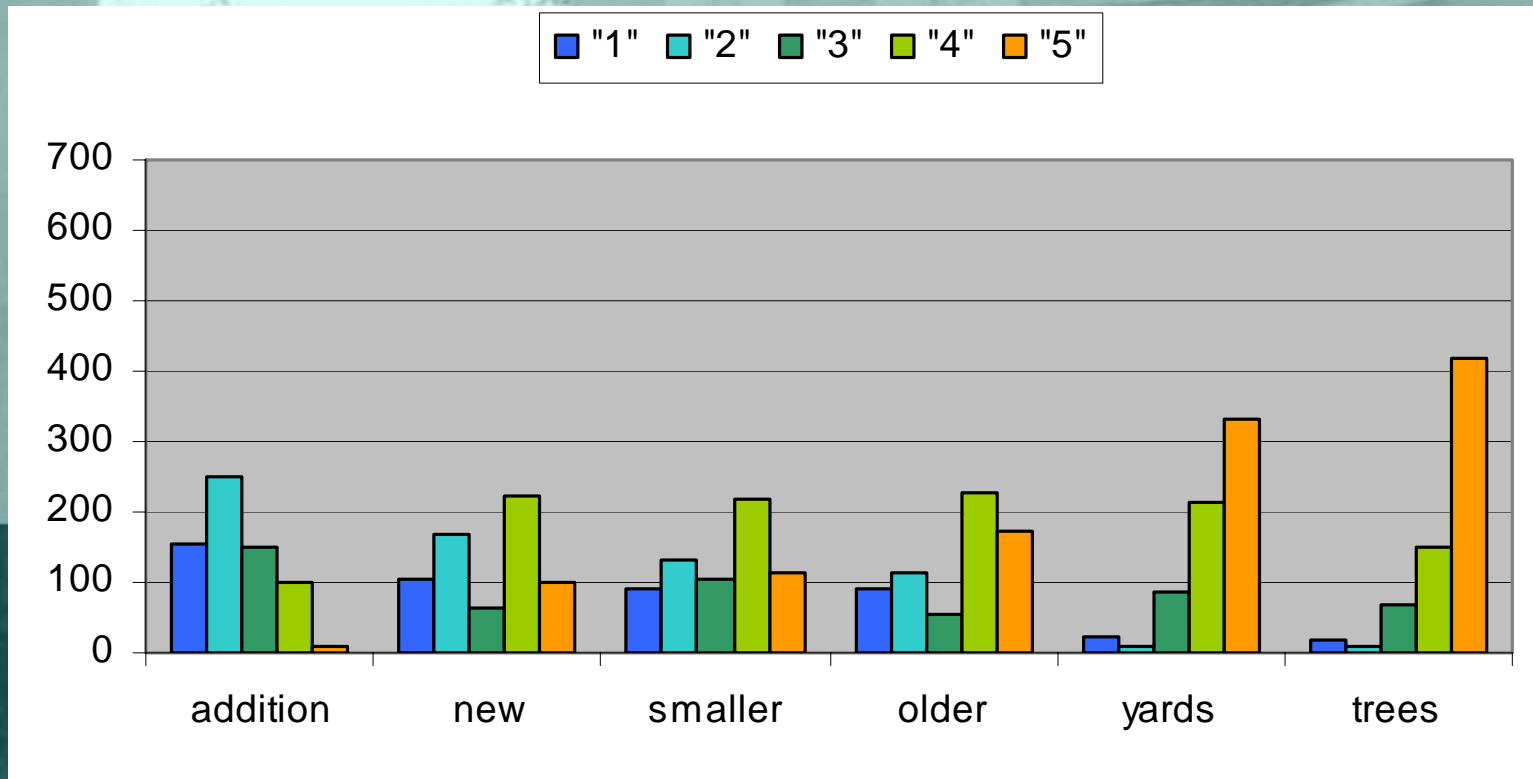
1-very positively

2- somewhat positively

3-no impact

4-somewhat negatively

5- very negatively



Question 3a: Summary

Rate how closely you agree with each of these statements as a current condition.

