



Town of Palmer Lake Community Masterplan Survey: Neighborhood Analysis

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At the request of the advisory committee, Community Matters Institute was asked to look at differences in the survey responses between the five listed neighborhoods (Glen, North End, Lakeside, East End, and Old Town) of Palmer Lake. While there are some apparent differences between the responses of different neighborhoods on individual issues, the overall rankings on all 62 issues are not statistically different between the five neighborhoods at a 95% confidence level.¹ This is primarily because the sample size in some of the neighborhoods is relatively small. (See figure 1)

What follows in this document are charts showing responses on each of the eight opinion questions, accompanied by a few comments specific to each chart. The overall rankings of all 62 issues that were ranked on the respondent's opinion of their importance, satisfaction, or value is shown in Table 2 on page 9.

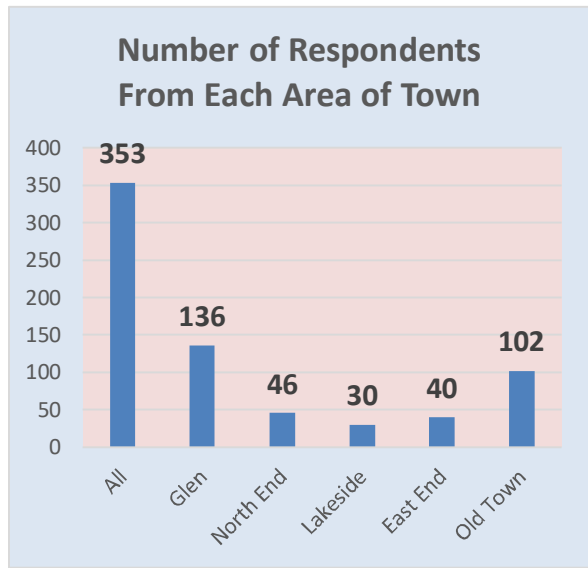


Figure 1: Number of respondents from each area of town

Figure 1: Number of respondents from each area of town.....1

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¹ Technically, using a Wilcoxon Signed Rank Test, there is not a statistical difference at the 95% confidence level between the neighborhoods in the order in which they ranked the 62 questions on the six opinion questions.

