


Summer 1981

A Case Study: Neighborhood II Conservation Plan

Alice Brooks-Giles
Western Kentucky University

Follow this and additional works at: <https://digitalcommons.wku.edu/theses>

 Part of the [African American Studies Commons](#), [Community-Based Research Commons](#), [Demography, Population, and Ecology Commons](#), [Inequality and Stratification Commons](#), [Nature and Society Relations Commons](#), [Physical and Environmental Geography Commons](#), and the [Race and Ethnicity Commons](#)

Recommended Citation

Brooks-Giles, Alice, "A Case Study: Neighborhood II Conservation Plan" (1981). *Masters Theses & Specialist Projects*. Paper 2178.
<https://digitalcommons.wku.edu/theses/2178>

This Thesis is brought to you for free and open access by TopSCHOLAR®. It has been accepted for inclusion in Masters Theses & Specialist Projects by an authorized administrator of TopSCHOLAR®. For more information, please contact topscholar@wku.edu.

Brooks-Giles,

Alice Faye

1981

A CASE STUDY:
NEIGHBORHOOD II CONSERVATION PLAN

A Thesis
Presented to
The Faculty of the Department of Geography
Western Kentucky University
Bowling Green, Kentucky

In Partial Fulfillment
of The Requirements for The Degree
Master of Public Service

By
Alice Faye Brooks-Giles

Summer 1981

AUTHORIZATION FOR USE OF THESIS

Permission is hereby

granted to the Western Kentucky University Library to make, or allow to be made photocopies, microfilm or other copies of this thesis for appropriate research or scholarly purposes.

reserved to the author for the making of any copies of this thesis except for brief sections for research or scholarly purposes.

Signed

Alice Lays Brooks Giles
by Wayne L. Hoffman/bl

Date

July 28, 1981

Please place an "X" in the appropriate box.

This form will be filed with the original of the thesis and will control future use of the thesis.

ACKNOWLEDGEMENT

It is traditional upon completion of a thesis to acknowledge the assistance and encouragement of the many persons who contributed to its completion.

To my advisor, Dr. Wayne Hoffman of the Department of Geography, I would like to express my sincere thanks for allowing me this opportunity. Thanks also to Corey, Flemming, and Christine, without their love, support, and encouragement this would not be possible. Finally thanks to Bonita Richey who did the typing and gave this study its final form.

A CASE STUDY:

NEIGHBORHOOD II CONSERVATION PLAN

Wayne Hoffman
Director of Thesis
Albert J. Petersen Jr.
James M. Singham
Approved 7/27/81
Date

Elmer Gray
Dean of the Graduate College
Approved July 28, 1981
Date

TABLE OF CONTENTS

	<u>PAGE</u>
ACKNOWLEDGEMENTS.....	iii
TABLE OF CONTENTS.....	iv
LIST OF TABLES.....	vi
LIST OF FIGURES.....	vii
Chapter	
1. Introduction and Case Study.....	1
Purpose of the Study.....	4
Scope of the Study.....	4
Method of Analysis.....	5
Summary.....	8
2. Existing Conditions.....	10
Socioeconomic Factors.....	10
Public Facilities and Services.....	14
Housing.....	25
Land Use.....	28
Special Problems.....	30
3. Goals and Policies.....	37
Traffic Modes.....	38
Recreational Service.....	38
Enhance Living Condition.....	39
Minimize Incompatible Land Use.....	39
Historical Preservation.....	40
Implementation.....	40

	<u>PAGE</u>
4. Problems, Issues, and Alternatives.....	42
Residential Problems, Issues & Alternatives....	43
Nonresidential Problems, Issues and Alternatives.....	48
Problems, Issues, and Alternatives Related to Public Services and Facilities.....	49
5. Summary and Conclusion of Conservation Plan....	54
APPENDIX.....	57
SELECTED BIBLIOGRAPHY.....	72

LIST OF TABLES

<u>TABLES</u>	<u>PAGE</u>
1. Age Composition of Neighborhood II, 1979.....	12
2. Family Income of Neighborhood II, 1979.....	13
3. Employment by Types Neighborhood II.....	15
4. Area of Historical Significance.....	33

LIST OF FIGURES

<u>FIGURES</u>	<u>PAGE</u>
1. Neighborhood II Boundary.....	2
2. Sub-Neighborhood.....	7
3. Neighborhood II Parks and Open Space.....	17
4. Overgrown Area in Neighborhood II.....	19
5. Neighborhood II Sanitary Sewer System.....	20
6. Neighborhood II Water Distribution System.....	21
7. Walnut Street and South Campbell Street.....	23
8. Neighborhood II Traffic Counts.....	24
9. Neighborhood II Substandard Housing Concentration.	27
10. Substandard Housing.....	29
11. Neighborhood II Existing Land Use and Zoning.....	31
12. Neighborhood II Historical Areas.....	32
13. Places of Historical Significance.....	34
14. Existing Land Use and Alternative Zoning.....	47
15. Alternative Traffic Flow in Neighborhood II.....	51

CHAPTER 1

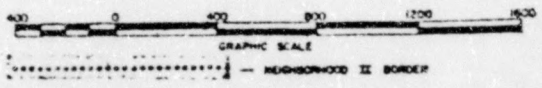
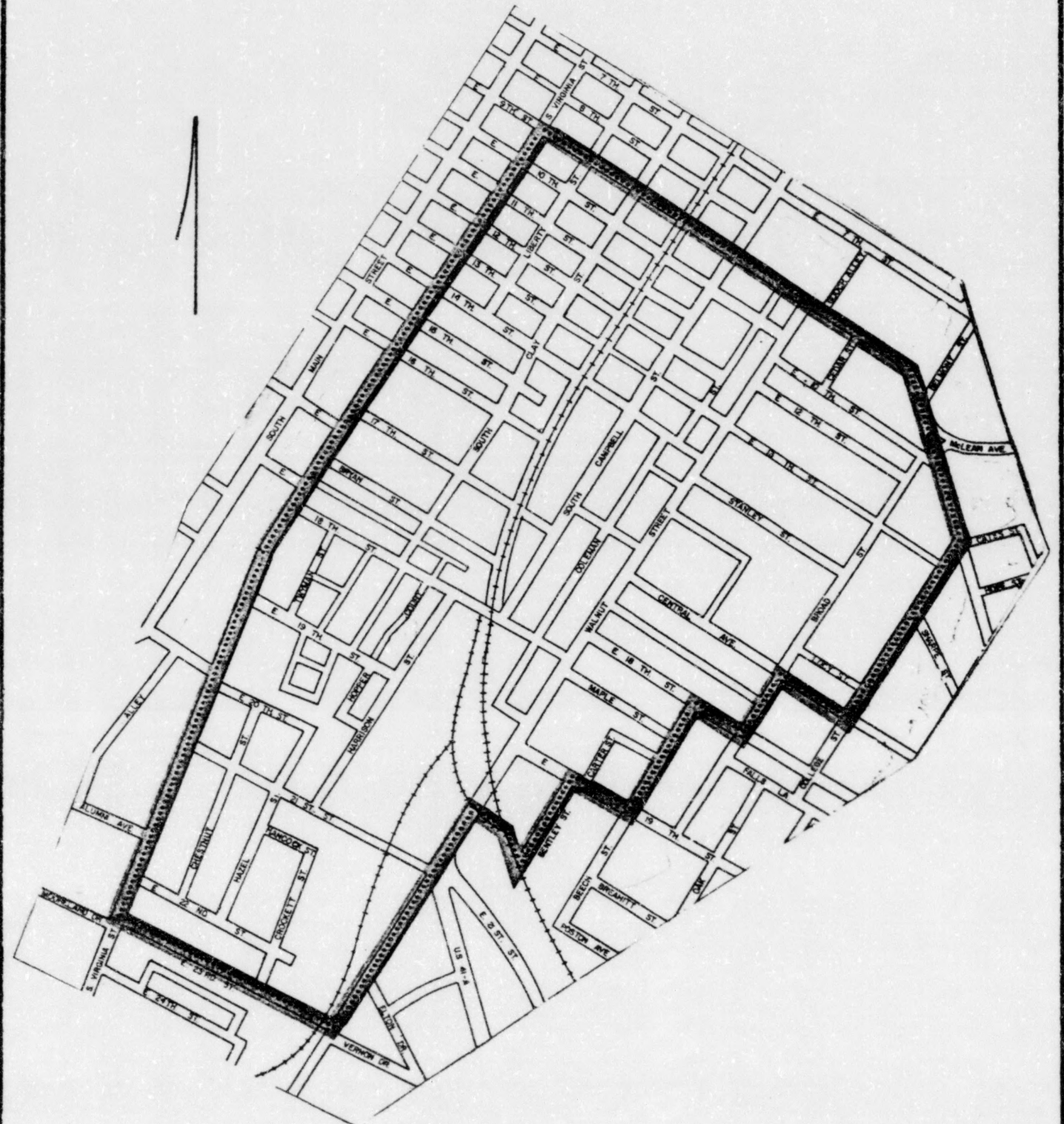
INTRODUCTION AND CASE STUDY

Since the early 1970's there has been a nation wide concern over the "death and rebirth" of neighborhoods. Many early studies examined the increased incidence of accelerated neighborhood decline and abandonment which is the point of decline.¹ These studies led to a thorough examination of indicators and causes of neighborhood decline; they offer some possible solutions.