.... **Regarding New Home Construction:**

1- completely agree 2- somewhat agree 3- somewhat disagree 4- completely disagree 5- not applicable

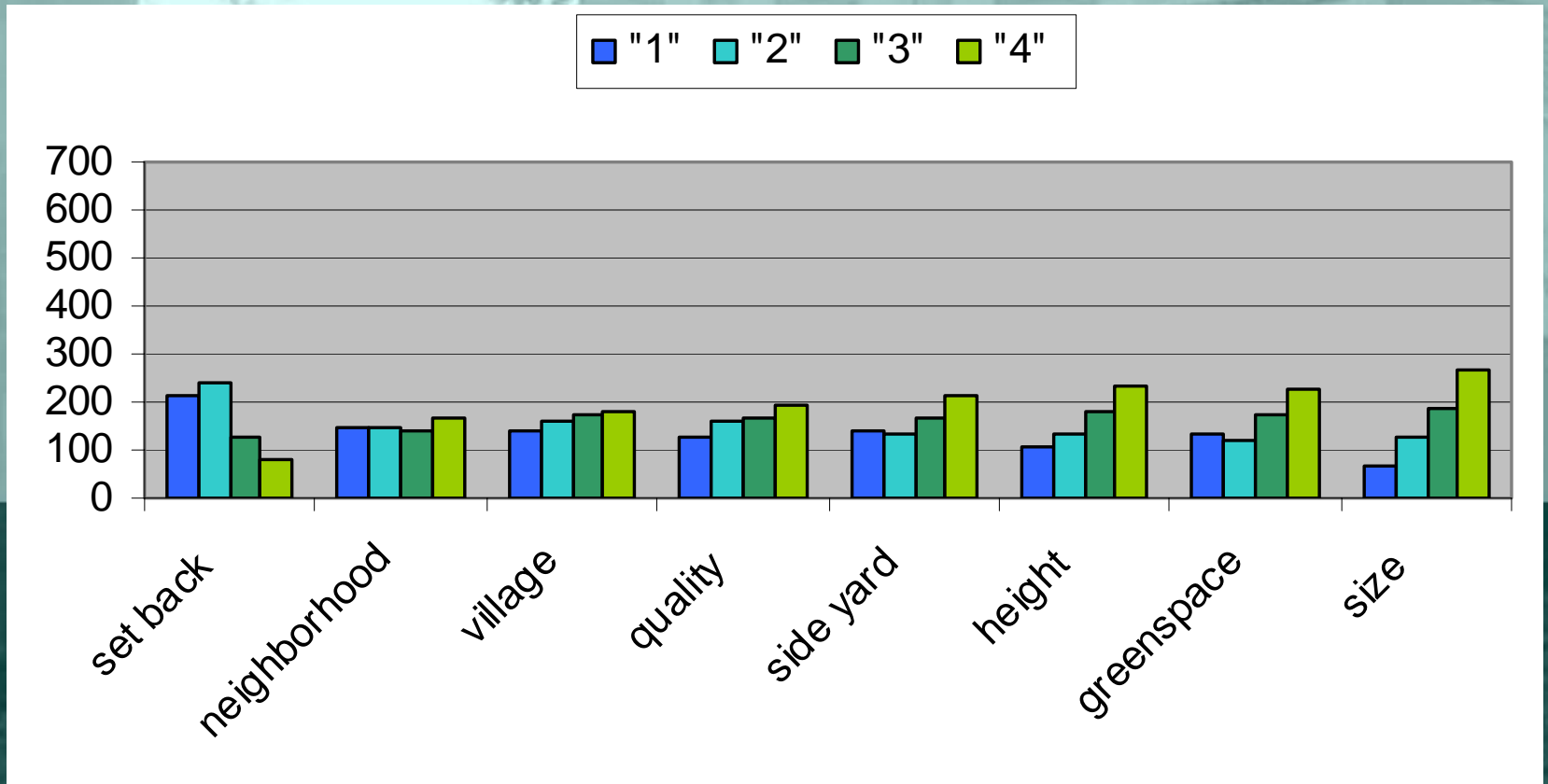
	Mean
New homes are appropriately set back so that they are compatible with the nearby homes on the street.	2.12
New homes have enhanced my neighborhood .	2.56
New homes have enhanced the village as a whole	2.59
The quality of design (building scale, proportions, roofs, doors, windows, materials, etc.) of new homes built in the Village fits with the existing nearby homes.	2.67
New homes in the Village have appropriate side yards .	2.68
New homes in the Village have heights which appear consistent with nearby existing homes.	2.81
New homes have appropriate open yards or greenspace .	2.84
The size of new homes built in the Village is similar to the existing nearby homes.	3.00

Question 3a: Summary

Rate how closely you agree with each of these statements as a current condition.

