

# TOWN OF NEW HARMONY COMMUNITY LAND USE AND DEVELOPMENT PREFERENCES SURVEY RESULTS

## SURVEY PROCESS SUMMARY

In the fall of 2009 the New Harmony Planning Commission and Town Council began working with Form Tomorrow to engage the public regarding the New Harmony General Plan update. The first phase of this public engagement was a community land use and development preferences survey. The survey was designed to provide feedback on residents' preferences related to property rights, land use, community amenities, historic preservation, and future development.

| APPROXIMATE RETURN RATE |           |            |            |
|-------------------------|-----------|------------|------------|
|                         | Returned  | Sent       | %          |
| Town Resident           | 41        | 147        | 28%        |
| Build-Out Resident      | 36        | 96         | 38%        |
| <b>TOTAL</b>            | <b>77</b> | <b>243</b> | <b>32%</b> |

The survey was mailed, in the Fall of 2009, to residents within the current Town boundary and the current "Build-Out" boundary, as described by the New Harmony Capital Facilities Plan in 2007. Additionally, survey copies could be obtained at the New Harmony library or completed online.

| NEW HARMONY PARTICIPANTS |           |           |           |
|--------------------------|-----------|-----------|-----------|
|                          | Full Time | Part Time | Combined  |
| Town Resident            | 37        | 4         | 41        |
| Build-Out Resident       | 24        | 12        | 36        |
| <b>TOTAL</b>             | <b>61</b> | <b>16</b> | <b>77</b> |

Data was collected and analyzed by Form Tomorrow during the winter of 2009/2010. The results were originally presented to the public at the Vision Statement Workshop in May 2010.



**1. Which statement most accurately describes your view on property rights?**

I believe land owners should be able to develop their land within reasonable boundaries.

|   |    |        |                                                                                     |
|---|----|--------|-------------------------------------------------------------------------------------|
| T | 12 | 28.57% |  |
| B | 19 | 51.35% |  |

I believe land owners should be able to develop as much of their land as they want, however they want.

|   |   |       |                                                                                     |
|---|---|-------|-------------------------------------------------------------------------------------|
| T | 2 | 4.76% |  |
| B | 0 | 0.00% |                                                                                     |



I believe that new development should be regulated in order to fit the small town rural character of New Harmony



|   |    |        |                                                                                     |
|---|----|--------|-------------------------------------------------------------------------------------|
| T | 28 | 66.67% |  |
| B | 18 | 48.65% |  |


|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>42</b> |  |
|               | <b>B</b> | <b>37</b> |  |

**2. I value New Harmony's rural heritage and would like to see it preserved.**


|                |   |    |        |                                                                                     |
|----------------|---|----|--------|-------------------------------------------------------------------------------------|
| Strongly agree | T | 35 | 85.37% |  |
|                | B | 21 | 58.33% |  |

|       |   |   |        |                                                                                     |
|-------|---|---|--------|-------------------------------------------------------------------------------------|
| Agree | T | 2 | 4.88%  |  |
|       | B | 7 | 19.44% |  |

|                |   |   |        |                                                                                     |
|----------------|---|---|--------|-------------------------------------------------------------------------------------|
| Somewhat agree | T | 2 | 4.88%  |  |
|                | B | 7 | 19.44% |  |

|                    |   |   |       |                                                                                     |
|--------------------|---|---|-------|-------------------------------------------------------------------------------------|
| Not sure / Neutral | T | 0 | 0.00% |                                                                                     |
|                    | B | 1 | 2.78% |  |

|          |   |   |       |                                                                                     |
|----------|---|---|-------|-------------------------------------------------------------------------------------|
| Disagree | T | 1 | 2.44% |  |
|          | B | 0 | 0.00% |                                                                                     |

|                   |   |   |       |                                                                                     |
|-------------------|---|---|-------|-------------------------------------------------------------------------------------|
| Strongly disagree | T | 1 | 2.44% |  |
|                   | B | 0 | 0.00% |                                                                                     |



|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>41</b> |  |
|               | <b>B</b> | <b>36</b> |  |

**3. X those that apply**


I think the Town should take a role in preserving New Harmony's historic resources, within reasonable boundaries.

|   |    |        |                                                                                     |
|---|----|--------|-------------------------------------------------------------------------------------|
| T | 34 | 62.96% |  |
| B | 26 | 66.67% |  |