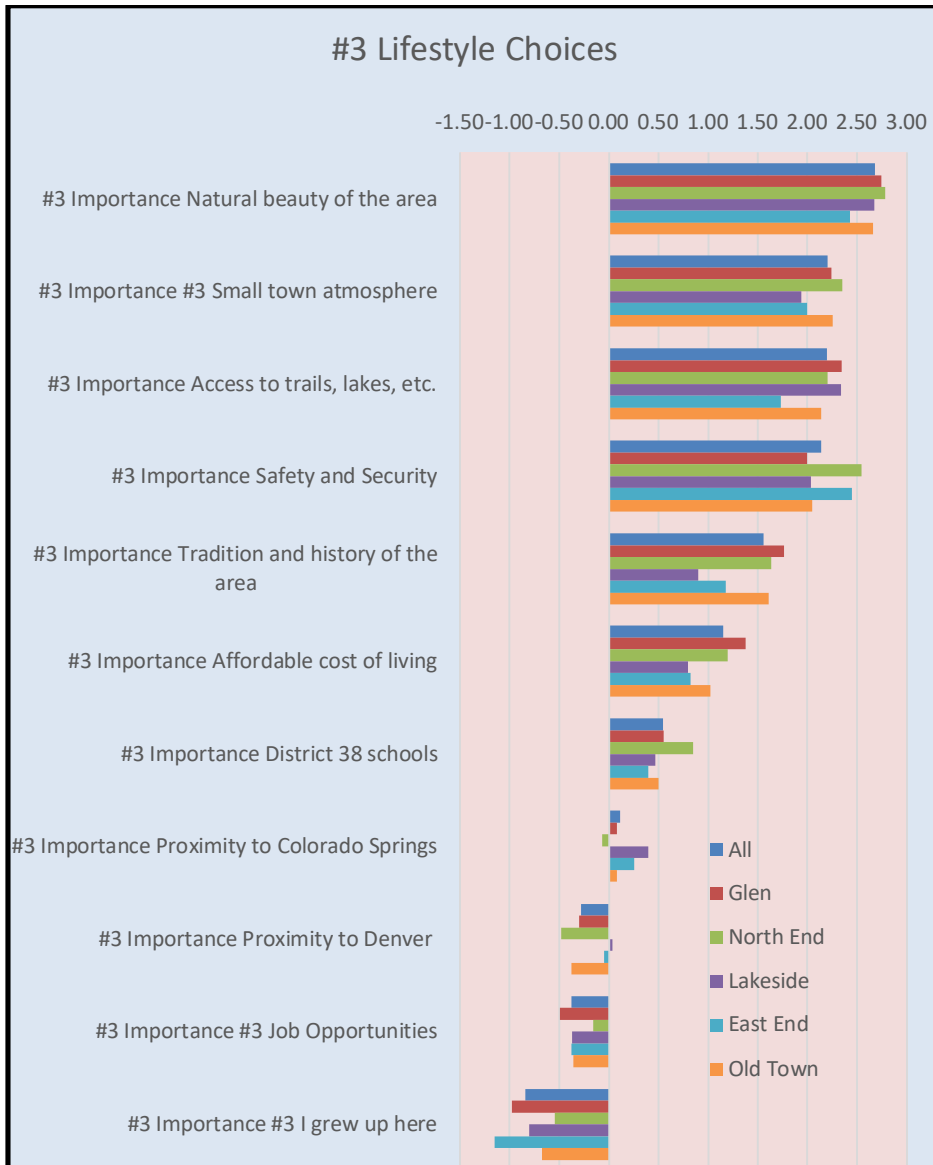


Figure 2: Qualities of Place

There is not much difference in the importance of the above-listed qualities of place

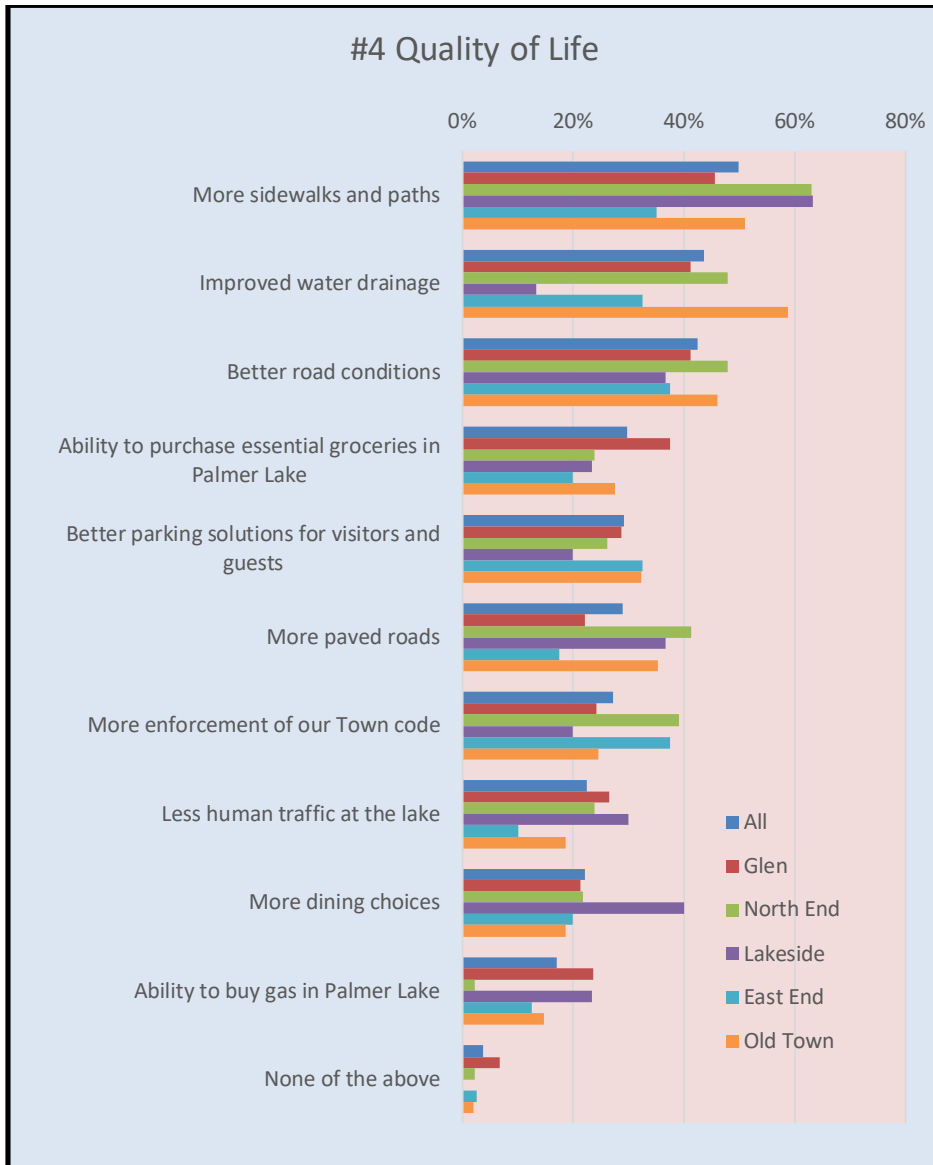


Figure 3: #4 Quality of Life

It would appear that there is a significant difference between Lakeside (13%) and Old Town (56%) about how improved water drainage would affect their quality of life.

Lakeside also appears to place more value in having more dining choices.

In both these observations, we must remember that Lakeside only had thirty respondents, and thus the difference may seem more apparent than real.