.... *Regarding New Home Construction:*

1- completely agree 2- somewhat agree 3- somewhat disagree 4- completely disagree 5- not applicable



Question 3b: Summary

Rate how closely you agree with each of these statements as a current condition

...Regarding Home Additions:

1- completely agree 2- somewhat agree 3- somewhat disagree 4- completely disagree 5- not applicable

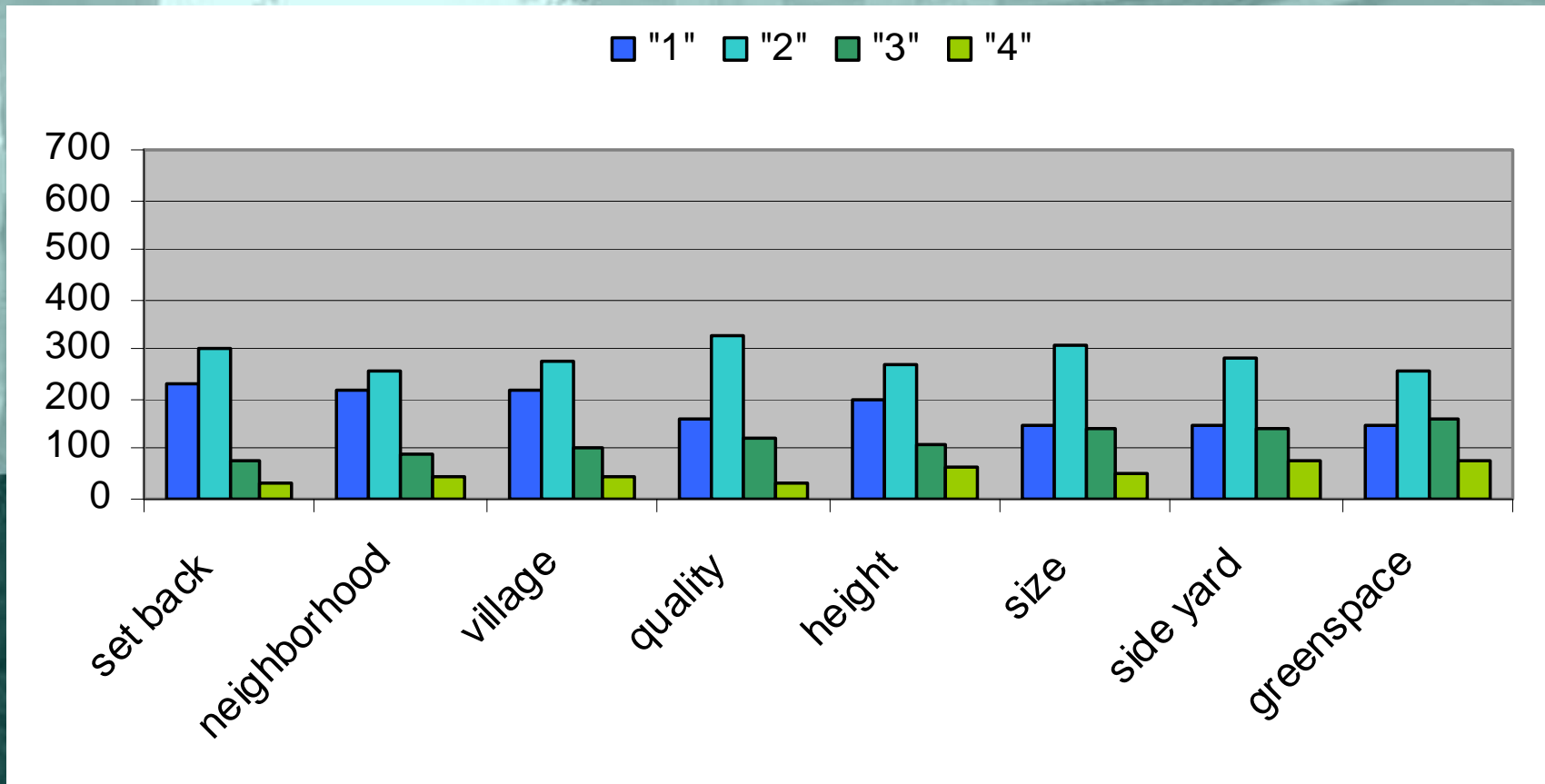
	Mean
Home additions are appropriately set back so that they are compatible with the nearby homes on the street.	1.87
Home additions have enhanced my neighborhood .	1.95
Home additions have enhanced the village as a whole.	1.96
The quality of design of home additions in the Village fits with nearby existing homes.	2.04
The height of additions is appropriate to and nearby homes	2.07
The size of homes with additions in the Village fits with nearby existing homes.	2.15
Home additions in the Village have appropriate side yards .	2.23
Home additions have appropriate open yards or greenspace .	2.26