This study was initiated to demonstrate how declining neighborhoods can be revitalized through the cooperation and partnership of local residents, financial institutions, and local government. The Neighborhood II Conservation Plan assumes that interested and informed residents can plan their own environment just as they plan their own family affairs and budget their incomes. The plan further assumes that residents working together as a team can revitalize their neighborhood at the point of decline. This study pursues various approaches to neighborhood preservation which may be useful to other cities.

The study area - Neighborhood II - is located in Hopkinsville, Kentucky, immediately adjacent to the Durrett Avenue Neighborhood and bound by 9th Street, South Virginia Street, and 23rd Street, as shown on Figure 1. In addition,

NEIGHBORHOOD II



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 1

Neighborhood II is a vital link between the Hopkinsville Central Business District and the Fort Campbell Boulevard Commercial Strip.

Neighborhood II was chosen for analysis because it is at a point in its history when it can be economically conserved without a major redevelopment project. Most of Neighborhood II's housing stock is in sound condition, yet there is a small percentage of deterioration which needs attention.

In 1975, the Community Change Project began working with Neighborhood II. The boundary at that time was immediately adjacent to the Durrett Avenue Neighborhood and bound by 9th Street and the Louisville and Nashville Railroad Tracks.² During the months of November and December of 1975, a survey of the neighborhood was completed. Using the information compiled in the survey, the Neighborhood II Residential Task Force was formed. Later, a Commercial Task Force was formed. The information collected by the Community Change Committee was not utilized for several reasons. Mainly because the neighborhood had undergone a population change, data were invalid, and the previous boundary had been changed to include the area from the Louisville and Nashville Railroad to South Virginia Street and 23rd Street. The project sought to use a collaborative approach to develop leadership in a specific neighborhood and, within city government, to plan for the delivery of services to the neighborhood - as well as to effect an attitude change.³

PURPOSE OF THE STUDY

The major purpose of this study is to review basic trends in neighborhood preservation and to recommend goals, policies, and alternatives to achieve a compatible and desirable living environment for area residents. There are certain important elements that are necessary for successful neighborhood revitalization. A first and primary requirement is an understanding of and a sensitivity to the needs of a neighborhood and its residents. The residents must be involved in any revitalization plans made, and they should play a responsible role in carrying out those plans. A second element is concern for and recognition of the social issues which affect the total environment of the neighborhood. It is not enough to rehabilitate housing; successful revitalization must include other considerations such as public facilities and services, crime, traffic, recreation, and further development.⁴

SCOPE OF THE STUDY

Addressing the characteristics of neighborhood preservation, the study concerns itself with five working categories: socioeconomic factors, public facilities and services, housing, land use, and special problems. The analysis of these components is of vital concern. Since a desirable environment depends upon the features of the physical, social, and socioeconomic make-up of Neighborhood II, a complete examination of the composition is necessary to

estimate the needs of the community, In addition, residential demands will be heavily dependent upon the housing characteristics of the population, especially in an area of blight. Consideration is also given to the aesthetic as well as the layout of streets and utilities. The plan is concerned with housing because homes utilize more land than any other activity in the neighborhood. The plan is concerned with providing public facilities to adequately support the neighborhood. The study examines how the five components interrelate to each other.

The revitalization and conservation plan includes:

- 1) A determination of neighborhood livability and leadership.
- 2) An increased concern and awareness of the desires of the residents.
- 3) A means to inform and involve the business community.
- 4) Ideas or projects that could be used in other neighborhoods of the city.
- 5) An overall evaluation of the mental health of a Neighborhood.
- 6) Recommendation of goals and policies for the improvement of Neighborhood II.

METHOD AND ANALYSIS

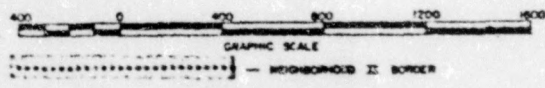
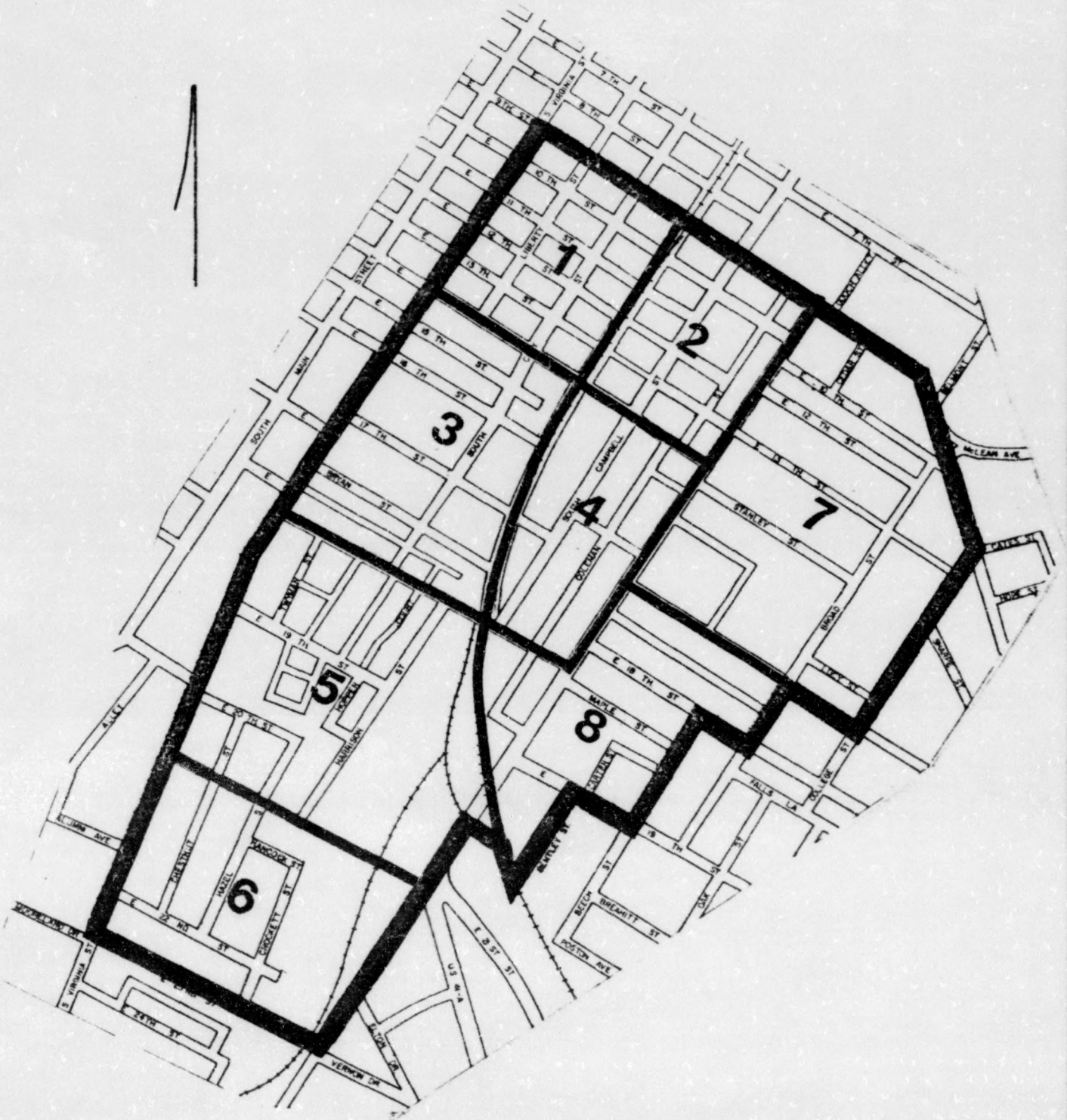
The preparation of The Neighborhood II Conservation Plan entails collection of data and assembly and analysis of the information. Current and reliable information was provided as a result of an inventory and survey of the Neighborhood II area. Data were collected on such variables

as transportation, occupation, general income level, housing types, population, age and sex distribution, racial and ethnic character of the neighborhood.