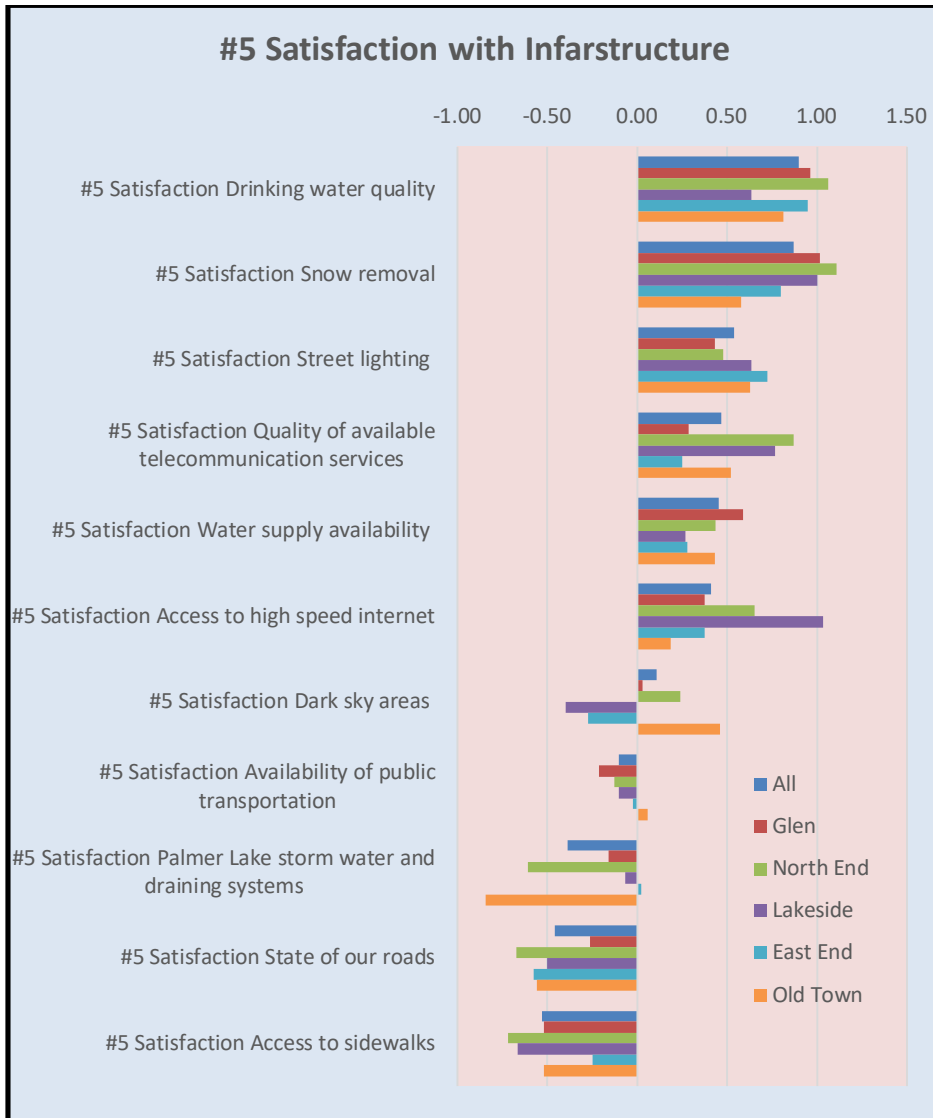


Figure 4: #5 Infrastructure

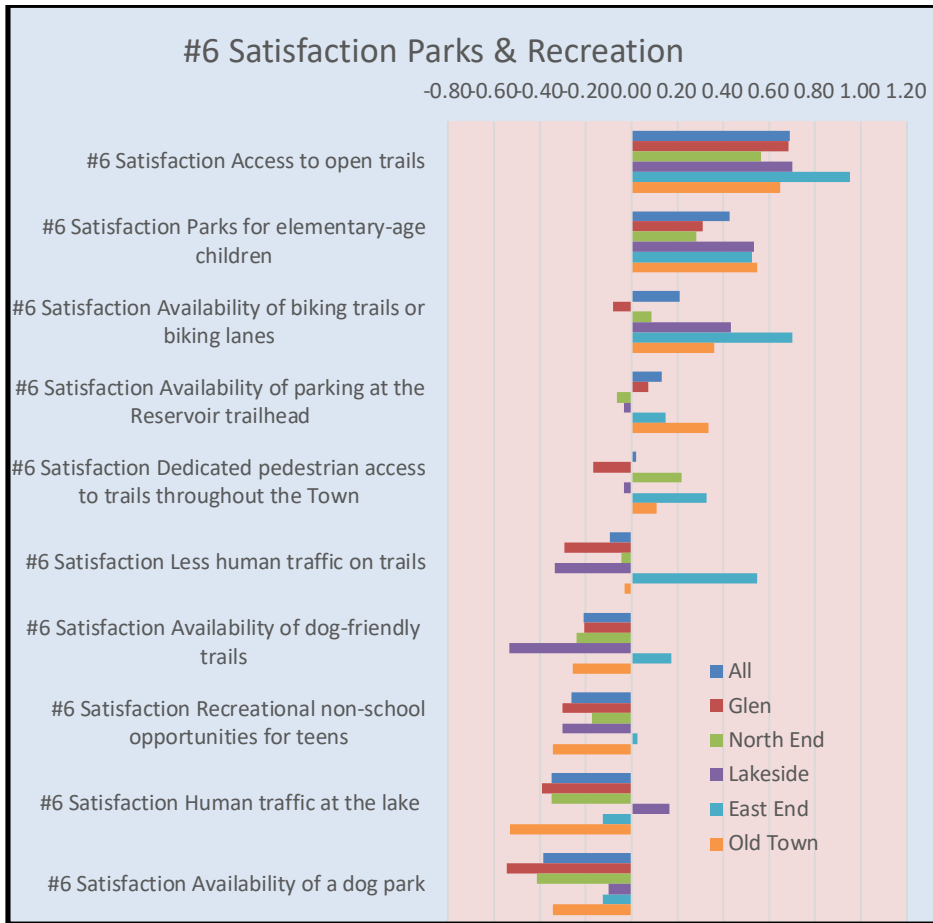


Figure 5: #6 Parks and Recreation

It appears that the 40 East End respondents are generally more satisfied