Question 3b: Summary

Rate how closely you agree with each of these statements as a current condition.

...Regarding Home Additions:

1- completely agree 2- somewhat agree 3- somewhat disagree 4- completely disagree 5- not applicable



Question 4a: Summary

4. *The Village currently reviews the height, setbacks and size of new homes and home additions. Using the following scale, rate each item as to how involved the Village should become in reviewing each of the following aspects:*

1-very involved	2-somewhat involved	3-somewhat uninvolved	4-not involved	5- no opinion
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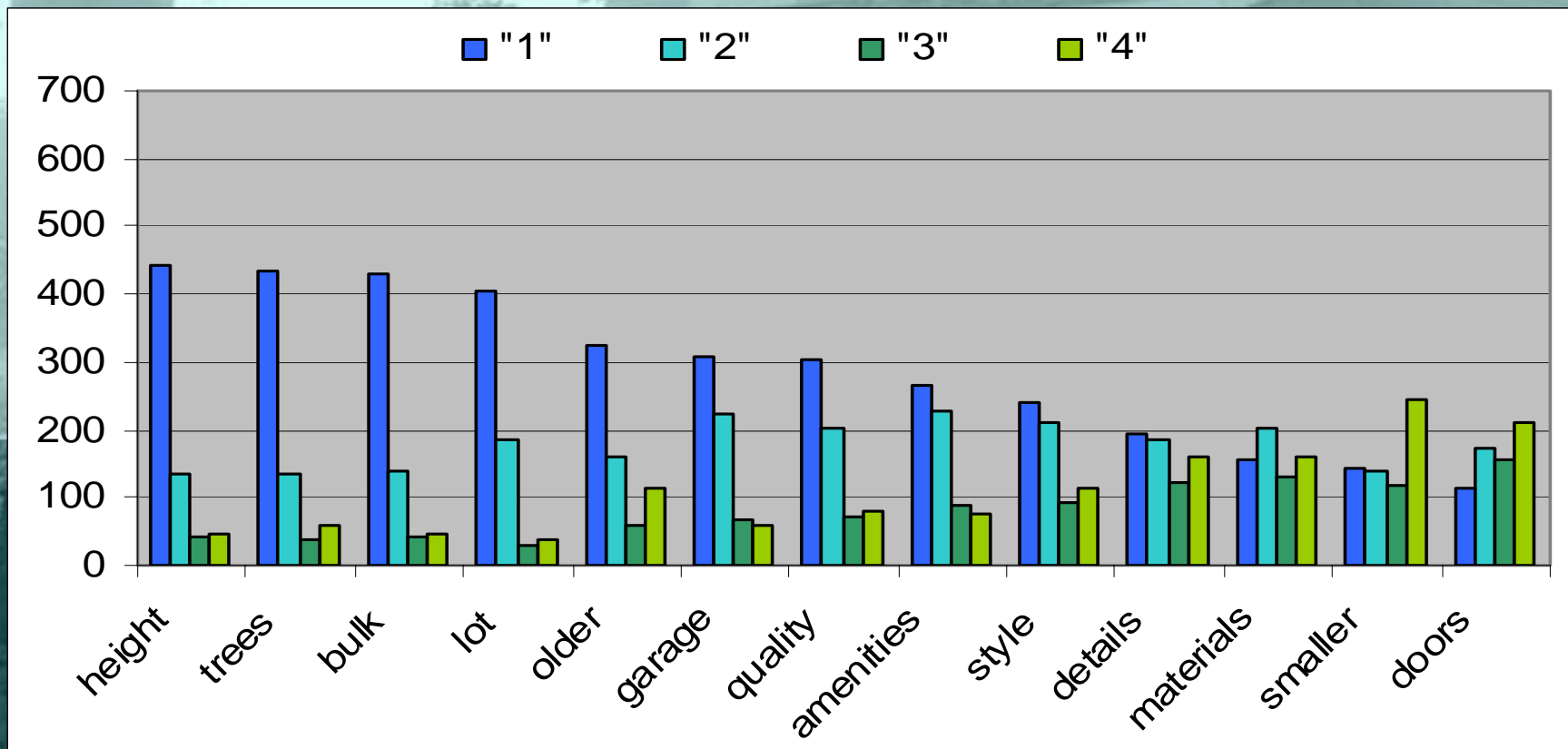
Height in relation to surrounding homes	1.53
Location of new homes on the lot (front, side and rear yard setbacks)	1.55
Bulk or volume compared to nearby homes	1.56
The loss of mature trees or landscaping	1.58
The location and orientation of a new home's garage as it relates to others on the street	1.81
Quality of design	1.89
The loss of older homes	1.94
The location and orientation of other site amenities terraces, patios, swimming pools, sports courts, etc.)	1.96
Compatibility of architectural style with nearby homes	2.12
Building details (proportions and scale of windows and doors) and other design elements on new homes	2.38
The choice of external materials used on a new home	2.46
The location of doors and windows in relation to adjacent homes	2.71
Mix of homes to maintain smaller , more affordable properties	2.80

