



Village of Glendale 2013 Land Use Survey

Completed May 2013



Why was this survey done?

- The Village last updated its Master Plan a decade ago
- Land Use a critical component of the plan
- Important to look at where we're at & what might change going forward



What's In this Presentation

- **Summary of Results**

- **Survey data:**

1. **Who Responded**

2. **Why choose Glendale?**

3. **Looking at Glendale Today**

4. **Planning for Glendale's Future**

5. **Write-in Topics**



Summary of Results

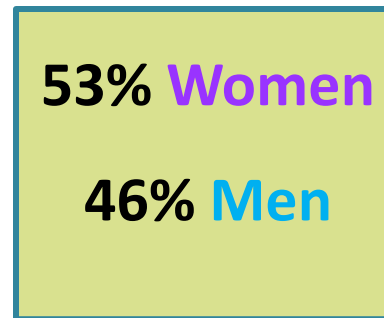
- Residents really like Glendale!
- Would buy here again
- Consider Historic Character to be most desirable
- Don't want parks or green space developed.
- Prefer residential development to commercial
- Expressed concern about small % of property that could be better maintained

Moved here two years ago because it's convenient to everything.

I LIVE here because of the culture. People are invested in the community and each other. Respect for history, future and each other.

1. Who Responded?

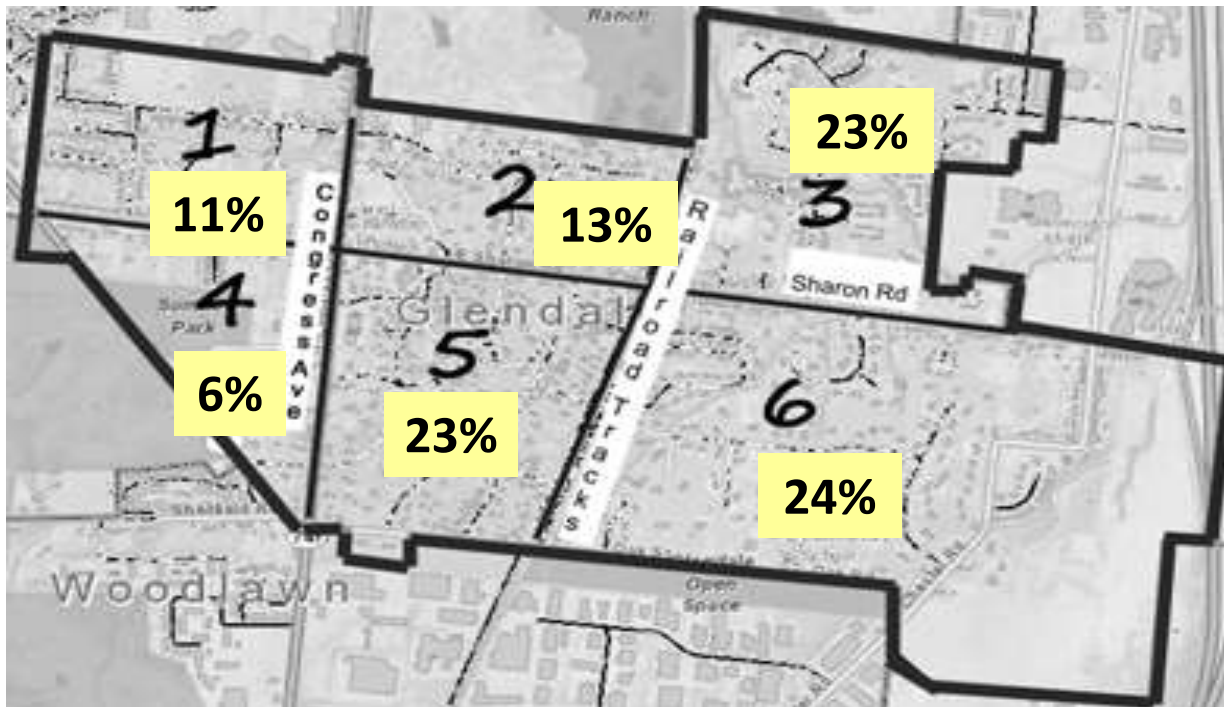
We had great response for a non-incented, lengthy survey
– 25% of households, 408 people!