with the status of Parks and Recreation.

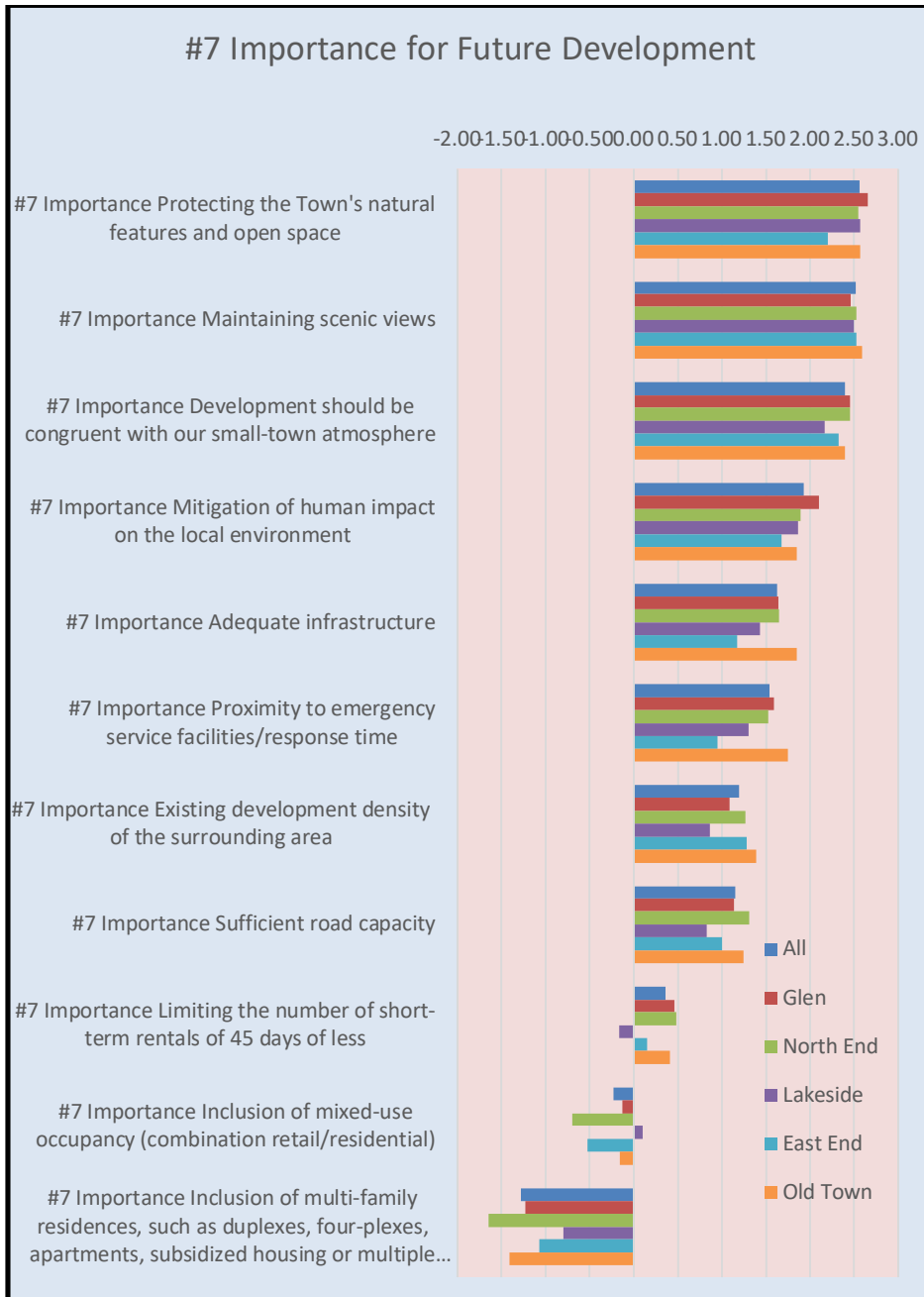


Figure 6: #7 Future Development

There is not much difference in the importance given to each of these factors between neighborhoods.