I think new development should be required to follow historic design guidelines to protect the rural character of New Harmony.

|   |    |        |                                                                                     |
|---|----|--------|-------------------------------------------------------------------------------------|
| T | 19 | 35.19% |  |
| B | 13 | 33.33% |  |



I think the Town should not be concerned with historic preservation.



|   |   |       |                                                                                     |
|---|---|-------|-------------------------------------------------------------------------------------|
| T | 1 | 1.85% |  |
| B | 0 | 0.00% |                                                                                     |

|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>54</b> |  |
|               | <b>B</b> | <b>39</b> |  |

**4. New Harmony should remain a Town that allows horses and livestock.**

|                |   |    |        |                                                                                     |
|----------------|---|----|--------|-------------------------------------------------------------------------------------|
| Strongly agree | T | 28 | 68.29% |  |
|                | B | 27 | 75.00% |  |

|       |   |    |        |                                                                                     |
|-------|---|----|--------|-------------------------------------------------------------------------------------|
| Agree | T | 10 | 24.39% |  |
|       | B | 5  | 13.89% |  |

|                |   |   |        |                                                                                      |
|----------------|---|---|--------|--------------------------------------------------------------------------------------|
| Somewhat agree | T | 3 | 7.32%  |   |
|                | B | 4 | 11.11% |  |

|                    |   |   |       |  |
|--------------------|---|---|-------|--|
| Not sure / Neutral | T | 0 | 0.00% |  |
|                    | B | 0 | 0.00% |  |



|          |   |   |       |  |
|----------|---|---|-------|--|
| Disagree | T | 0 | 0.00% |  |
|          | B | 0 | 0.00% |  |



|                   |   |   |       |  |
|-------------------|---|---|-------|--|
| Strongly disagree | T | 0 | 0.00% |  |
|                   | B | 0 | 0.00% |  |



|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>41</b> |  |
|               | <b>B</b> | <b>36</b> |  |


**5. I value the orchards that exist in New Harmony and would like the Town to encourage their preservation.**


|                |   |    |        |                                                                                       |
|----------------|---|----|--------|---------------------------------------------------------------------------------------|
| Strongly agree | T | 31 | 75.61% |  |
|                | B | 14 | 38.89% |  |

|       |   |   |        |                                                                                       |
|-------|---|---|--------|---------------------------------------------------------------------------------------|
| Agree | T | 4 | 9.76%  |  |
|       | B | 8 | 22.22% |  |

|                |   |   |       |                                                                                       |
|----------------|---|---|-------|---------------------------------------------------------------------------------------|
| Somewhat agree | T | 3 | 7.32% |  |
|                | B | 3 | 8.33% |  |

|                    |   |   |        |                                                                                       |
|--------------------|---|---|--------|---------------------------------------------------------------------------------------|
| Not sure / Neutral | T | 2 | 4.88%  |  |
|                    | B | 8 | 22.22% |  |



|          |   |   |       |                                                                                       |
|----------|---|---|-------|---------------------------------------------------------------------------------------|
| Disagree | T | 0 | 0.00% |                                                                                       |
|          | B | 3 | 8.33% |  |



|                   |   |   |       |                                                                                       |
|-------------------|---|---|-------|---------------------------------------------------------------------------------------|
| Strongly disagree | T | 1 | 2.44% |  |
|                   | B | 0 | 0.00% |                                                                                       |



|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>41</b> |  |
|               | <b>B</b> | <b>36</b> |  |



**6. I value the old growth trees in New Harmony and would like to see them preserved.**


|                |   |    |        |                                                                                       |
|----------------|---|----|--------|---------------------------------------------------------------------------------------|
| Strongly agree | T | 25 | 60.98% |  |
|                | B | 17 | 47.22% |  |

|       |   |    |        |                                                                                       |
|-------|---|----|--------|---------------------------------------------------------------------------------------|
| Agree | T | 5  | 12.20% |  |
|       | B | 10 | 27.78% |  |

|                |   |   |        |                                                                                       |
|----------------|---|---|--------|---------------------------------------------------------------------------------------|
| Somewhat agree | T | 8 | 19.51% |  |
|                | B | 3 | 8.33%  |  |