Utilizing accepted sampling methods, three different surveys were used. The first survey used a systematic random sample design. As illustrated by Figure 2, Neighborhood II was divided into eight sub-neighborhoods; and within each, twelve (12) interviews were conducted. In this case every third house was interviewed. The sample frame of 96 dwellings represented the approximately 550 dwellings in Neighborhood II. The second survey involved a mail-out questionnaire to businesses located in the study area. A copy of the survey form and the questionnaire, including the tabulated results, are located in the appendix. To adequately determine the extent of housing deterioration without directly involving all residents of the area, a windshield survey (the third survey) was undertaken. Although there was a limited amount of blight, its spread is likely to continue if measures are not taken to alleviate deterioration. The use of the windshield survey method provided a quick and accurate illustration of which sections within the neighborhood were industrial, commercial, residential, open space, and unique problem areas.

After all necessary and available data were collected and analyzed, goals and policies were formulated. These goals and policies represented the desired end of the redevelopment effort. Planning of any type usually begins when a need

SUB-NEIGHBORHOODS



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 2

for change in conditions is discovered. It is vital to examine every aspect of the data. Based on this analysis, problems and issues can be established.

SUMMARY

Various factors are seen as having a significant influence on the revitalization of the neighborhood. The purpose of this study is to consolidate appropriate data from which recommendations can be developed for the improvement of both the social and physical aspects of one neighborhood located in Hopkinsville, Kentucky.

The solution of the neighborhood deterioration problem may be as diverse and varied as the problem itself. Different neighborhoods require different actions, but each approach must concern itself with all the issues and problems affecting the area. There are no easy answers; any solution will require pragmatic analysis, sound planning, and hard work. Chapter 2 of the study involves an analysis of existing conditions within the study area. Chapter 3 will state the goals and policies of the study. Chapter 4 will concern problems and issues, including alternatives to those problems. The final chapter, Chapter 5, contains the summary and conclusion.

FOOTNOTES

¹These studies examine the increased decline in neighborhoods: Durrett Avenue Redevelopment Plan, (Hopkinsville, Kentucky: Hopkinsville-Christian Planning Commission, 1974); Value of Neighborhood Planning, (Atlanta, Georgia: Atlanta Department for Planning and Urban Research and Development, June, 1973); Neighborhood Analysis, (Hopkinsville, Kentucky: Hopkinsville-Christian County Planning Commission, 1965); Neighborhood Conservation Program, (Arlington County, Virginia: Arlington County Department of Environmental Affairs, October, 1973); and Efraim Gil, Neighborhood Zoning, (Chicago, Illinois: Planning Advisory Service ASPO, 1975).

²Durrett Avenue Redevelopment Plan, (Hopkinsville, Kentucky: Hopkinsville-Christian County Planning Commission, April, 1975) page 2.

³A Guide to Neighborhood Ecology, (Washington, D.C.: Center for the Visual Environment, June 1975), page 2.

CHAPTER 2

EXISTING CONDITIONS

Neighborhood II, one of the oldest neighborhoods in Hopkinsville, Kentucky, was part of the 1045 acres annexed to Hopkinsville in 1878.¹ The neighborhood consists primarily of single family homes, commercial establishments, and industry, with a grid-iron street pattern. At present, sections of the neighborhood are in a state of transition. The once primarily white neighborhood is now approximately 50% white and 50% non-white. The neighborhood is characterized by a few dilapidated houses crowded among a block of sound structures and by a mixture of incompatible land uses. The borders of Neighborhood II, on the northwest portion, are composed of commercial establishments. This chapter will discuss those factors currently existing in the study area.

SOCIO-ECONOMIC FACTORS

The most important characteristic when analyzing a community is its population. As previously stated, Neighborhood II is in transition, racially and economically. The present population of Neighborhood II is estimated to be approximately 2,000 people. This estimate was based on the

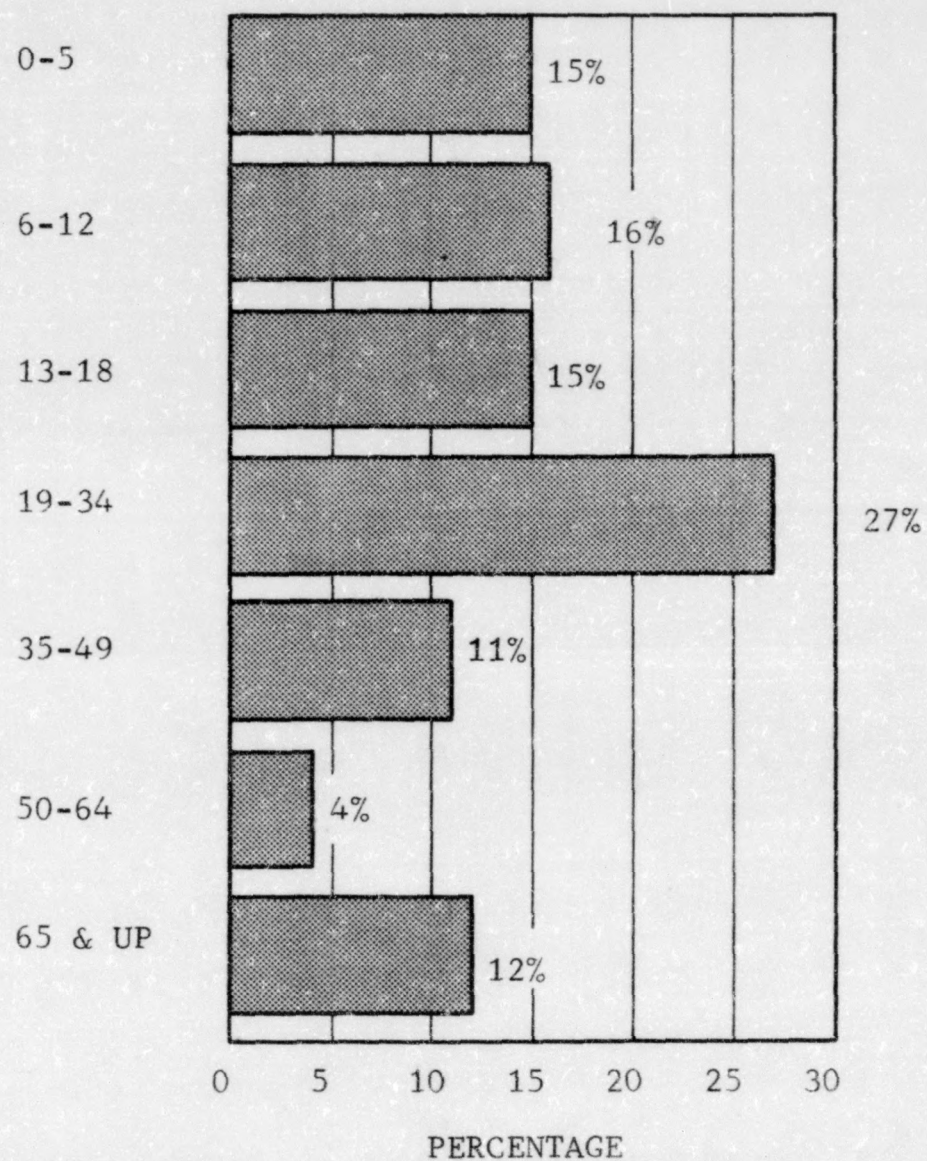
Neighborhood II door-to-door survey.²

The single largest age group in the neighborhood is between 19 years and 34 years of age, comprising 27% of the population. This group is followed by those groups below the age of 18 years, which constitute 46% of the total population. Twelve percent of the citizens are over 65 years of age. The age breakdown for the study area is illustrated on Table 1.