Half of respondents are employed and half retired/not working.

1. Who Responded?

- Responses were received from residents in all areas of the village.
- The map below shows the % of respondents by area.



% of Households Who Answered Survey, by area

- Most respondents were homeowners, 5 were renters.

% of Households in Village, by area*

Area 1	19%
Area 2	11%
Area 3	20%
Area 4	8%
Area 5	16%
Area 6	26%

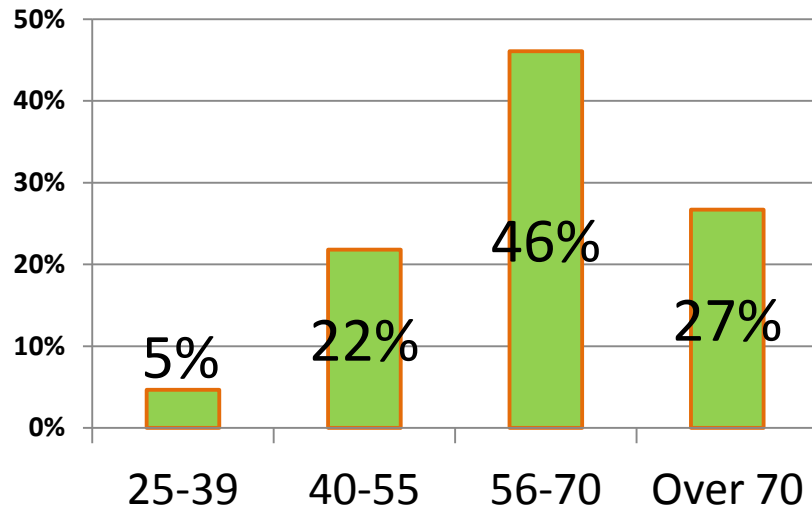
*based on survey mailing list

1. Who Responded?

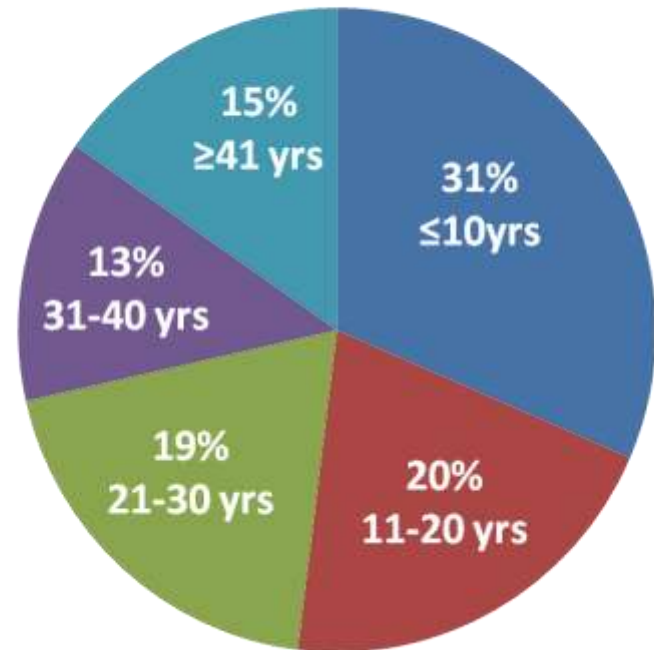
Respondents ranged in age and years lived in Glendale.

- Almost half the respondents were 56-70 years of age
- A little more than 50% have lived here 20 years or less, with 31% living here less than 10 years.