|                    |   |   |       |                                                                                       |
|--------------------|---|---|-------|---------------------------------------------------------------------------------------|
| Not sure / Neutral | T | 2 | 4.88% |  |
|                    | B | 2 | 5.56% |  |

|          |   |   |       |                                                                                       |
|----------|---|---|-------|---------------------------------------------------------------------------------------|
| Disagree | T | 1 | 2.44% |  |
|          | B | 3 | 8.33% |  |

|                   |   |   |       |                                                                                       |
|-------------------|---|---|-------|---------------------------------------------------------------------------------------|
| Strongly disagree | T | 0 | 0.00% |                                                                                       |
|                   | B | 1 | 2.78% |  |



|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>41</b> |  |
|               | <b>B</b> | <b>36</b> |  |

**7. X those that apply**


I value New Harmony's existing access to surrounding public lands for recreational purposes.

|   |    |        |                                                                                       |
|---|----|--------|---------------------------------------------------------------------------------------|
| T | 28 | 48.28% |  |
| B | 18 | 66.67% |  |

I would like the Town to ensure that new development respects existing access to public lands

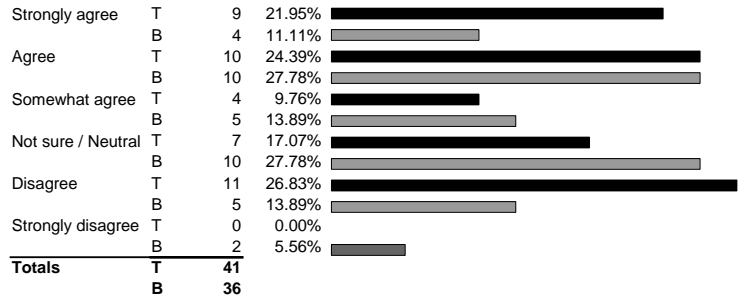
|   |    |        |                                                                                       |
|---|----|--------|---------------------------------------------------------------------------------------|
| T | 30 | 51.72% |  |
| B | 8  | 29.63% |  |

I do not care about accessing public lands.

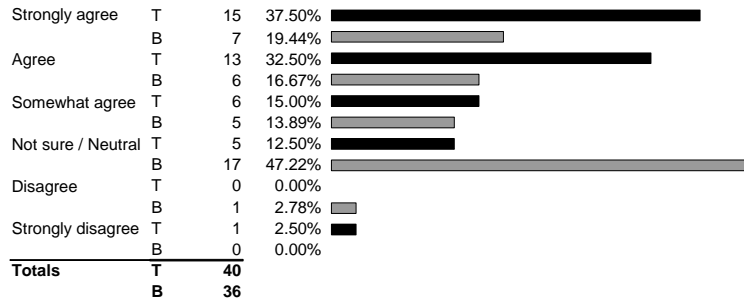
|   |   |       |                                                                                       |
|---|---|-------|---------------------------------------------------------------------------------------|
| T | 0 | 0.00% |                                                                                       |
| B | 1 | 3.70% |  |

|               |          |           |  |
|---------------|----------|-----------|--|
| <b>Totals</b> | <b>T</b> | <b>58</b> |  |
|               | <b>B</b> | <b>27</b> |  |

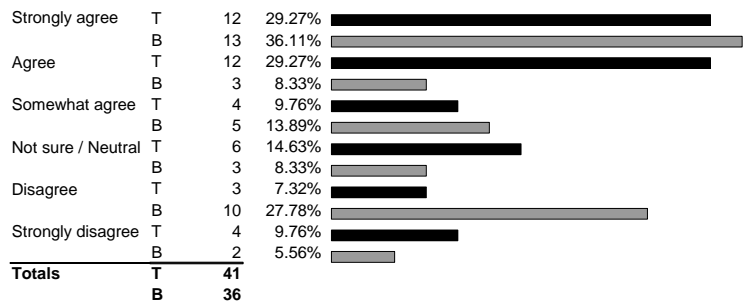
8. I think New Harmony's existing park space is adequate.



9. I would like to see the New Harmony Town Park improve by updating playground equipment and adding more park amenities for gathering and events.

