

# FINAL RESULTS

## WALCHESTER NEIGHBORHOOD SURVEY – JULY 2011

**125 surveys mailed, 34 responses = 27% response rate**  
**Online responses = 56%, Paper = 41%, Email = 3%**

The remaining City-owned lots in this area are less than 8000 s.f. To date, the City has not allowed lots to be combined to create “super lots.” The City is considering changing this policy, allowing two adjoining vacant lots to be combined into one building site, or allowing three adjoining lots to become two building sites. Some say that larger lots are needed for today’s homebuilding preferences, and would improve property values in the neighborhood. Others say that larger lots/homes would be out of character in this area, and would make an established, desirable neighborhood less attractive. What do you think?

<u>Count</u>	<u>%</u>	
13	38	I strongly support the proposed change
6	18	I support with the proposed change
5	15	I oppose the proposed change
7	21	I strongly oppose the proposed change
1	3	I am neutral
2	6	Skipped question

The policy on pricing lots has been to list them at the City’s Assessor’s determination of current market value and accept nothing less. Some believe that there should be room to negotiate, and if reduced pricing gets homes built and on the tax rolls more quickly, that is a good trade-off. Others feel that accepting less than market value threatens existing property values in the neighborhood, and is unfair to previous buyers who had no opportunity to negotiate. What is your opinion?

<u>Count</u>	<u>%</u>	
5	15	I am comfortable with the City negotiating a sizeable discount
9	26	I would only be comfortable with a small discount
18	53	The City should not sell for anything less than market value
0	0	I am neutral
2	6	Skipped question

<u>True</u>	<u>False</u>	<u>Skipped</u>	
30/88%	2	2	I am generally satisfied with the style/appearance of the new homes that have been built.
29/85%	4	1	I am generally satisfied with the quality/value of the new homes that have been built.
8	14/41%	12	The City’s sale process is too complicated.
29/85%	2	3	I am generally satisfied with the pace of redevelopment in this neighborhood.
21/62%	11	2	The City is generally doing a good job with mowing and snow removal on the vacant lots.
6	26/76%	2	Having several homes under construction at the same time caused problems.
12	21/62%	1	I have lived in this neighborhood four years or less.