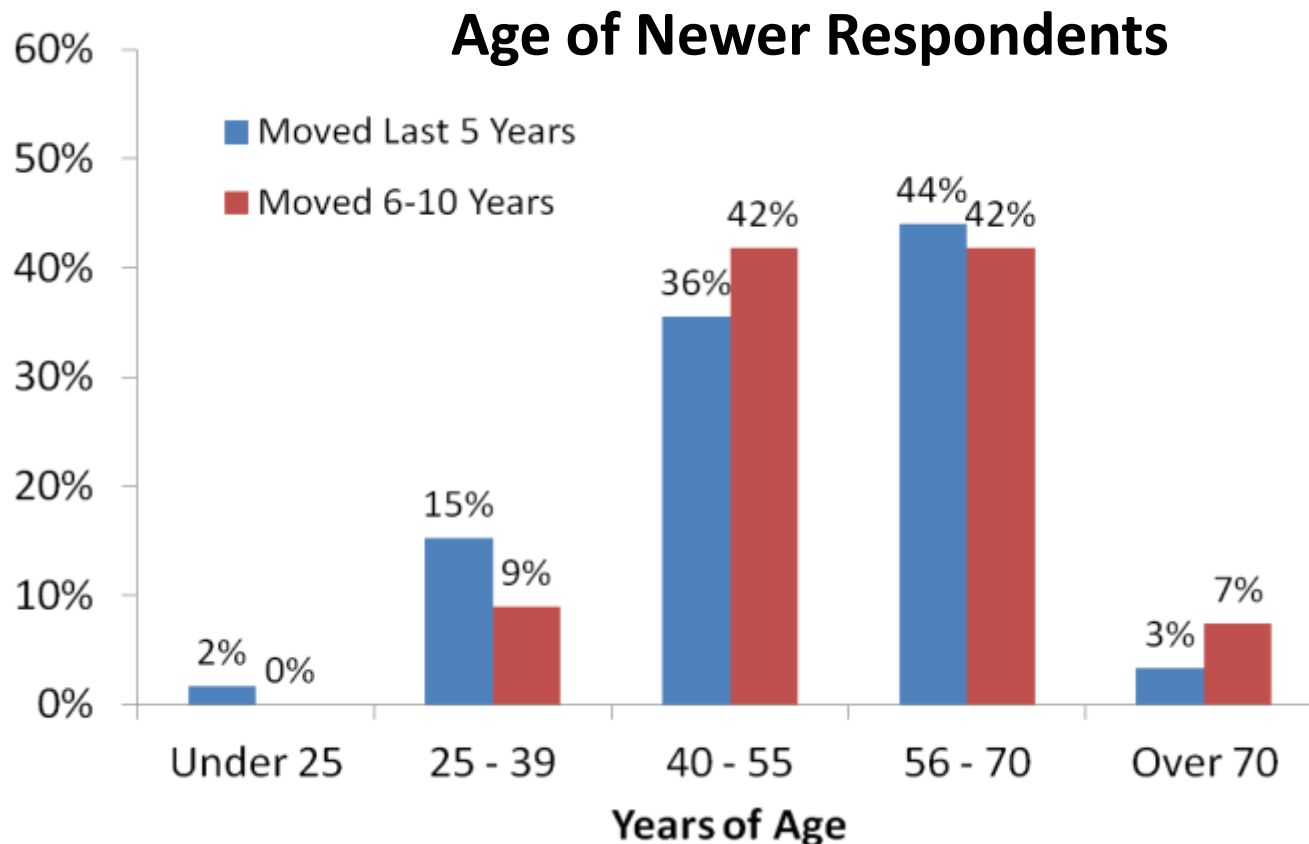
Age of Respondents



Years Lived in Glendale



80% of respondents who moved to Glendale in the last 5 years are between 40 and 70 years old.



2. Why Choose Glendale?

- Most respondents overwhelmingly positive about why they live here.
- Only 2% had a negative response.

Chose Glendale for tree-shaded walkways, gas lights and attractive homes. Found a caring, family-oriented community.

Glendale is a great place for a pedestrian lifestyle, neighbors are friendly, it is a lovely place to live.

I fell in love with the old homes, beautiful trees and town square.

No matter how hectic the world is, Glendale helps me maintain a slower pace. Community activities give a chance to be involved and meet neighbors.

Glendale

My hometown is Glendale. It is very peaceful in Glendale. I should be a tour guide because I know every single place there is in Glendale and also because I have lived in Glendale for 9 years.

1 Place you should go to in the winter in Glendale is Gunny hill because it is the biggest hill in Glendale and because you can sled down it super fast. Another place you should visit is the town square. You should visit it because there is a myriad of restaurants and places for entertainment.

You should also visit the town hall and also the fire station. You should visit it because the top room can be used for anything. Another thing you should visit is Summit Park because it has 3 baseball fields 1 soccer field and a playground. A lot of people go there to play. Glendale has a lot of places to go to so why don't you go.