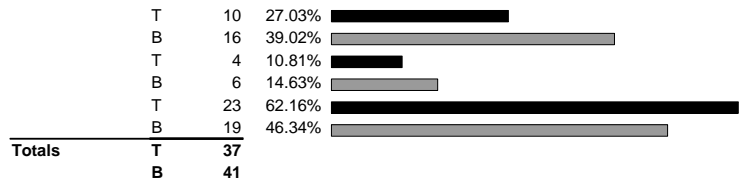


10. I think new development projects (subdivisions) should be required to provide parks.

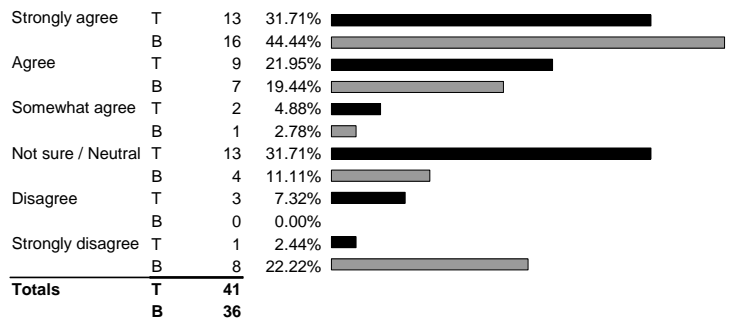


11. Which statement most accurately describes your preference for walkability?

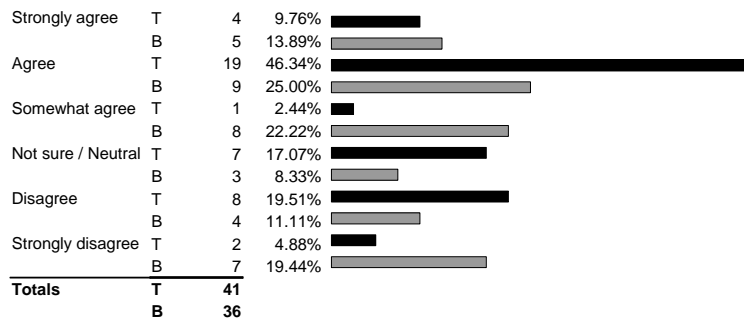
- I want to be able to walk or bicycle from my neighborhood to another part of town along a dedicated pedestrian pathway.
- I do not feel that I would walk or bike to places within the town of New Harmony; I prefer to drive to most places.
- I do not believe Town dollars should be spent on community trails or pathways in the area.



12. I prefer subdivisions that have large private lots.



13. I think some mix of lot size is okay



14. I wouldn't mind smaller lots mixed with large lots if a large portion of land could be preserved as open space in perpetuity.

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 7         | 17.07% |  |
|                    | B        | 8         | 22.22% |  |
| Agree              | T        | 13        | 31.71% |  |
|                    | B        | 8         | 22.22% |  |
| Somewhat agree     | T        | 8         | 19.51% |  |
|                    | B        | 5         | 13.89% |  |
| Not sure / Neutral | T        | 6         | 14.63% |  |
|                    | B        | 4         | 11.11% |  |
| Disagree           | T        | 3         | 7.32%  |  |
|                    | B        | 8         | 22.22% |  |
| Strongly disagree  | T        | 4         | 9.76%  |  |
|                    | B        | 3         | 8.33%  |  |
| <b>Totals</b>      | <b>T</b> | <b>41</b> |        |  |
|                    | <b>B</b> | <b>36</b> |        |  |

15. I think homes can be closer together if it means more open space can be preserved in perpetuity.

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 2         | 4.88%  |  |
|                    | B        | 8         | 22.22% |  |
| Agree              | T        | 11        | 26.83% |  |
|                    | B        | 3         | 8.33%  |  |
| Somewhat agree     | T        | 4         | 9.76%  |  |
|                    | B        | 6         | 16.67% |  |
| Not sure / Neutral | T        | 6         | 14.63% |  |
|                    | B        | 4         | 11.11% |  |
| Disagree           | T        | 14        | 34.15% |  |
|                    | B        | 6         | 16.67% |  |
| Strongly disagree  | T        | 4         | 9.76%  |  |
|                    | B        | 9         | 25.00% |  |
| <b>Totals</b>      | <b>T</b> | <b>41</b> |        |  |
|                    | <b>B</b> | <b>36</b> |        |  |