Racial change is a most notable aspect of Neighborhood II. As indicated in 1977, 50% of the population is white as opposed to 50% non-white. A neighborhood study completed in 1965 by the then Hopkinsville Municipal Planning Commission indicated that the study area had a 90% white population at that time.³ This racial change can be explained by the fact that as the housing stock in the Durrett Avenue Neighborhood deteriorated, families moved from that area to the present study area. As blacks moved in, whites moved out, thus creating "neighborhood tipping and racial transition." The neighborhood tipping point is a threshold after which there is an accelerated rate of white out-migration from a neighborhood.⁴

Of the households in Neighborhood II, only 15% have an income of \$10,000 and above, while 65% have an income below \$10,000. Income data were unavailable on 20% of the households (See Table 2). As shown, 27% of the families are existing on an income of \$4,999 and below. The survey revealed that there were 4.06 persons per unit. There

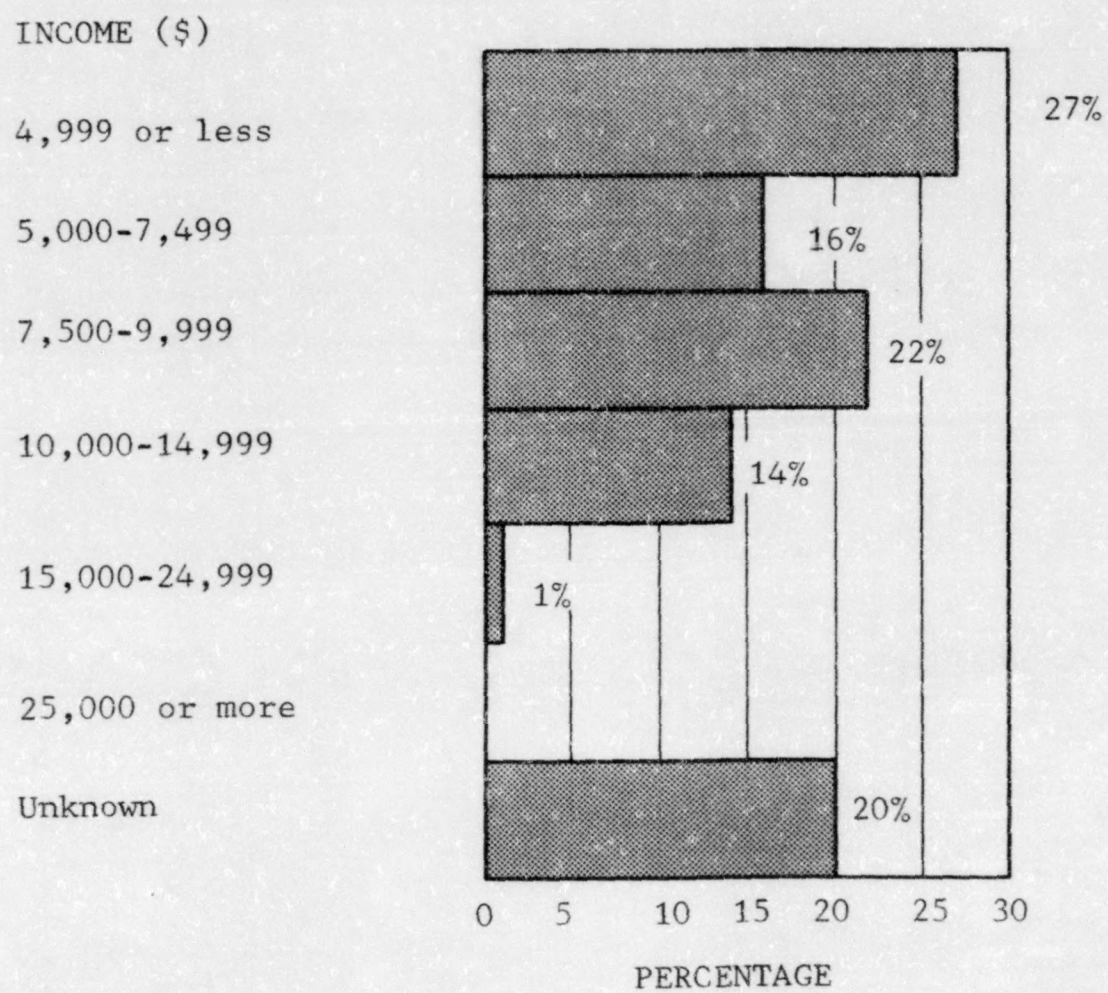
TABLE 1

AGE COMPOSITION OF NEIGHBORHOOD II 1979
HOPKINSVILLE, KENTUCKY

Source: Calculated by author

TABLE 2

FAMILY INCOME OF NEIGHBORHOOD II 1979
HOPKINSVILLE, KENTUCKY



Source: Calculated by author

are considerable families far below the national average of approximately \$15,000 for a family of four.⁵

Employment conditions in the study area must be reviewed. A breakdown of employment by type in Neighborhood II is illustrated on Table 3. The trends in family income and types of employment strongly support the assumption that Neighborhood II is predominately a "blue collar" working class community.

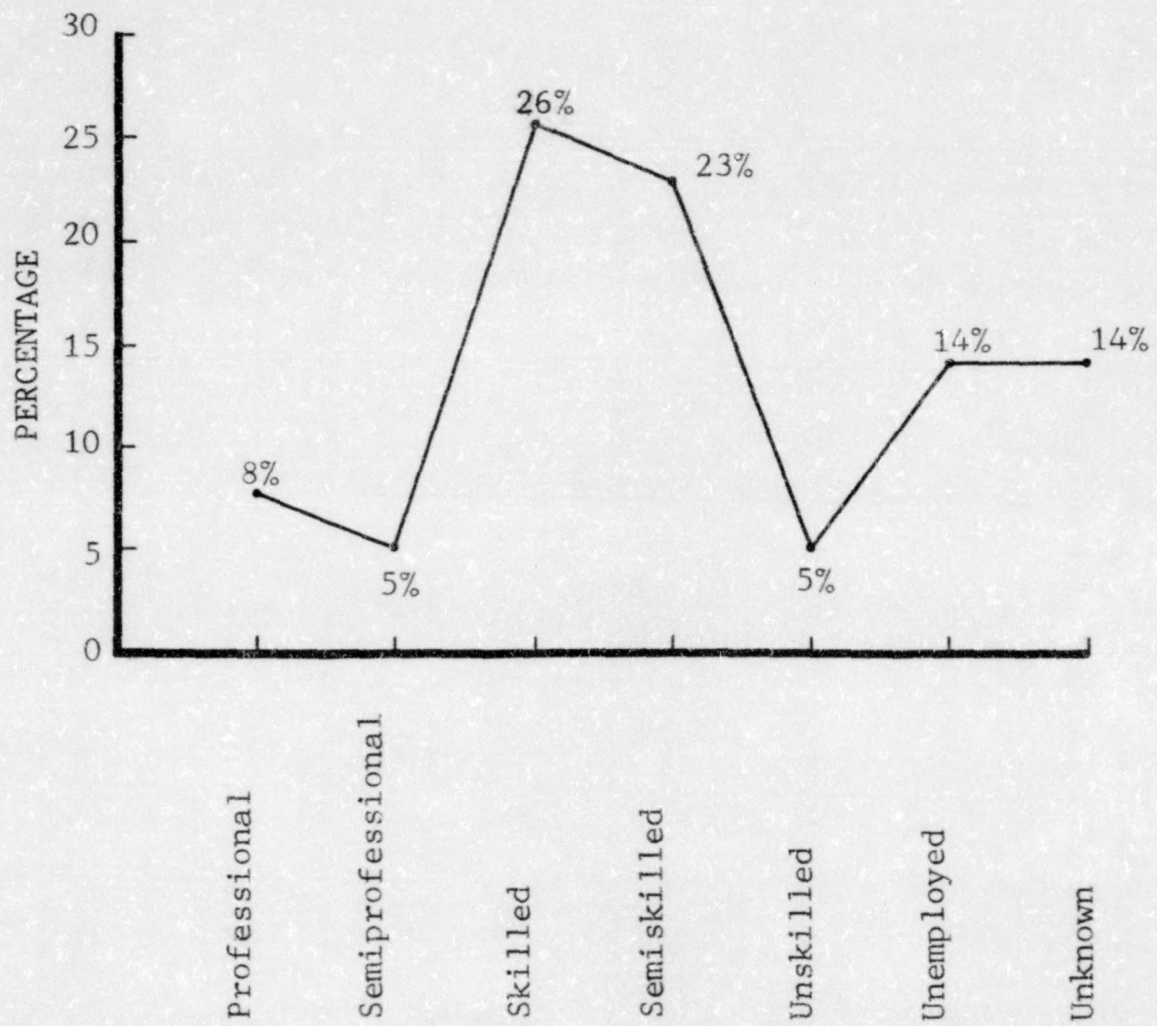
Equal education opportunities should be available to all children irrespective of socioeconomic status or race. Approximately 46% of the total population of the study area are of school age. The median level of education for residents in the study area is 12th grade. The proportion of residents with more than a high school education is 38%, and approximately 37% have less than an elementary school education.