Nick Oliver



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Nick Oliver (age 9)

2. Why Choose Glendale?

Residents were asked if they were making a decision on where to live today, would they choose Glendale?

66% said Yes/Probably yes

5% weren't sure as they hadn't looked at the housing market in many years

4% Maybe not

13% said No

11% didn't answer

50% of 'No' answers - because of high taxes.

YES

NOT SURE

No

Maybe Not

No Answer

What are desirable characteristics of Glendale?

• **87%** of respondents note historic character as either desirable or most desirable.

• **85%** value park-like setting

• **81%** size of village

• **80%** Village Square

• **78%** sense of community

• **77%** location

	Desirable	Most Desirable	Total
Historic Character	71%	15%	87%
Park-like setting	69%	16%	85%
Size of Village	76%	6%	81%
Village Square	76%	4%	80%
Sense of community	53%	25%	78%
Location	65%	12%	77%
Restaurants	70%		71%
No local earnings or income tax	62%	7%	70%
NHL designation	61%	2%	63%
Small businesses	55%		56%
Churches	52%		53%
Volunteerism	43%		44%
Private schools	38%		38%
Public school	36%		36%
<u>Write ins:</u>			
village staff , fire & police			
safety			
sidewalks			
diversity			
friendliness/people			
trees			

Is there anything less than desirable about living in Glendale?

•30% of respondents didn't answer this question or said there was nothing undesirable

•The issues raised by others are discussed later on as Write-In Topics or are covered in other areas of the survey.



Glendale today – what can we improve?

- Residents were asked a variety of questions on the state of the village today.

Topics of Questions

- Home values
- Property Maintenance, including rental & any vacant property
- Appearance of commercial areas and entrances to the Village.

3. Glendale Today: Home Values

- Some home value concerns

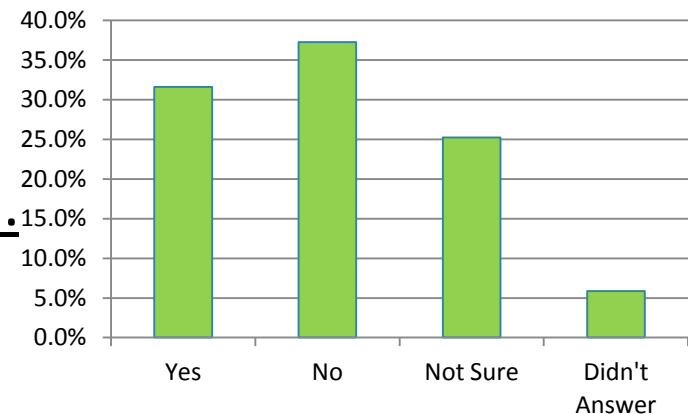
Slightly more than half (**54%**) of respondents expressed concern about home values . The **2011** revaluation by the County Auditor's office was the first time ever that Glendale's total valuation (**-11%**) was lower than the one done 3 years prior. Revaluation included the impact of 5 or fewer foreclosures each year, all resold, since the housing market downturn began in 2007. **19%** of respondents were concerned about the auditor lowering valuations again.

- 39% concerned about the auditor raising their valuation.

- Mixed response on concept of Village having a program for home renovation.

37% said no, 32% said yes, 25% unsure.

Should the Village have a program to help renovate older homes in need of work to improve value?



3. Glendale Today: Maintenance

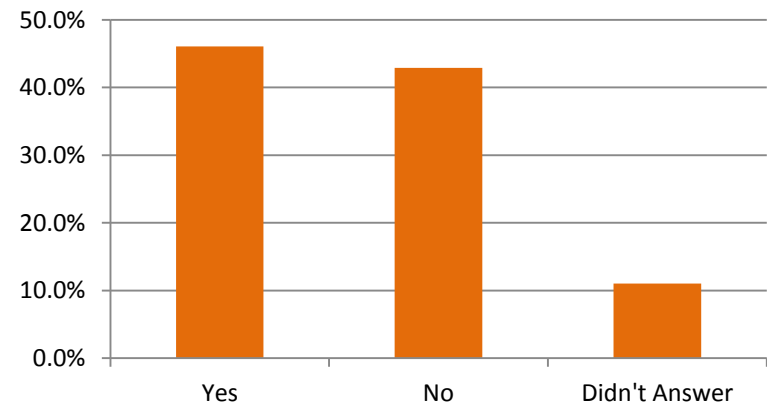
- Well-maintained Homes -
94% of residents feel most homes are well-maintained
- Well-maintained Non-residential Structures
 - 71% of respondents feel Commercial buildings are very well or excellently maintained.
 - 81+% of respondents feel Churches, Public & Private schools, and public buildings are very well or excellently maintained.
- 34% feel the village handles maintenance issues at an appropriate level and in a timely way
- Opportunity to educate residents –
36% feel they do not know how the Village handles enforcement of maintenance codes.