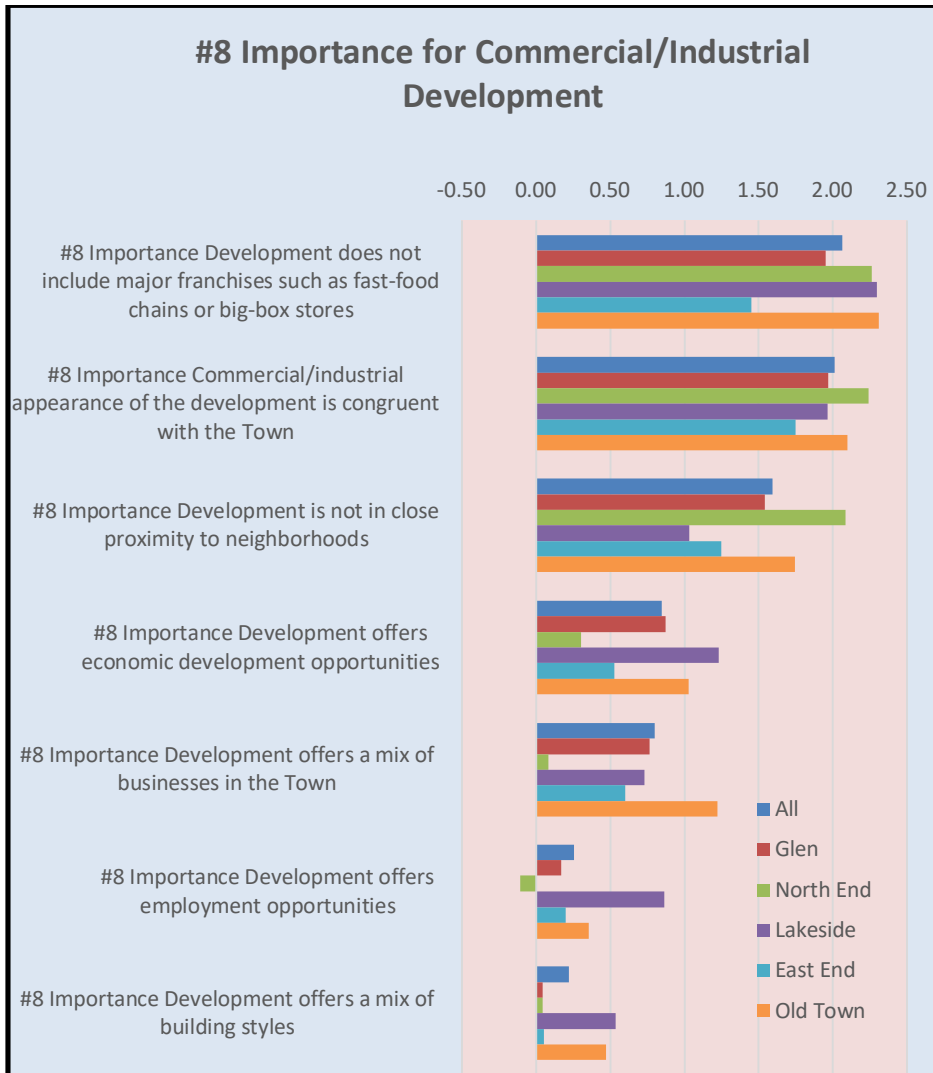


Figure 7: #8 Commercial/Industrial Development

Again, statistically, there is not much difference shown in the above chart. Perhaps the Old Town places a slightly higher importance on development including a higher mix of businesses.