PUBLIC FACILITIES AND SERVICES

Providing a wide range of public facilities and services is a primary concern in neighborhood preservation. The type, size, and location of public facilities and services, within the neighborhood, should be consistent with the population and needs of the citizens of the neighborhood.

An important element in maintaining residential stability is the feeling of individual safety and personal well being. There are three fire stations in Hopkinsville, and all three are in close range of Neighborhood II. It takes

TABLE 3

EMPLOYMENT BY TYPES NEIGHBORHOOD II
HOPKINSVILLE, KENTUCKY

Source: Calculated by author

approximately two minutes for a fire-fighting facility to respond to an emergency in the study. Police protection in the study area is also adequate. The response time for the police department to the study area is approximately two minutes. There are at least three patrolmen (on duty) in the area at all times.

Within Neighborhood II, recreational facilities are limited. Presently, there are two parks (Peace Park and 18th Street Park) located in the study area. These parks are located as shown on Figure 3. Recreational facilities are limited in both parks. Peace Park facilities are limited to a tennis court, while the 18th Street Park has a tennis court, mini-park playground equipment, and picnic facilities.

The Hopkinsville Recreational Commission oversees all recreational activities and facilities in Hopkinsville, including those located in Neighborhood II. In the past, limited activities have taken place at the Peace Park. Based on the survey of the study area, the residential sector felt that recreational facilities and availability were inadequate, but the deficiencies were not considered as primary.

In terms of additional recreational needs, open space should be considered as a means of providing for additional recreational facilities. Approximately one percent of the total area within Neighborhood II is open space. Many of the vacant sites are the result of demolished

PARKS AND OPEN SPACE

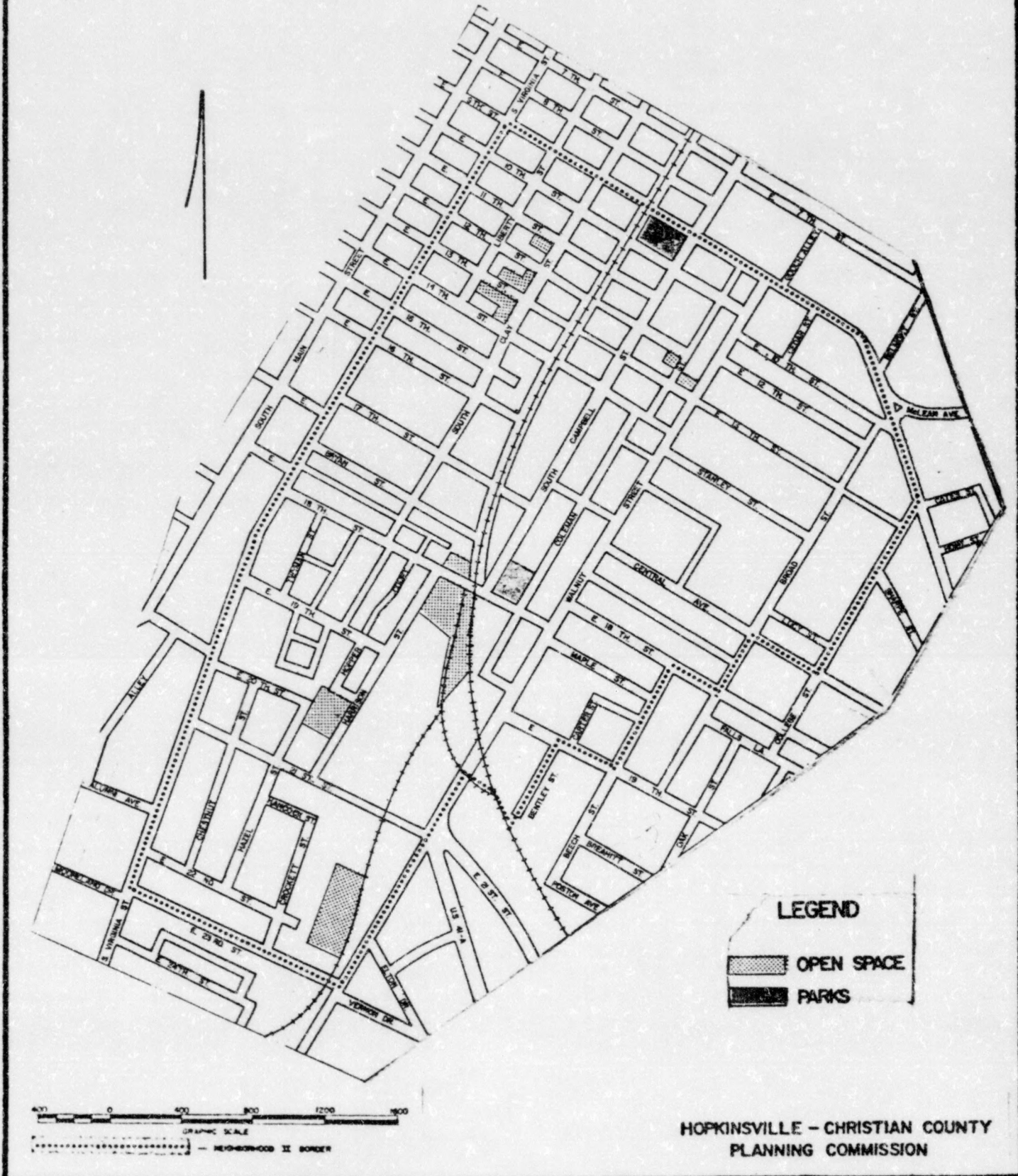


Figure 3

houses and buildings and of undeveloped, overgrown property (Figure 4). More open space will appear as a result of dilapidated houses which cannot be restored and will later be razed. The location of open space in the study area is shown on Figure 3.

The provision of a safe and sanitary living environment is a major need for every citizen. Maintenance of safe and sanitary water and sewer services at a sufficient level enhance the desirability of the neighborhood.⁶ The function of the sanitary sewer system is to collect and transport wastewater from individual buildings to a treatment plant. The principal purpose of the sanitary system is to avoid contamination of natural waterways, as shown on Figure 5.

Water and sewer services are provided by the Sewage and Water Commission of Hopkinsville, Kentucky. The availability of public sanitary sewers is a key service, supporting the livability of a neighborhood. Adequate sewer systems are necessary for preserving the public's health and safety. The residents in Neighborhood II are served by 8-inch mains and 6-inch lateral lines that adequately serve both residential and commercial dwellings, as shown on Figure 6.

As shown on Figure 6, fire hydrants are sufficient in number, located throughout the neighborhood. The availability of a sufficient quantity of hydrants for adequately satisfying consumer demand and adequate pressure for fire fighting are primary requirements.

Copies

May Not

Film

Well!