Property Maintenance Code/Regulation Enforcement	
Too much time enforcing code	4%
Appropriate level, timely	34%
Appropriate level, not timely	9%
Too little time enforcing code	11%
Don't know how is handled	36%
Didn't answer	7%

3. Glendale Today: Rental Properties

- About 10% of Homes in Glendale are rentals* and most are considered well-maintained
 - Of respondents with a rental within 1 block, 73% felt it was well-maintained, while 27% (31 people) felt the rental was not well-maintained.
- Mixed response on Rental Property License Fee & Annual Inspection – While no specifics were given about such program, 46% were in favor & 43% opposed.
 - 51% of people living near a poorly maintained rental are in favor of a rental property license fee & annual inspection

Should there be a rental license & inspection program?



3. Glendale Today: Vacant Properties

- 44% of respondents said there is a vacant home within 1 block, 60% of them indicated it is well-maintained.
 - Only 4 respondents with a nearby vacancy had reported a lack of maintenance to the Village.
 - 38 other respondents indicated maintenance issues, but had not called the Village about it.
 - There are <20 vacancies in the village, extrapolating survey data would suggest maintenance issues with 6-8 homes.
- There are two areas of the Village where residents were noting more longer term vacancies and maintenance issues.
 - Areas 1 & 6 on this map.



3. Glendale Today: Main entrances to Village

- Respondents indicate the South, North, West and Southeast entrances are moderately attractive with ~30-40% rating them very to extremely attractive.
 - On a scale from 1 to 5 with 1= not at all attractive and 5 = extremely attractive, these areas score around 3.1-3.2.
- Respondents indicate the East entrance (Sharon @ Chester) is somewhat to not at all attractive with only 15% rating it very to extremely attractive.
 - Average score of 1.8

Maintenance of Village Entrances		
	% Very+Extremely Attractive	Average Attractiveness
South: Congress at Rt 4 (Y intersection)	30%	3.2
North: Congress at Cemetery	37%	3.2
West: Sharon at Rt 4	33%	3.1
East: Sharon at Chester	15%	1.8
Southeast: Chester at Oak	39%	3.1

Scale 1-5 with 1= Poorly Maintained; 5 = Extremely Well Maintained

3. Glendale Today: Business Districts

- Overall, respondents feel commercial buildings are very well maintained with 71% of respondents saying very well or excellently maintained.
 - On a scale from 1 to 5 with 1= poorly maintained and 5 = excellently maintained, commercial buildings score an average of 4.0.
- The Village Square is rated very well to excellently maintained by 85% of respondents.
 - Average score of 4.4*
- The businesses in other areas are rated moderately maintained with 37%-54% rating them very well to excellently maintained.
 - Average score of 3.5*

Maintenance of Commercial Buildings & Businesses		
	% Very+Excellently Maintained	Average Maintenance
Overall Commercial Buildings	71%	4.0
Congress at Coral & Washington	50%	3.6
Congress & Sharon	42%	3.4
Sharon Rd (west of tracks)	54%	3.7
Village Square	85%	4.4
Sharon & Troy (east of tracks)	37%	3.3

3. Glendale Today: Architectural Review

- Overall, respondents feel the architectural integrity of Glendale’s Historic District is being preserved with **76%** of respondents saying yes. 14% of respondents are unsure.
- Almost all respondents (94%) know that GPHPC approval is needed in the Historic District.
 - However, only 47% know that Carruthers Pond & Matthews Court need to come to GPHPC.
- More than half the respondents (56%) feel that GPHPC review should be extended to the rest of the Village.