Question 4a: Summary

4. *The Village currently reviews the height, setbacks and size of new homes and home additions. Using the following scale, rate each item as to how involved the Village should become in reviewing each of the following aspects:*

1-very involved	2-somewhat involved	3-somewhat uninvolved	4-not involved	5- no opinion
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...Regarding New Homes:



Question 4b: Summary

4. *The Village currently reviews the height, setbacks and size of new homes and home additions. Using the following scale, rate each item as to how involved the Village should become in reviewing each of the following aspects:*

1-very involved	2-somewhat involved	3-somewhat uninvolved	4-not involved	5- no opinion
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...Regarding Home Additions:

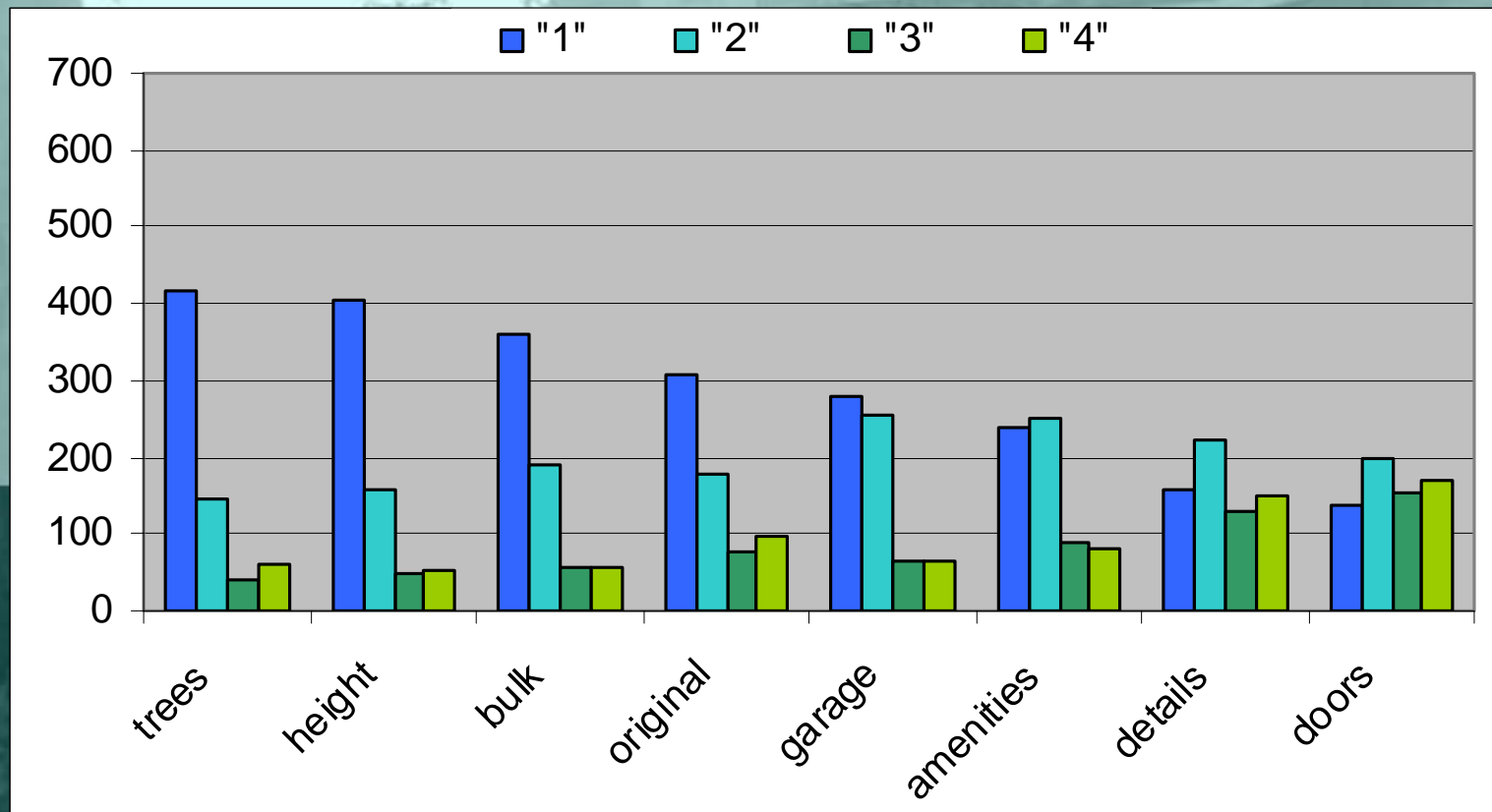
	Mean
Loss of mature trees or landscaping	1.62
Height in relation to nearby homes	1.62
Bulk or volume in relation to nearby homes	1.70
Size of replacement garages	1.87
The consistency of style with the original portion of the home	1.95
The location and orientation of other site amenities (terraces, patios, swimming pools, sports courts, etc.)	2.02
Building details	2.41
The location of doors and windows in relation to adjacent homes	2.53