16. I think homes should be spaced far apart from each other

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 9         | 21.95% |  |
|                    | B        | 14        | 37.84% |  |
| Agree              | T        | 9         | 21.95% |  |
|                    | B        | 7         | 18.92% |  |
| Somewhat agree     | T        | 9         | 21.95% |  |
|                    | B        | 4         | 10.81% |  |
| Not sure / Neutral | T        | 11        | 26.83% |  |
|                    | B        | 6         | 16.22% |  |
| Disagree           | T        | 3         | 7.32%  |  |
|                    | B        | 1         | 2.70%  |  |
| Strongly disagree  | T        | 0         | 0.00%  |  |
|                    | B        | 5         | 13.51% |  |
| <b>Totals</b>      | <b>T</b> | <b>41</b> |        |  |
|                    | <b>B</b> | <b>37</b> |        |  |

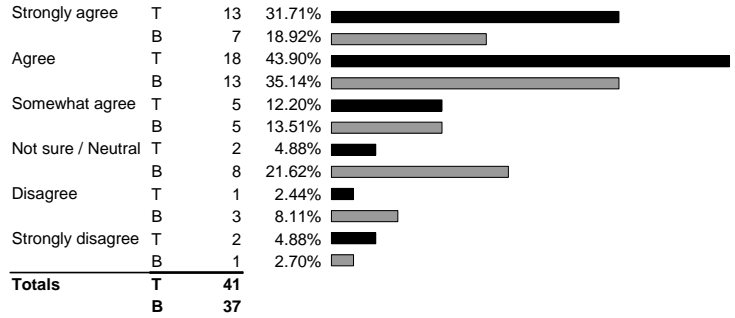
17. I prefer walking down a street that is narrow with buildings closer to the street.

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 1         | 2.44%  |  |
|                    | B        | 0         | 0.00%  |  |
| Agree              | T        | 0         | 0.00%  |  |
|                    | B        | 0         | 0.00%  |  |
| Somewhat agree     | T        | 0         | 0.00%  |  |
|                    | B        | 2         | 5.56%  |  |
| Not sure / Neutral | T        | 4         | 9.76%  |  |
|                    | B        | 7         | 19.44% |  |
| Disagree           | T        | 24        | 58.54% |  |
|                    | B        | 7         | 19.44% |  |
| Strongly disagree  | T        | 12        | 29.27% |  |
|                    | B        | 20        | 55.56% |  |
| <b>Totals</b>      | <b>T</b> | <b>41</b> |        |  |
|                    | <b>B</b> | <b>36</b> |        |  |

18 I prefer walking down a street that is wide with buildings set back further from the street.

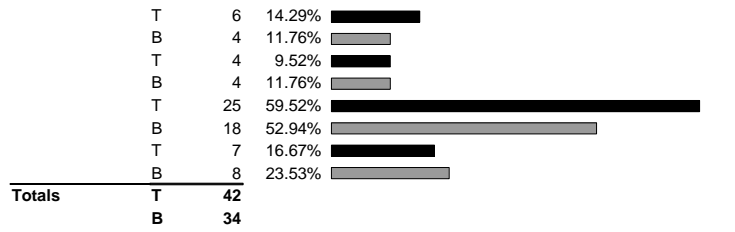
|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 11        | 26.83% |  |
|                    | B        | 9         | 24.32% |  |
| Agree              | T        | 21        | 51.22% |  |
|                    | B        | 13        | 35.14% |  |
| Somewhat agree     | T        | 3         | 7.32%  |  |
|                    | B        | 7         | 18.92% |  |
| Not sure / Neutral | T        | 5         | 12.20% |  |
|                    | B        | 8         | 21.62% |  |
| Disagree           | T        | 1         | 2.44%  |  |
|                    | B        | 0         | 0.00%  |  |
| Strongly disagree  | T        | 0         | 0.00%  |  |
|                    | B        | 0         | 0.00%  |  |
| <b>Totals</b>      | <b>T</b> | <b>41</b> |        |  |
|                    | <b>B</b> | <b>37</b> |        |  |