Historic District Architectural Integrity Preserved

Yes	76%
No	5%
Not Sure	14%
Didn't Answer	5%

Glendale Planning & Historic Preservation Commission = GPHPC

GPHPC Review Process Expanded to Entire Village

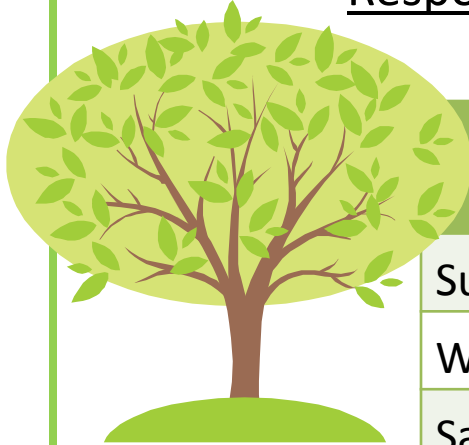
Yes	56%
No	38%
Didn't Answer	6%

4. Glendale's Future: Green Space

- Overall, respondents feel there is adequate green space in Glendale
With 84% of respondents saying there was 'about the right amount'



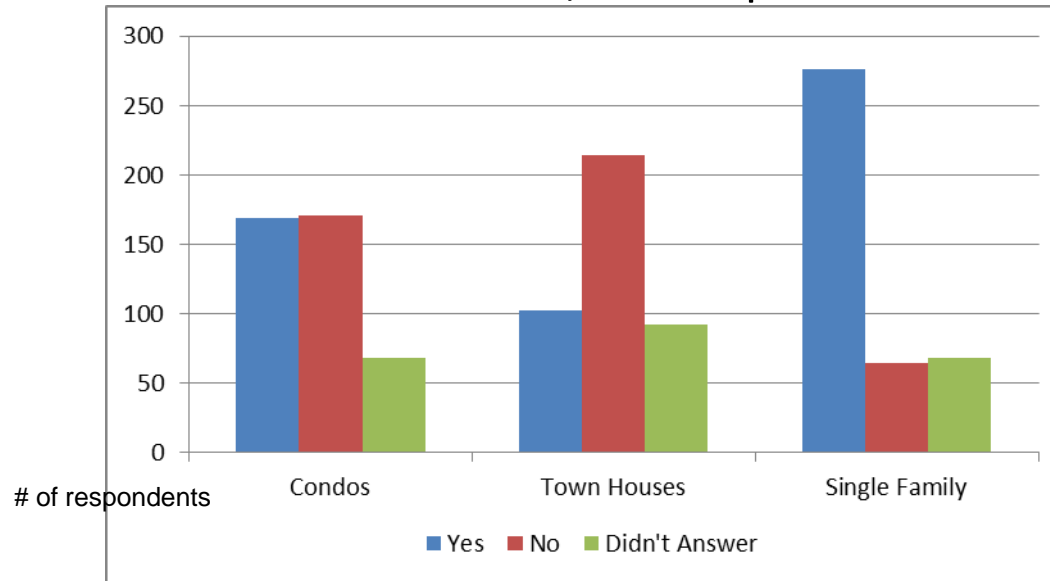
- Respondents do **NOT** want the green spaces developed!



	<u>Yes</u>	<u>No</u>	<u>Didn't Answer</u>
Summit Field	15%	74%	12%
Washington Park	12%	77%	11%
Saunders Park	17%	71%	13%
Cleveland Ave Park	12%	74%	14%
Corner Glendale & Walnut	23%	63%	14%

4. Glendale's Future: Residential Development

- Overall, respondents feel single family residences are preferred; Townhomes are the least desirable, Condo preference is split.



- 74% of respondents thought condo prices should be less than \$350K

This question was asked to study potential density required to deliver that price point.

Willing to pay for 2 bedroom condo?	
Less than \$250K	34.3%
\$250-350K	40.4%
\$350-450K	9.3%
\$450-550K	2.0%
Over \$550K	1.7%
Didn't Answer	12.3%

4. Glendale's Future: Eckstein Usage

- Residents were asked for suggestions on potential use of the former Eckstein School.
- **42%** either didn't answer or said they didn't know what to do with it.
- Many ideas were generated but no broad scale agreement on any.
- The three most popular suggestions were to **tear it down**, **convert to residential** or **convert to community center**. More than one respondent thought the gym was still functional. It is not.