OPEN SPACE IN NEIGHBORHOOD II

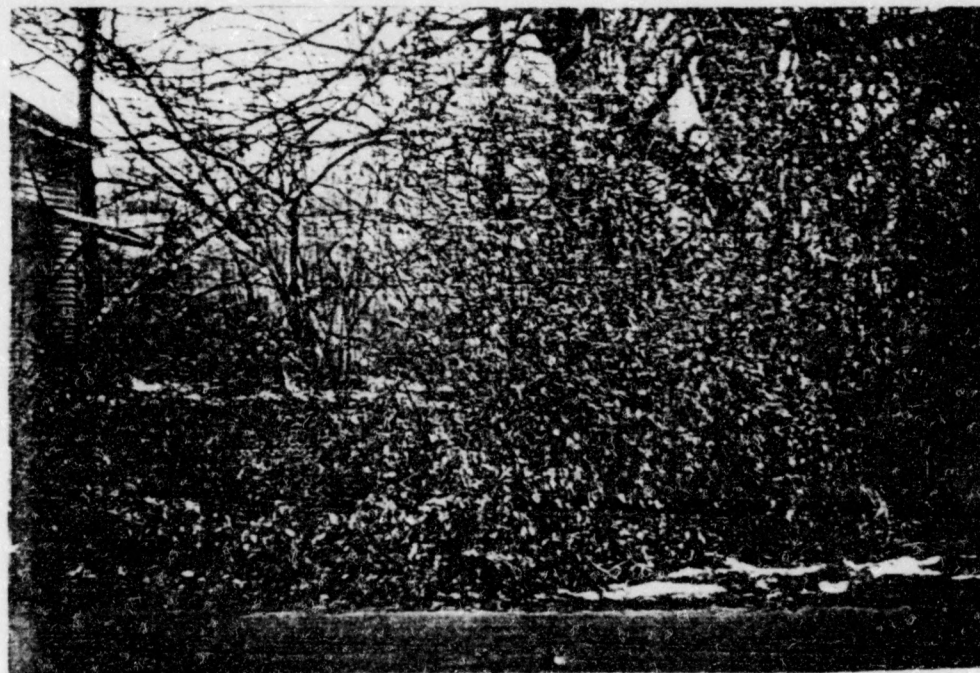
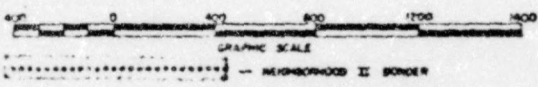
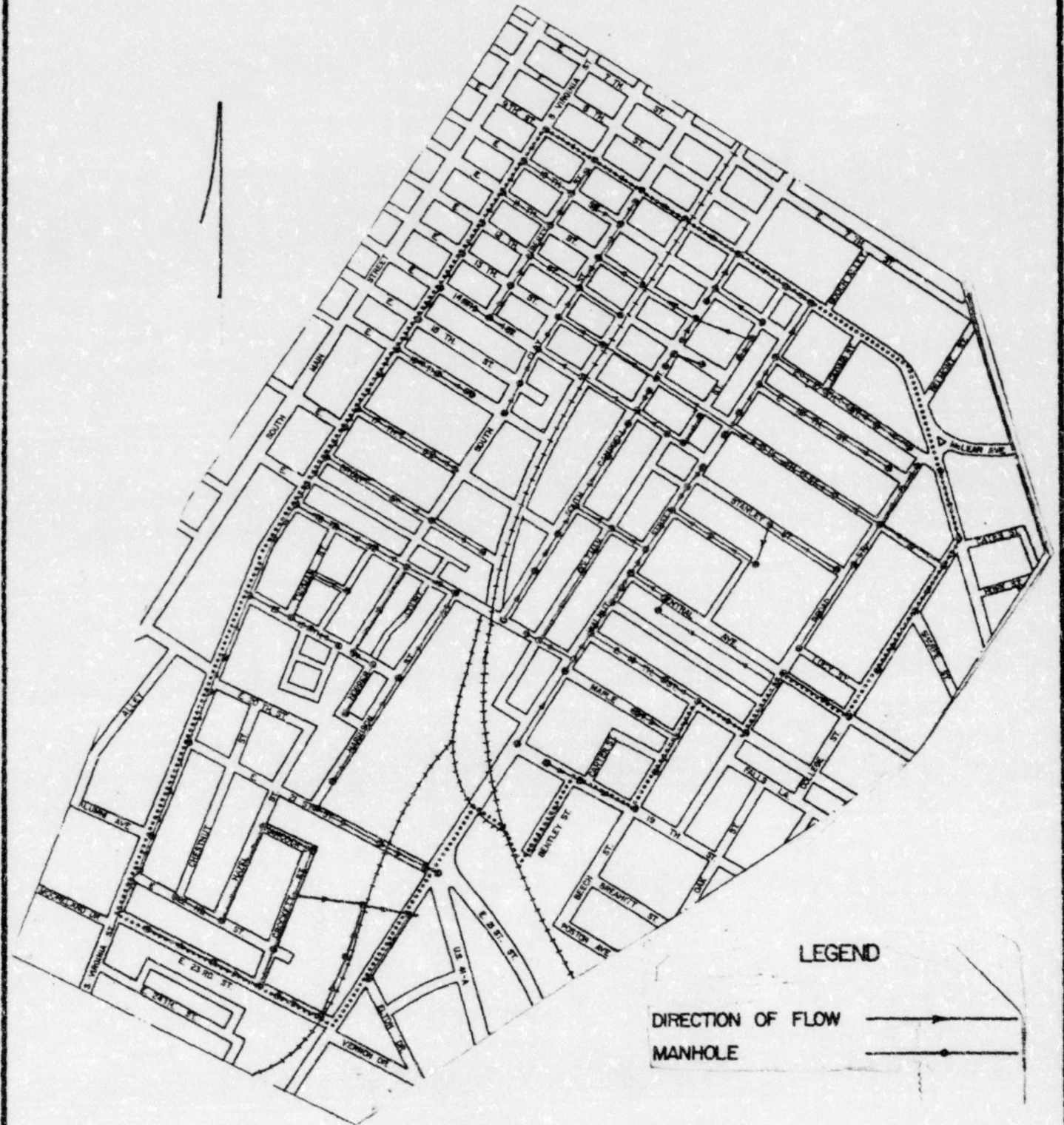



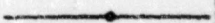
Figure 4

SANITARY SYSTEM



LEGEND

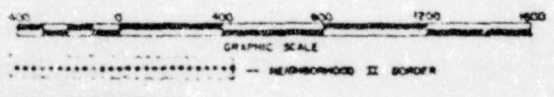
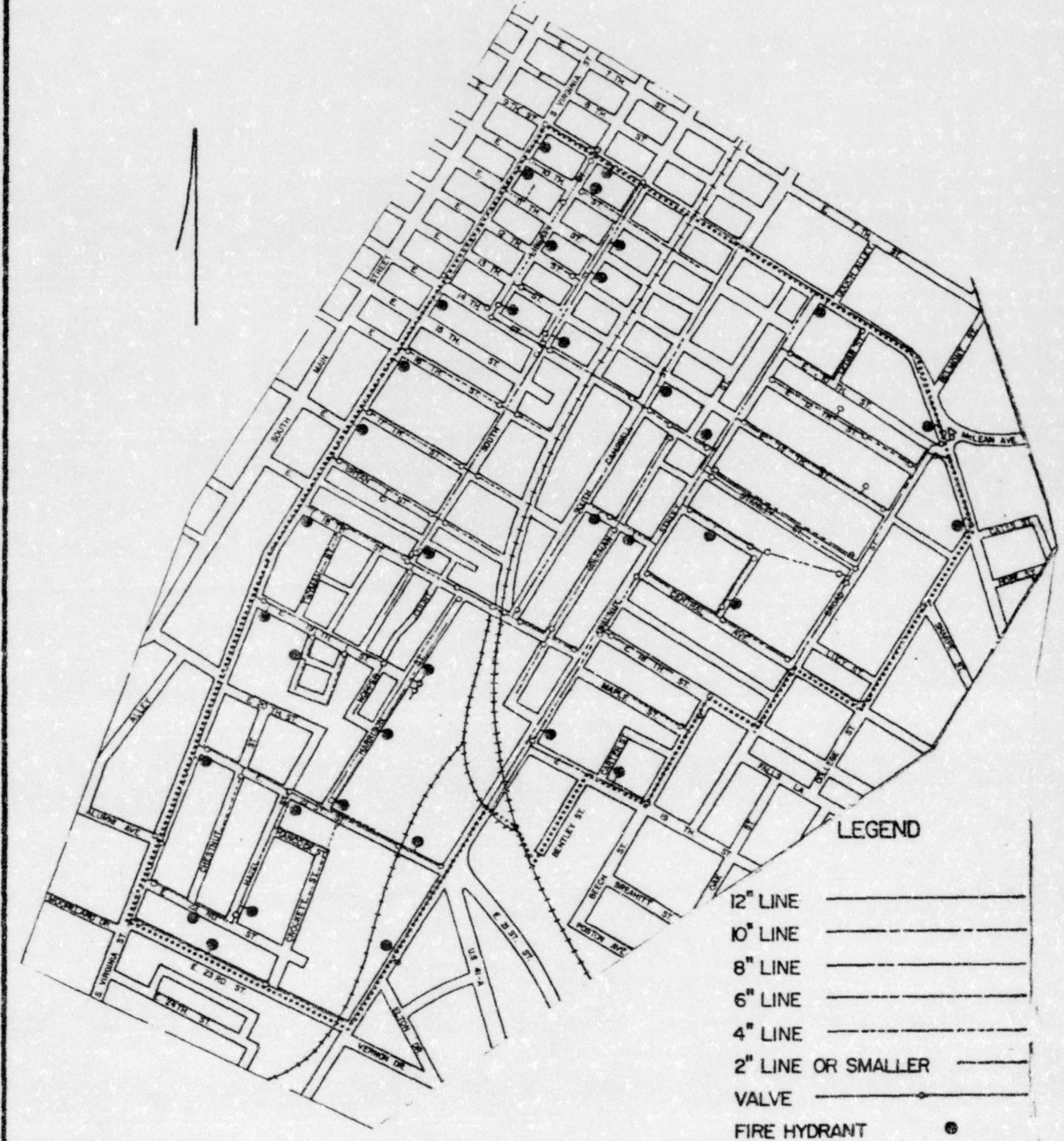
DIRECTION OF FLOW 