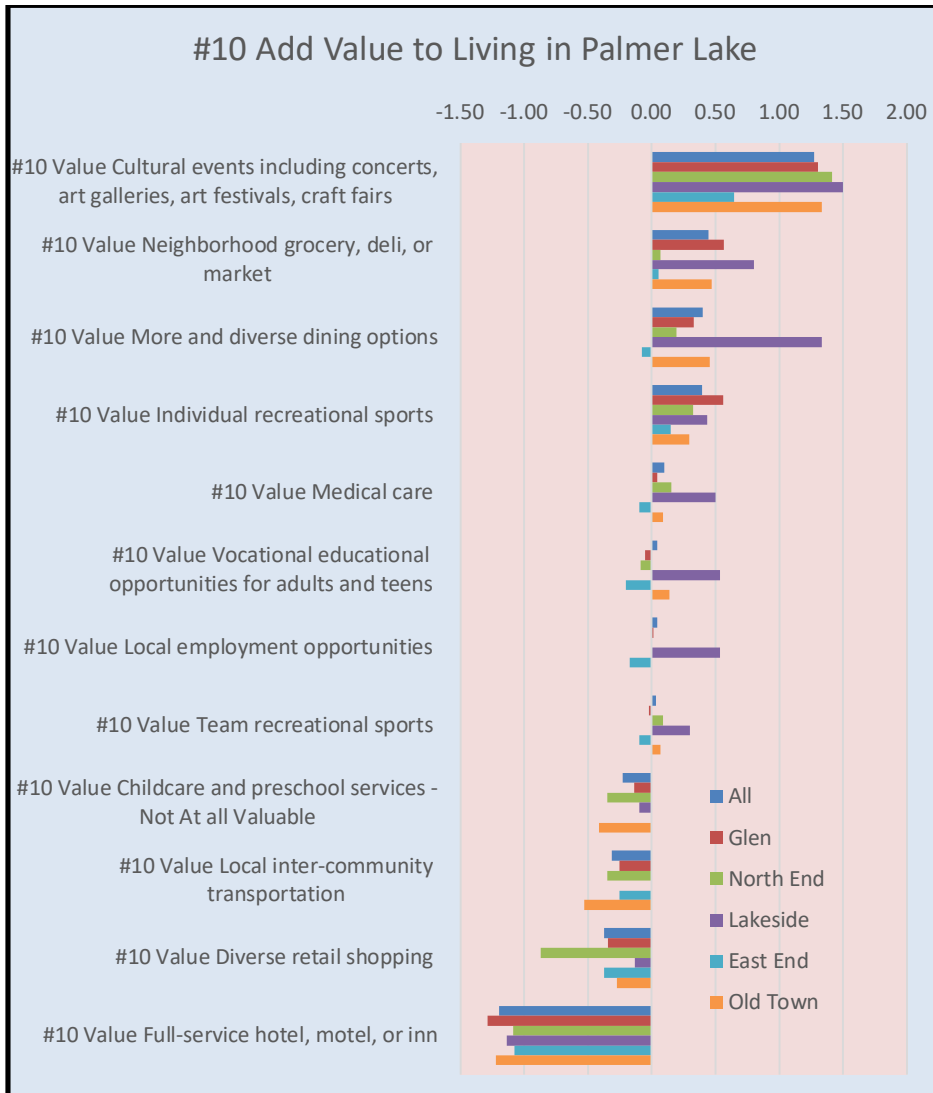


Figure 8: #10:Value of Amenities

The thirty respondents from Lakeside again stand out for their interest in more diverse dining. They also seem to place higher value on vocational training, more employment opportunities, and access to medical care.

It is not surprising that East End, being closer to Monument, places slightly less value on more diverse dining options.

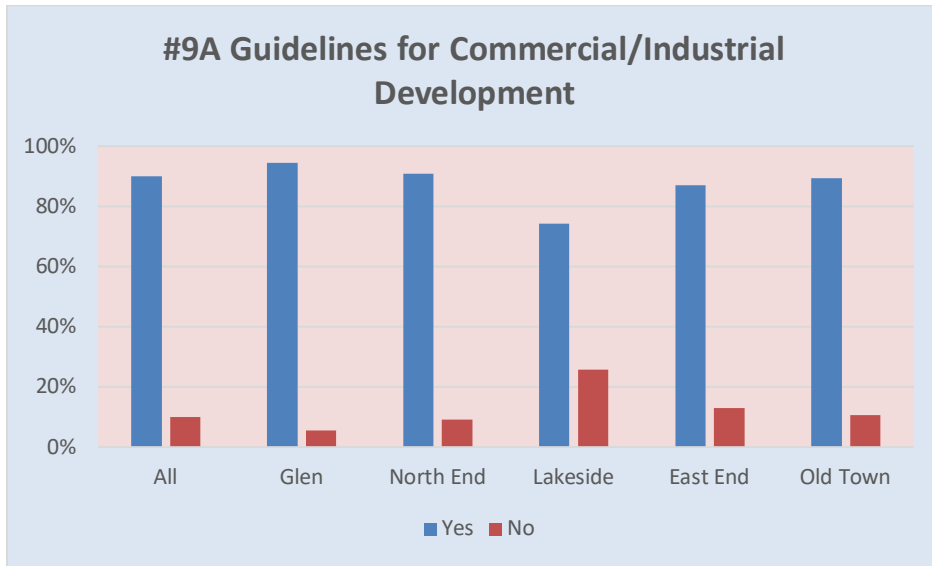


Figure 9: #9A Commercial/Industrial Guidelines

There is little difference regarding the importance of design guidelines between neighborhoods, and a clear preference for design guidelines on commercial development.