4. Glendale's Future: Glendale Elementary

- Residents understood the hypothetical nature of this question, the district has no plans to close the building at this time.
- Should Glendale Elementary ever be closed, most respondents (**67%**) would like to see the building become a private school
- If not a school (**51%**) support condo conversion.

This question was asked because in years past, the District did consider such action.

Residents were asked **IF** the Princeton District were to close Glendale Elementary at some time in the future, what did they see as an appropriate use of the building?



4. Glendale's Future: Businesses Desired

43% of respondents had no comment when asked if there was a specific type of business they wanted in Glendale.

53% had ideas - small grocery store is in demand by 38% of them.



4. Glendale's Future: Business Development

- Most respondents want the focus on small retail stores for any future commercial development
- Hospitality services including Restaurants, Bed & Breakfasts are also desirable for most

No commercial development	9%
Small retail stores	72%
Restaurants	61%
Bed & Breakfasts	51%
Medical offices*	47%
Office buildings	28%
Light Industry	8%
Large retail chain	4%
Write Ins:	
Retirement community	1%
Dog park	<1%
* includes a suggestion for a veterinarian	

4. Glendale's Future: Village Office Location

- 62% of respondents think it is very or extremely important for the Village Offices to remain in the Square.

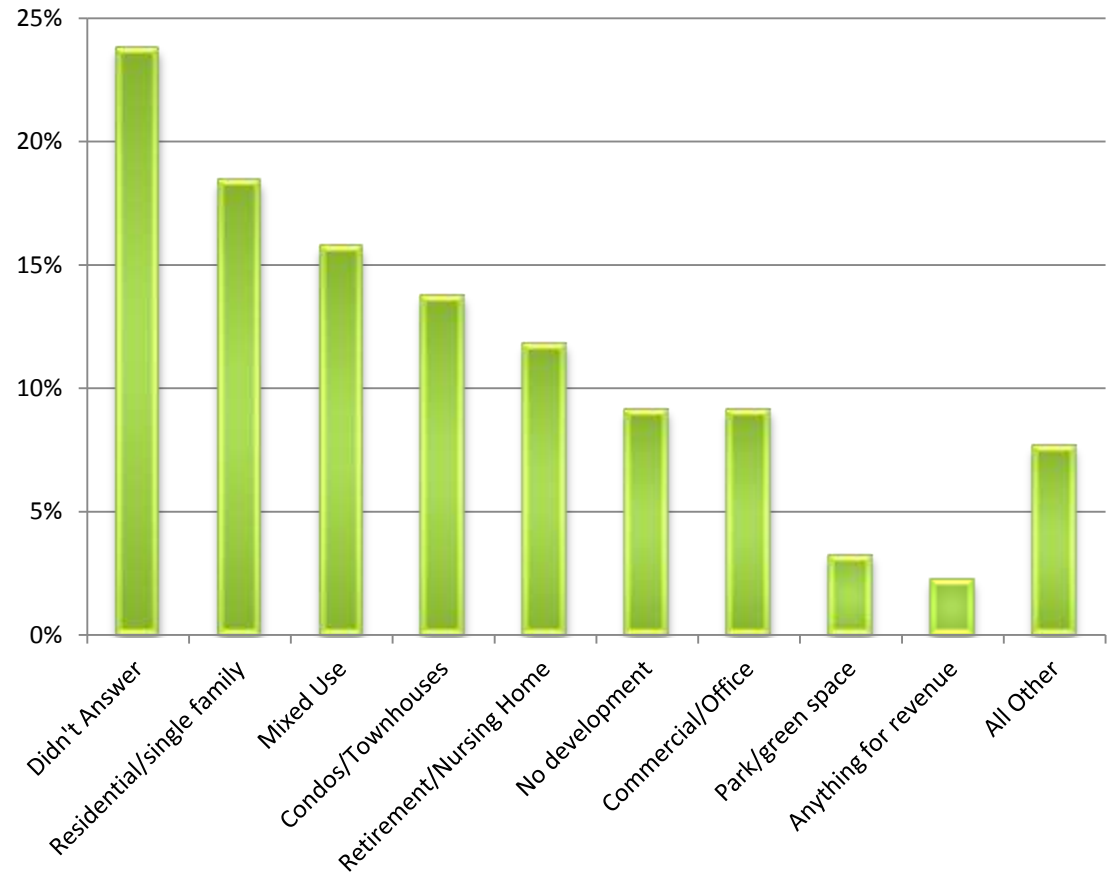
On a scale of 1-5 where 5=extremely important, average score is 3.7



4. Glendale's Future: Landmark Property

- Respondents prefer some type of residential development (**32%**) or mixed use (**16%**)
- Several suggested caution as on-going cost could outweigh the benefit if the Village needed to add services. For example, \$15million in assessed market value pays for one policeman.