19. I like the way the Town looks when I am walking or driving down Center street

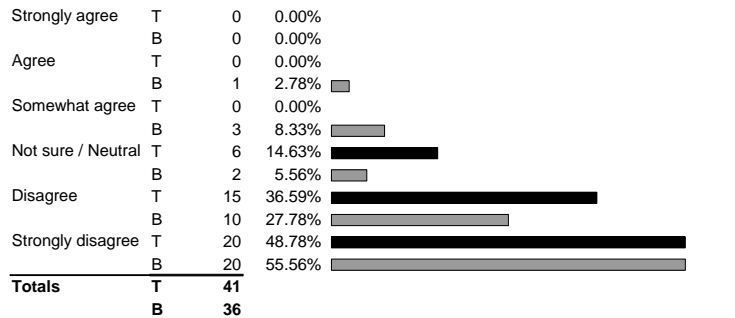


20. Which statement most accurately describes your preference for sidewalks, curb and gutter?

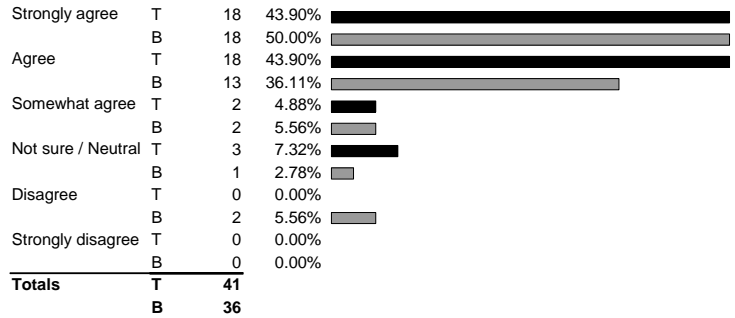
- I think sidewalks, curb and gutter should be required in new developments
- I think sidewalks, curb and gutter should be limited to main thoroughfares
- I think sidewalks, curb and gutter take away from the rural character of the community and should be avoided.
- I think only sidewalks should be provided in some areas of the community.



21. I think it's okay for houses in a neighborhood or subdivision to all look the same

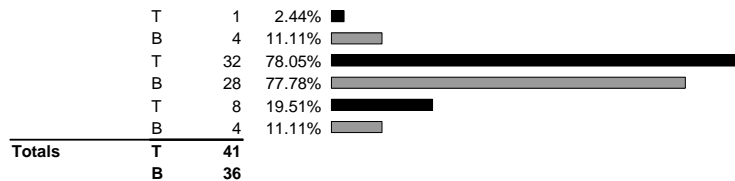


22. I prefer neighborhoods that have a mix of homes with different architectural styles.

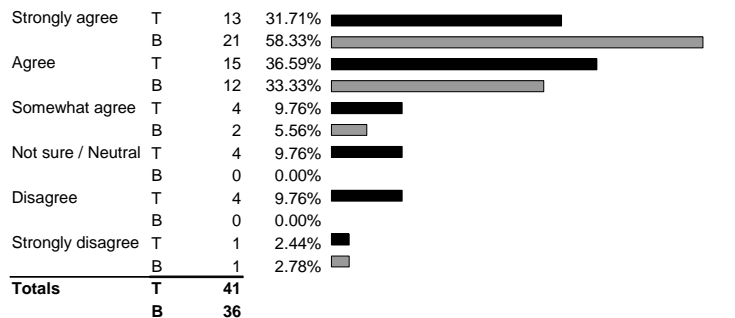


23. Check one that is most appropriate

- I don't mind gated or walled subdivisions.
- I would prefer not to see gated subdivisions in the area.
- I don't have a preference regarding gated subdivisions.



24. I am concerned about light trespass and think there should be restrictions on lighting in order to protect the night sky.



**25. Which statement most accurately describes your preference for street lamps?**

|                                                                                             |          |           |        |  |
|---------------------------------------------------------------------------------------------|----------|-----------|--------|--|
| I think street lamps are needed <i>throughout</i> the Community                             | T        | 4         | 9.09%  |  |
|                                                                                             | B        | 2         | 5.26%  |  |
| Street lamps should be provided only on <i>main thoroughfares</i>                           | T        | 9         | 20.45% |  |
|                                                                                             | B        | 13        | 34.21% |  |
| If additional street lamps are installed they should be limited to low impact lights only.  | T        | 18        | 40.91% |  |
|                                                                                             | B        | 9         | 23.68% |  |
| I think the street lights we have now are sufficient; no more should be added in the future | T        | 13        | 29.55% |  |
|                                                                                             | B        | 14        | 36.84% |  |
| <b>Totals</b>                                                                               | <b>T</b> | <b>44</b> |        |  |
|                                                                                             | <b>B</b> | <b>38</b> |        |  |