MANHOLE 

HOPKINSVILLE - CHRISTIAN COUNTY
 PLANNING COMMISSION

Figure 5

WATER DISTRIBUTION SYSTEM



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 6

Transportation planning seeks to provide a safe, functional, and efficient network for vehicular movement between land use. Transportation should be viewed as a comprehensive framework, encompassing all modes for the convenience of people and goods throughout the neighborhood. Presently there are two main arterials in Neighborhood II, Walnut Street and South Campbell Street. Both Walnut Street and South Campbell Street are sufficient to carry most of the local traffic throughout the city; however, Walnut Street is used by tourists and truck drivers to avoid the tolls on the Pennyrile Parkway, thus creating a deficiency (Figure 7). Another traffic deficiency is located on 21st Street, especially at the intersection of Walnut Street and Fort Campbell Boulevard.

Walnut Street carries a traffic volume of about 11,725 vehicles per day (VPD), while South Campbell Street carries an average of 2,727 VPD (Figure 8). Walnut Street may be characterized as having heavy traffic volume (10,000-20,000), whereas South Campbell Street may be classified as medium (2,000-10,000).⁷ Streets, classified by traffic volume as heavy or medium, are characterized by excessive speed and noise. In addition, there is very little social interaction on heavy or medium streets. Generally, on the heavy and medium volume streets, residents live in their homes a shorter time than those living on light volume streets. Also, the latter has a higher level of income, which further indicates that traffic is directly correlated to the living

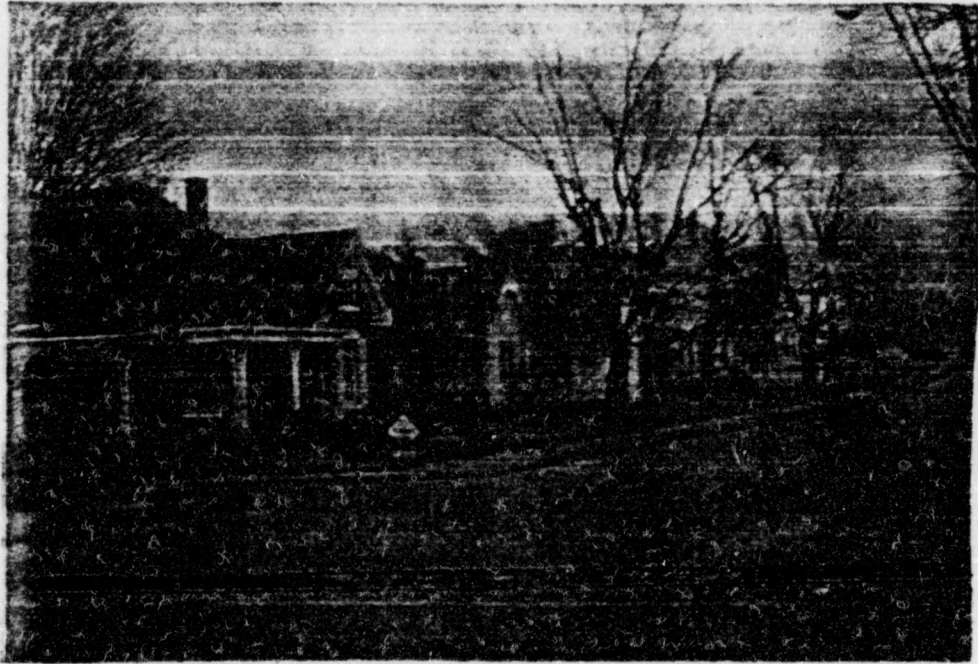
Copies

May Not

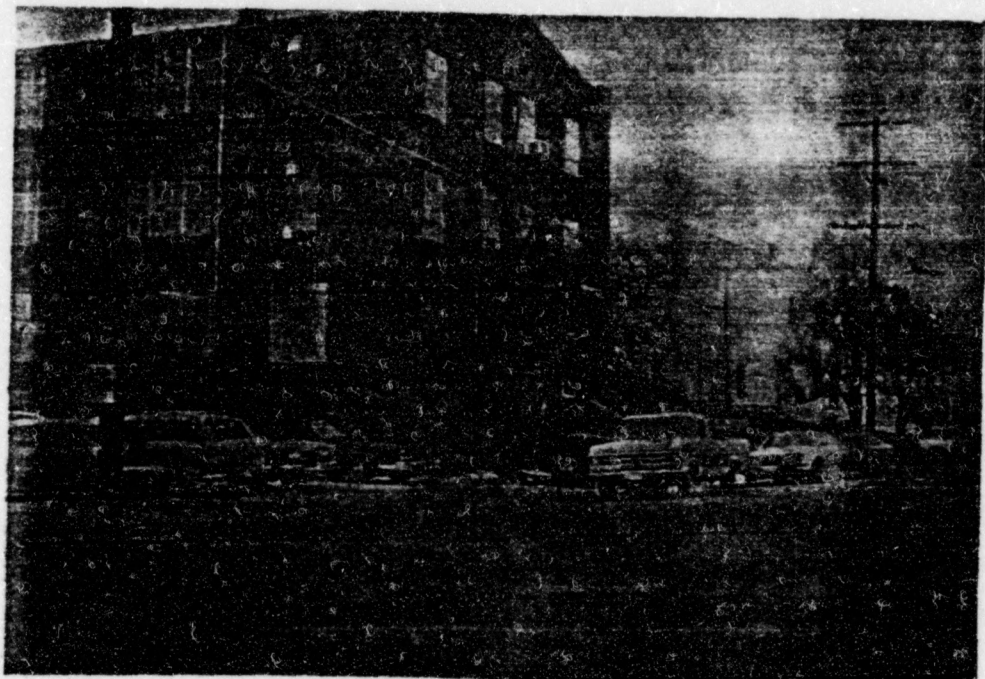
Film

Well!