Suggestions for Landmark Property



4. Glendale's Future: Property Tax Potential

- 64% of respondents think the Village should take potential property tax revenue into account when determining how land in a zoning district is used.
 - for example, schools and churches pay little to no property tax.

5. Write-in Topics

- Survey respondents offered suggestions & complaints in their write-in comments.
- 5 topics emerged
 - **Taxes**
 - **Village Operations**
 - **Train noise**
 - **School**
 - **Trees**

TAXES

- 71 respondents noted high property taxes were an issue for them.
- Conversely, 70% of people considered it very desirable that Glendale has no earnings or income tax.

Princeton had a 40% rate hike in January, 2013 , the Village had a 7.6% increase.

5. Write-in Topics

VILLAGE OPERATIONS

RESIDENT SUGGESTIONS

- Connect Glendale Ave. to N. Troy with a pedestrian path.
- Install an after-hours drop off slot at the Village office.
- Have a Glendale-themed window sticker for local vehicles.
- Add flowers around the Village in spring & summer.

Comments about good village staff/police/fire dept personnel	5
Continue rational decisions	1
Complaints about lack of PO, curbside garbage or both	19
Complaints about high cost of water/sewer	12
Complaints about poor road maintenance	7
Complaints about having building codes & permit process	5
Noting that we have an out-dated sewer system	4
Complaints about wasteful spending	2
Hire professional development expertise	2
Complaint about not billing actual water usage	1
Complaint about lack of screening of Matthews Court	1
Street lighting (gas light area) isn't bright, street signs small	2
Complaint that Village doesn't accept Warwick as a street	1
Complaint - Village doesn't accept Carruthers Pond streets	1
Complaint about dirt pile behind houses on Summit	1
Comment about poor air quality	1
Comment - refrain from unnecessary regulating & new laws	1
Complaint about non-elected boards without term limits making decisions	1
Complaint about self-interest in public officials without real expertise	1
Comment on board members knowing when to abstain from vote, appearance of conflict of interest	1
Comment about having no Agenda 21 laws.	1

5. Write-in Topics

TRAINS

- 59 people noted train whistle noise as a 'less than desirable' about Glendale.
- 36 of these respondents live east of the tracks.
- 23 live west of the tracks.

I have lived in Glendale most of my life and the decibel level of the train horns is the worst it's ever been. Add the frequency and number of trains and at times it's unbearable (and my hearing is worse than it was 25 years ago). Once or twice I've thought of throwing my body on the tracks as a dramatic protest. Something must be done about this, and I would volunteer to make it happen!!

5. Write-in Topics

SCHOOL

- 57 respondents (14%) wrote negative comments about the Princeton School District.
- 8 of these respondents are the parents of 16 children ages 0-19.
- 49 of the 57 respondents do not have school-age children today.
- 1 respondent wrote very positively of their children's recent experience at both the elementary and middle school.

5. Write-in Topics

TREES

- Several residents expressed concern for the health and preservation of Glendale's mature tree canopy.
- Some noted the ugly pruning work done by Duke Energy.

PLANT MORE TREES!!

Must take steps/action to preserve trees in Glendale. This sets us apart from neighboring communities. Need native, shade species.



What next?

Follow up steps were divided into two groups:

Village Administration & Council

Items related to the current state of the village

Ad hoc Land Use Committee

Items related to future development - will make recommendations to Planning & Council.

Survey development & tabulation: Rachel Schmid, with assistance from former Glendale resident Margaret Layding, consultant with Rhapsody Insights, LLC.

This presentation: Katie Collier (P&G Market Research), Rebecca Terrell (former P&G business analyst) and Rachel Schmid