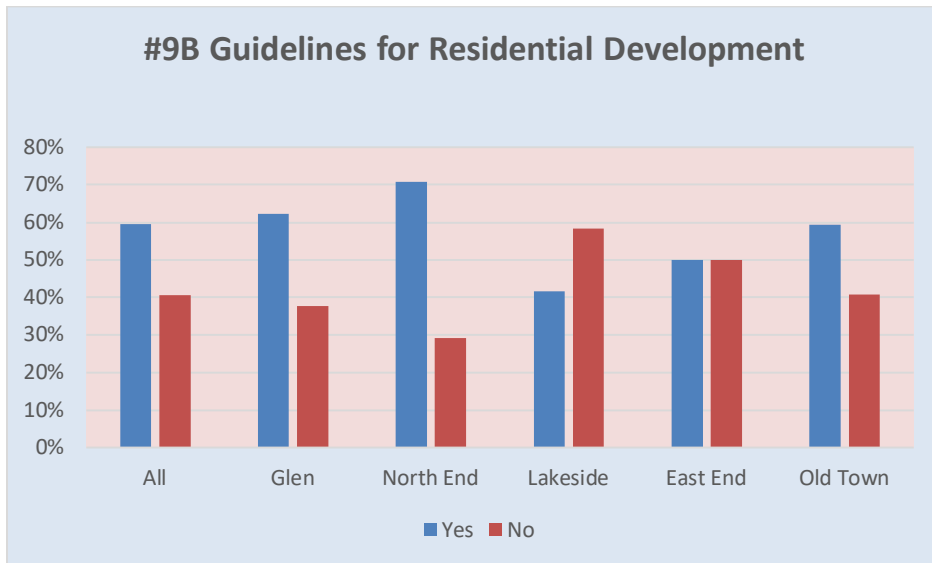


Figure 10: #9A Residential Guidelines

Lakeside and East End both stand out as being more opposed to design guidelines for residential development than other areas of town. However, these two areas had the lowest number of respondents and thus a different answer from just three respondents in each neighborhood would eliminate the apparent difference.



The following table ranks all 62 preference factors in question 3,5,6,7,8, and 10. The factors are formatted to show the question number, followed by the evaluation criteria (Importance, Satisfaction, or Value), and finally the factor description. The left column, outside the table, shows the ranking from 1 to 62. In general terms, the rankings can be grouped into seven categories as described, and color coded in Table 1.

Rankings Descriptions		
Ranking	Description	Number
1-4	Extremely Important	4
5-14	Really Important	10
15-22	Very Important, Very Valuable, or Very Satisfactory	8
23-36	Somewhat Important, Somewhat Valuable, or Somewhat Satisfactory	14
37-46	Indifference (Neither Important nor Unimportant) etc.	10
47-59	Somewhat Unimportant	13
60-62	Very Unimportant	3

Table 1: Ranking Descriptions

Rankings of All 62 Issues							
		All	Glen	North End	Lake side	East End	Old Town
	Number of Respondents	353	136	46	30	40	102
1	#3 Importance-Natural beauty of the area	2.68	2.74	2.78	2.67	2.43	2.66
2	#7 Importance-Protecting the Town's natural features and open space	2.56	2.66	2.54	2.57	2.20	2.57
3	#7 Importance-Maintaining scenic views	2.52	2.46	2.52	2.50	2.53	2.59
4	#7 Importance-Development should be congruent with our small-town atmosphere	2.40	2.46	2.46	2.17	2.33	2.40
5	#3 Importance-Small town atmosphere	2.20	2.24	2.35	1.93	2.00	2.25
6	#3 Importance-Access to trails, lakes, etc.	2.19	2.35	2.20	2.33	1.73	2.14
7	#3 Importance-Safety and Security	2.14	2.00	2.54	2.03	2.45	2.05
8	#8 Importance-Development does not include major franchises such as fast-food chains or big-box stores	2.07	1.95	2.26	2.30	1.45	2.31
9	#8 Importance-Commercial/industrial appearance of the development is congruent with the Town	2.01	1.97	2.24	1.97	1.75	2.10
10	#7 Importance-Mitigation of human impact on the local environment	1.93	2.10	1.89	1.87	1.68	1.84
11	#7 Importance-Adequate infrastructure	1.63	1.64	1.65	1.43	1.18	1.84