**26. Which statement most accurately describes your views on commercial uses in New Harmony? (mark as many that apply)**

|                                                                                                                                     |          |           |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|--------|--|
| As the Town grows, I wouldn't be opposed to new commercial amenities / businesses locating here                                     | T        | 10        | 24.39% |  |
|                                                                                                                                     | B        | 26        | 63.41% |  |
| I don't think the Town should allow commercial uses within its boundary or future build out area                                    | T        | 10        | 24.39% |  |
|                                                                                                                                     | B        | 2         | 4.88%  |  |
| I think it would be okay for some small, local businesses to exist in the area, but no franchises or strip mall type of development | T        | 20        | 48.78% |  |
|                                                                                                                                     | B        | 9         | 21.95% |  |
| I think any future commercial activity should be limited to the Town center.                                                        | T        | 1         | 2.44%  |  |
|                                                                                                                                     | B        | 4         | 9.76%  |  |
| <b>Totals</b>                                                                                                                       | <b>T</b> | <b>41</b> |        |  |
|                                                                                                                                     | <b>C</b> | <b>41</b> |        |  |

**27. I think some small businesses and residential homes can be on the same block.**

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 3         | 7.14%  |  |
|                    | B        | 1         | 2.78%  |  |
| Agree              | T        | 13        | 30.95% |  |
|                    | B        | 11        | 30.56% |  |
| Somewhat agree     | T        | 4         | 9.52%  |  |
|                    | B        | 10        | 27.78% |  |
| Not sure / Neutral | T        | 6         | 14.29% |  |
|                    | B        | 4         | 11.11% |  |
| Disagree           | T        | 5         | 11.90% |  |
|                    | B        | 4         | 11.11% |  |
| Strongly disagree  | T        | 11        | 26.19% |  |
|                    | B        | 6         | 16.67% |  |
| <b>Totals</b>      | <b>T</b> | <b>42</b> |        |  |
|                    | <b>B</b> | <b>36</b> |        |  |

**28. I think people should be allowed to have living quarters attached to their place of business.**

|                    |          |           |        |  |
|--------------------|----------|-----------|--------|--|
| Strongly agree     | T        | 2         | 5.00%  |  |
|                    | B        | 5         | 14.71% |  |
| Agree              | T        | 18        | 45.00% |  |
|                    | B        | 14        | 41.18% |  |
| Somewhat agree     | T        | 5         | 12.50% |  |
|                    | B        | 8         | 23.53% |  |
| Not sure / Neutral | T        | 5         | 12.50% |  |
|                    | B        | 5         | 14.71% |  |
| Disagree           | T        | 3         | 7.50%  |  |
|                    | B        | 0         | 0.00%  |  |
| Strongly disagree  | T        | 7         | 17.50% |  |
|                    | B        | 2         | 5.88%  |  |
| <b>Totals</b>      | <b>T</b> | <b>40</b> |        |  |
|                    | <b>B</b> | <b>34</b> |        |  |

**29. X those that apply**

|                                                                                                                                                                                     |          |           |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|--------|--|
| I think some mix of housing types should be allowed (ie, townhouses, duplexes, etc) in the New Harmony area, as long as they are well designed to fit the existing rural character. | T        | 6         | 14.29% |  |
|                                                                                                                                                                                     | B        | 8         | 20.51% |  |
| I think multi-family housing should be allowed as long as it is designed to fit the rural character of New Harmony by resembling single-family homes.                               | T        | 5         | 11.90% |  |
|                                                                                                                                                                                     | B        | 10        | 25.64% |  |
| I think all new housing in the New Harmony area should be detached single family houses.                                                                                            | T        | 31        | 73.81% |  |
|                                                                                                                                                                                     | B        | 21        | 53.85% |  |
| <b>Totals</b>                                                                                                                                                                       | <b>T</b> | <b>42</b> |        |  |
|                                                                                                                                                                                     | <b>B</b> | <b>39</b> |        |  |