Question 4b: Summary

4. *The Village currently reviews the height, setbacks and size of new homes and home additions. Using the following scale, rate each item as to how involved the Village should become in reviewing each of the following aspects:*

1-very involved	2-somewhat involved	3-somewhat uninvolved	4-not involved	5- no opinion
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...Regarding Home Additions:



Question 5: Summary

5. ***Based on your observations, use the following scale to rate how closely you agree or disagree with each of these statements about how residential construction is reviewed, approved and implemented:***

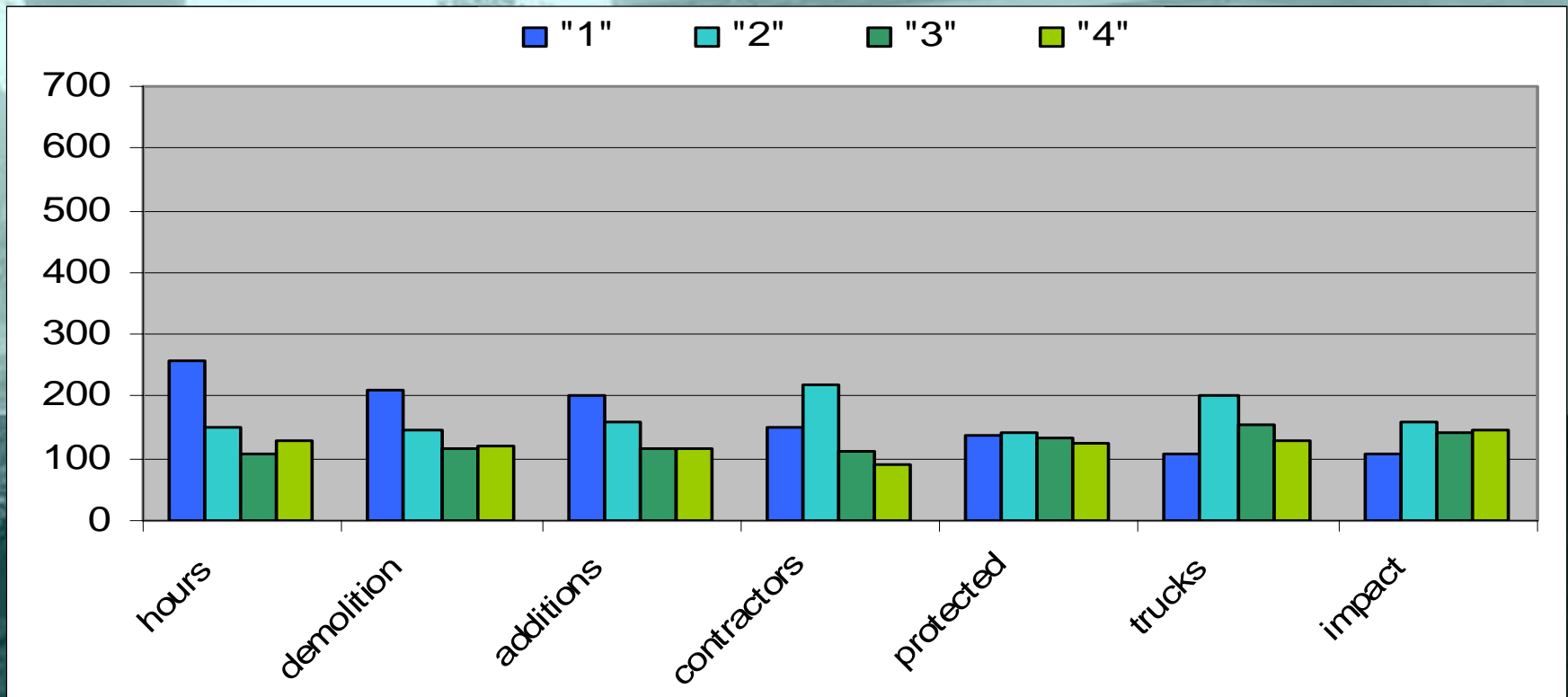
1-completely agree	2-somewhat agree	3-somewhat disagree	4-completely disagree	5-no experience
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	Mean
The construction hours, of 7:00 a.m. to 6:00 p.m Monday through Saturday, are appropriate.	2.21
Village residents are given appropriate notice of building demolition and new home construction.	2.24
Village residents are given appropriate notice of additions to nearby homes.	2.26
Contractors have been responsible and courteous as they work in my neighborhood.	2.27
Adjacent properties are adequately protected during the construction period.	2.46
Contractors/delivery trucks use village streets safely and park appropriately.	2.53
The construction site management and the impact of construction vehicles on and off-site has allowed us the continued enjoyment of our property.	2.59

Question 5: Summary

5. *Based on your observations, use the following scale to rate how closely you agree or disagree with each of these statements about how residential construction is reviewed, approved and implemented:*

1-completely agree	2-somewhat agree	3-somewhat disagree	4-completely disagree	5-no experience
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Question 6: Summary

6. *Using the following scale, choose a number that you feel best represents the appropriate use of each of the following tools to manage the construction activity within Kenilworth:*