12	#8 Importance-Development is not in close proximity to neighborhoods	1.59	1.54	2.09	1.03	1.25	1.75
13	#3 Importance-Tradition and history of the area	1.56	1.76	1.63	0.90	1.18	1.61
14	#7 Importance-Proximity to emergency service facilities/response time	1.54	1.60	1.52	1.30	0.95	1.75
15	#10 Value-Cultural events including concerts, art galleries, art festivals, craft fairs	1.27	1.30	1.41	1.50	0.65	1.33
16	#7 Importance-Existing development density of the surrounding area	1.20	1.09	1.26	0.87	1.28	1.39
17	#7 Importance-Sufficient road capacity	1.15	1.14	1.30	0.83	1.00	1.25
18	#3 Importance-Affordable cost of living	1.15	1.38	1.20	0.80	0.83	1.02
19	#5 Satisfaction-Drinking water quality	0.90	0.96	1.07	0.63	0.95	0.81
20	#5 Satisfaction-Snow removal	0.87	1.01	1.11	1.00	0.80	0.58
21	#8 Importance-Development offers economic development opportunities	0.85	0.88	0.30	1.23	0.53	1.03
22	#8 Importance-Development offers a mix of businesses in the Town	0.80	0.76	0.09	0.73	0.60	1.23
23	#6 Satisfaction-Access to open trails	0.69	0.68	0.57	0.70	0.95	0.65
24	#3 Importance-District 38 schools	0.54	0.55	0.85	0.47	0.40	0.50
25	#5 Satisfaction-Street lighting	0.54	0.43	0.48	0.63	0.73	0.63
26	#5 Satisfaction-Quality of available telecommunication services	0.47	0.29	0.87	0.77	0.25	0.52
27	#5 Satisfaction-Water supply availability	0.45	0.59	0.43	0.27	0.28	0.43
28	#10 Value-Neighborhood grocery, deli, or market	0.44	0.57	0.07	0.80	0.05	0.47
29	#6 Satisfaction-Parks for elementary-age children	0.43	0.31	0.28	0.53	0.53	0.55
30	#5 Satisfaction-Access to high-speed internet	0.41	0.38	0.65	1.03	0.38	0.19
31	#10 Value-More and diverse dining options	0.40	0.33	0.20	1.33	-0.08	0.45
32	#10 Value-Individual recreational sports	0.39	0.56	0.33	0.43	0.15	0.29
33	#7 Importance-Limiting the number of short-term rentals of 45 days or less	0.36	0.46	0.48	-0.17	0.15	0.41
34	#8 Importance-Development offers employment opportunities	0.26	0.17	-0.11	0.87	0.20	0.35
35	#8 Importance-Development offers a mix of building styles	0.22	0.04	0.04	0.53	0.05	0.47
36	#6 Satisfaction-Availability of biking trails or biking lanes	0.21	-0.08	0.09	0.43	0.70	0.36
37	#6 Satisfaction-Availability of parking at the Reservoir trailhead	0.13	0.07	-0.07	-0.03	0.15	0.33
38	#3 Importance-Proximity to Colorado Springs	0.12	0.08	-0.07	0.40	0.25	0.08
39	#5 Satisfaction-Dark sky areas	0.11	0.03	0.24	-0.40	-0.28	0.46
40	#10 Value-Medical care	0.10	0.04	0.15	0.50	-0.10	0.09



41	#10 Value-Vocational educational opportunities for adults and teens	0.04	-0.05	-0.09	0.53	-0.20	0.14
42	#10 Value-Local employment opportunities	0.04	0.01	0.00	0.53	-0.18	0.00
43	#10 Value-Team recreational sports	0.03	-0.02	0.09	0.30	-0.10	0.07
44	#6 Satisfaction-Dedicated pedestrian access to trails throughout the Town	0.02	-0.17	0.22	-0.03	0.33	0.11
45	#6 Satisfaction-Less human traffic on trails	-0.09	-0.29	-0.04	-0.33	0.55	-0.03
46	#5 Satisfaction-Availability of public transportation	-0.10	-0.21	-0.13	-0.10	-0.03	0.06
47	#6 Satisfaction-Availability of dog-friendly trails	-0.21	-0.21	-0.24	-0.53	0.18	-0.25
48	#10 Value-Childcare and preschool services	-0.23	-0.14	-0.35	-0.10	0.00	-0.41
49	#7 Importance-Inclusion of mixed-use occupancy (combination retail/residential)	-0.23	-0.13	-0.70	0.10	-0.53	-0.16
50	#6 Satisfaction-Recreational non-school opportunities for teens	-0.26	-0.30	-0.17	-0.30	0.03	-0.34
51	#3 Importance-Proximity to Denver	-0.28	-0.30	-0.48	0.03	-0.05	-0.37
52	#10 Value-Local inter-community transportation	-0.31	-0.25	-0.35	0.00	-0.25	-0.53
53	#6 Satisfaction-Human traffic at the lake	-0.35	-0.39	-0.35	0.17	-0.13	-0.53
54	#10 Value-Diverse retail shopping	-0.37	-0.35	-0.87	-0.13	-0.38	-0.27
55	#3 Importance-Job Opportunities in Palmer Lake	-0.38	-0.49	-0.15	-0.37	-0.38	-0.35
56	#6 Satisfaction-Availability of a dog park	-0.39	-0.54	-0.41	-0.10	-0.13	-0.34
57	#5 Satisfaction-Palmer Lake storm water and draining systems	-0.39	-0.16	-0.61	-0.07	0.03	-0.84
58	#5 Satisfaction-State of our roads	-0.46	-0.26	-0.67	-0.50	-0.58	-0.56
59	#5 Satisfaction-Access to sidewalks	-0.53	-0.52	-0.72	-0.67	-0.25	-0.52
60	#3 Importance-I grew up here	-0.84	-0.98	-0.54	-0.80	-1.15	-0.68
61	#10 Value-Full-service hotel, motel, or inn	-1.20	-1.29	-1.09	-1.13	-1.08	-1.23
62	#7 Importance-Inclusion of multi-family residences, such as duplexes, four-plexes, apartments, subsidized housing, or multiple families in a single residence	-1.28	-1.23	-1.65	-0.80	-1.08	-1.41

Table 2: Rankings of all 62 factors.