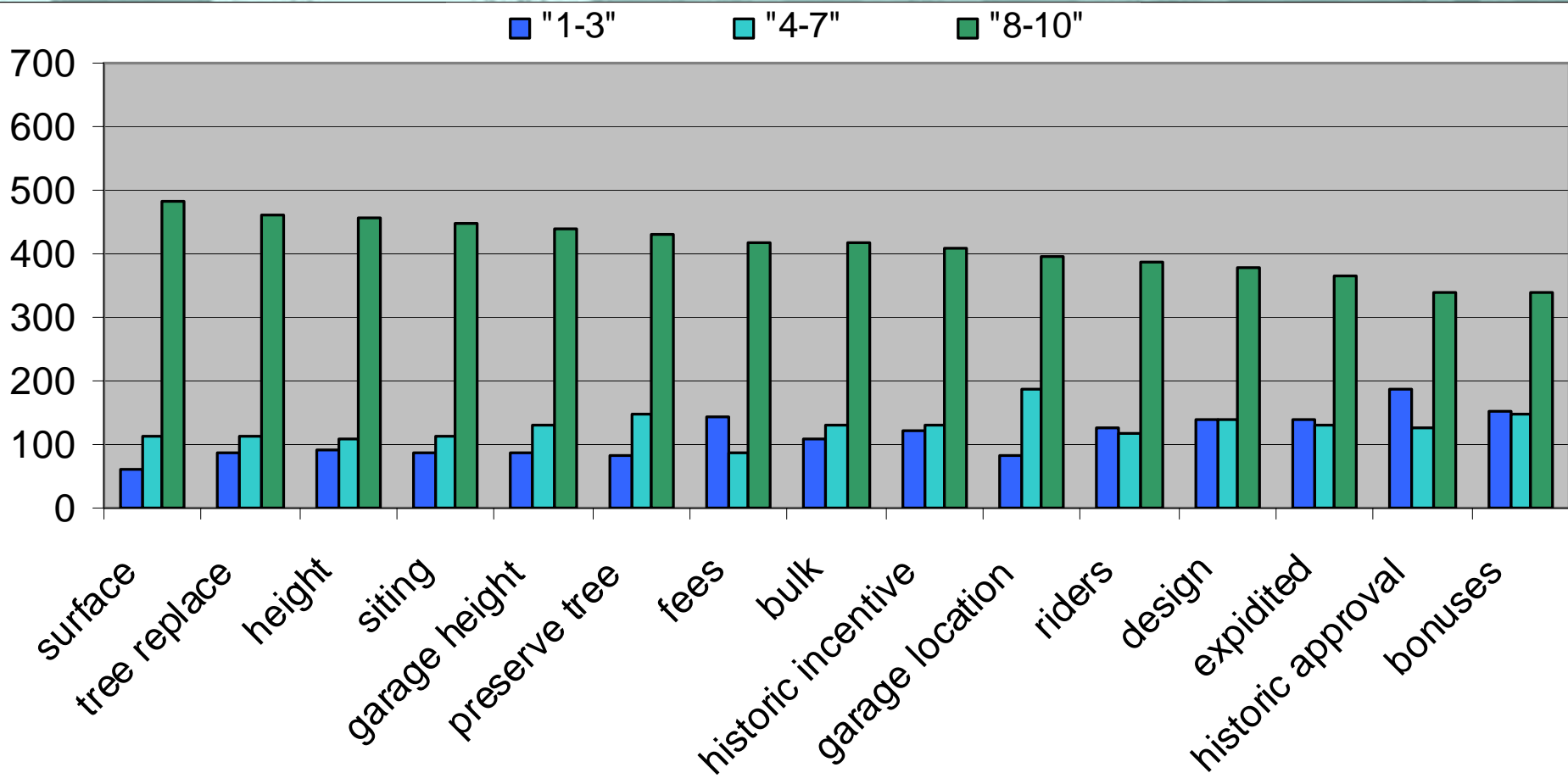
Village should <u>not</u> apply	1	2	3	4	5	6	7	8	9	10	Village should apply
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	Mean
Impervious surface standards for a home sites (which determine the proportion of a property that may be covered by buildings or paving)	8.18
Tree replacement requirements by ordinance	7.89
Height standards which relate to the height of adjacent homes	7.87
Review and approval of siting of homes before construction	7.80
Garage height standards relative to nearby homes and garages	7.70
Home siting standards to preserve existing mature trees on the home site	7.65
Bulk or floor area standards for new homes, based on the size of nearby homes	7.53
Garage location and orientation standards	7.41
Historic preservation district(s) that enable property owners to receive incentives for preserving or renovating existing homes	7.33
Fees and procedures to discourage speculative teardowns	7.28
The use of real estate riders or other methods of informing existing and potential property owners regarding Kenilworth's architectural history, zoning and permit review processes	7.16
Review and approval of exterior design before construction	6.97
Expedited approval of new homes if property owner participates in voluntary design review (and delayed review without participation)	6.88
Zoning bonuses , such as to allow a greater size addition, to encourage building rehabilitation	6.59
Historic preservation district(s) that conserve historic character and require approval of changes to building front facades	6.43

Question 6: Summary

6. *Using the following scale, choose a number that you feel best represents the appropriate use of each of the following tools to manage the construction activity within Kenilworth:*

Village should <u>not</u> apply	1	2	3	4	5	6	7	8	9	10	Village should apply
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Cross Tab Possibilities

- Comparing response rates on questions distinguished by categories of:
 - Age of Respondent
 - Location of Respondent
 - How long the Respondent has lived in Kenilworth
 - Other categories...

Next Steps

- Mine the data
- Build a consensus around the conclusions
- Translate the values expressed here into goals and objectives for a strategic plan
- Choose responses or actions to be taken
- Build public understanding and support