WALNUT STREET AND SOUTH CAMPBELL STREET



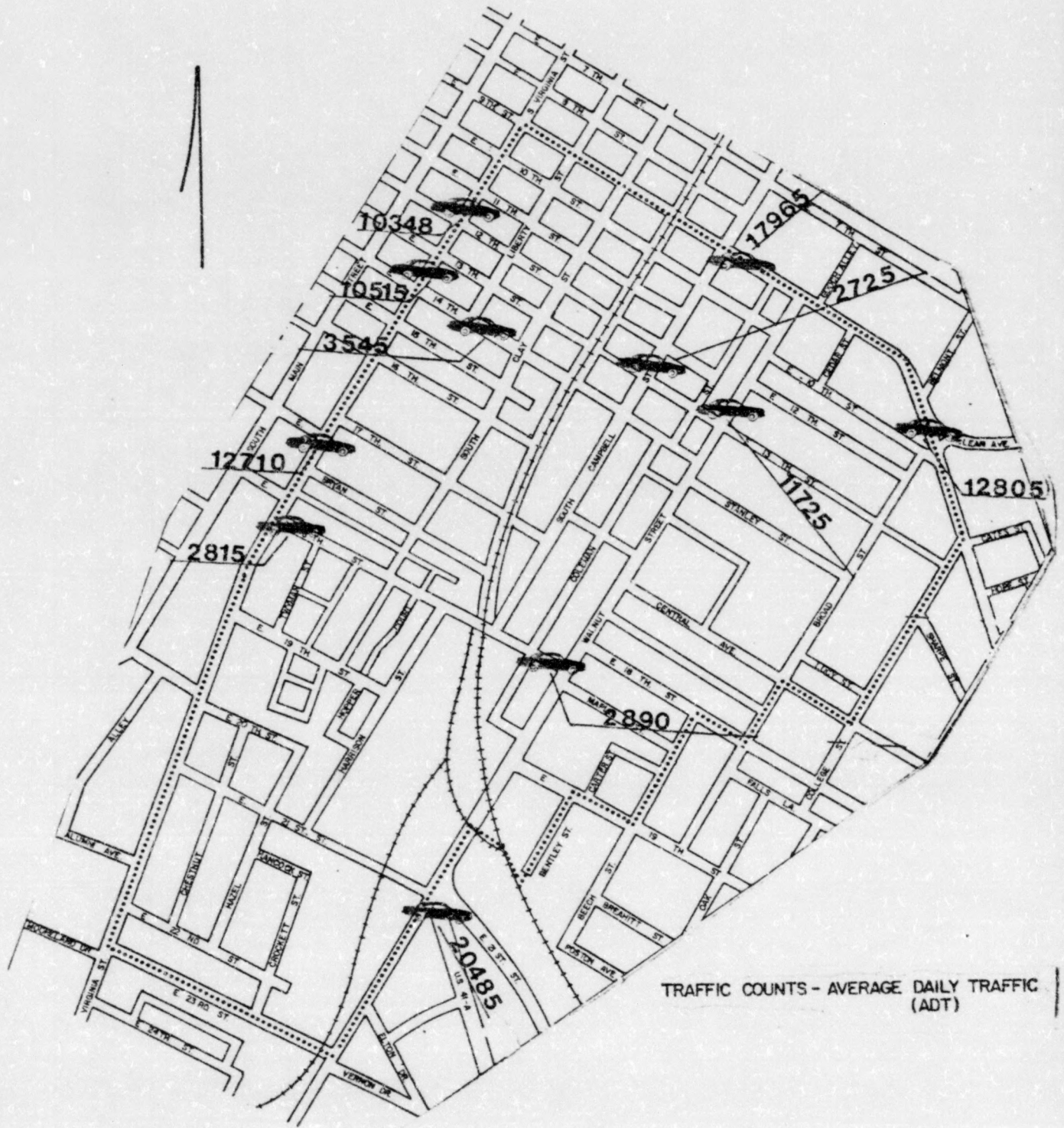
WALNUT STREET



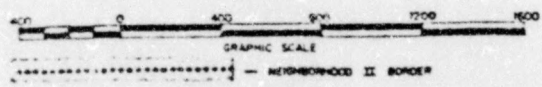
SOUTH CAMPBELL STREET

Figure 7

TRAFFIC COUNTS



TRAFFIC COUNTS - AVERAGE DAILY TRAFFIC (ADT)



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 8

environment of residents on various types of streets.

HOUSING

Housing within Neighborhood II is a mixture of standard residential units and absentee ownership rental property. There exists a housing problem in the study area, as well as everywhere in the City of Hopkinsville and the state of Kentucky. Although, the housing problem in the study area is not as visible as in other neighborhoods, a strong neighborhood exhibits a lively and inviting physical exterior. An area replete with dilapidated houses, litterstrewn streets, broken street lamps, and abandoned buildings is more than just a collection of unattractive "design elements." The physical decay is a vital expression of decay and human neglect.⁸

The rapid racial and economical shift in the area has had marked effects on housing quality. The area has begun to show visible symptoms of housing problems. Housing quality and upkeep appears to be uneven. Blocks of neatly kept houses are sandwiched between blocks spotted with houses in deteriorating conditions. Nevertheless, it is clear that the time is at hand to arrest the continued downhill trend of housing in the area and to introduce programs to return the neighborhood as a viable unit.

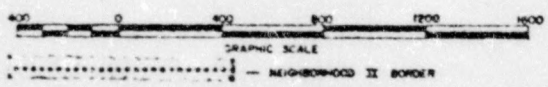
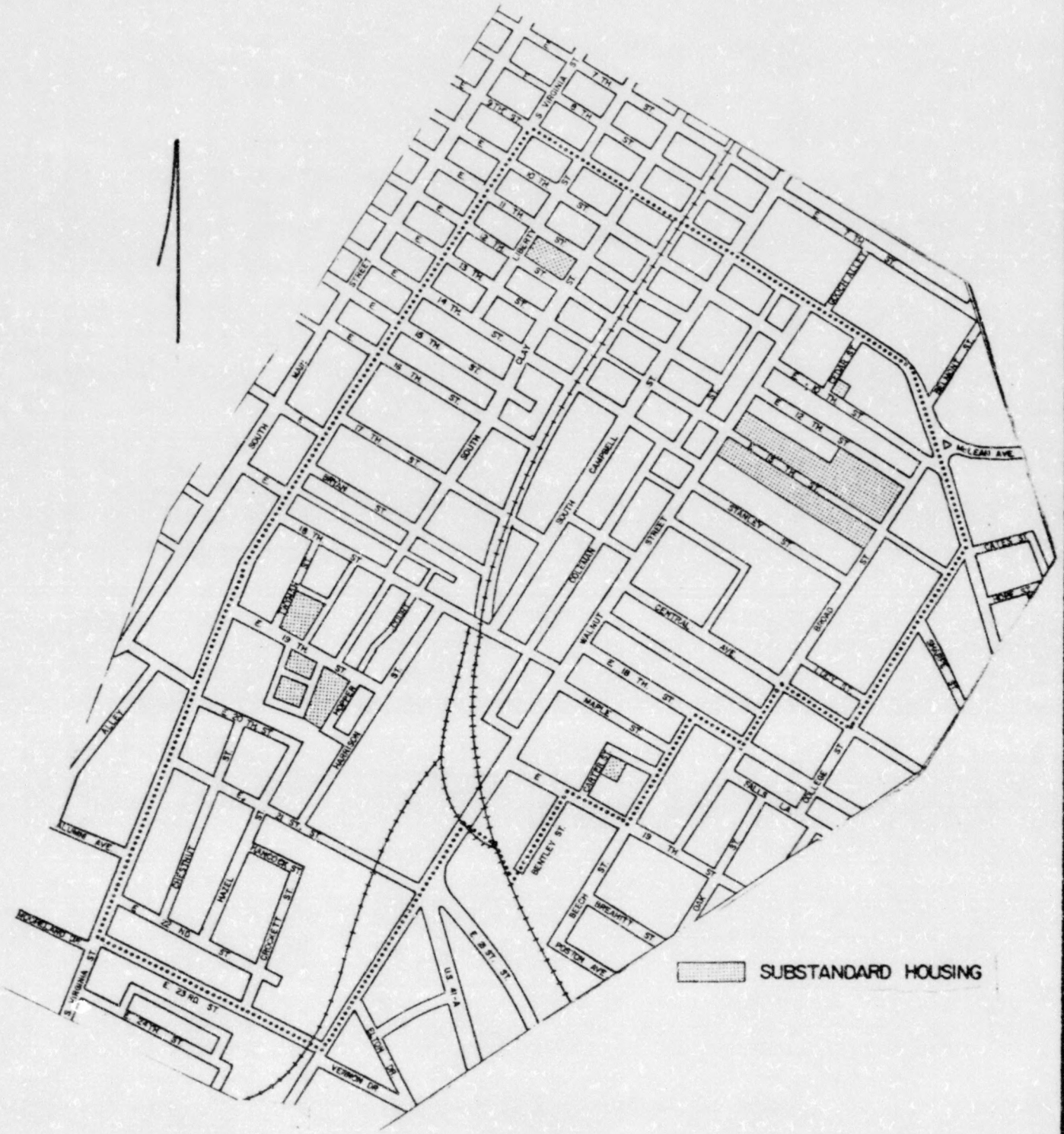
Approximately 70% of the land use in Neighborhood II is residential. The dwellings are characterized by small lots,

with many having no front yards or off street parking. The area was originally constructed for single-family dwellings, although many have converted to multi-family dwellings. However, some 91% of the dwellings in the study area are single-family, whereas 8% are duplexes and only 1% are apartments. Many of these homes were constructed prior to the turn of the century.

Neighborhood II is impaired by an increasing amount of blight. Approximately 26% of the residential structures in the neighborhood are in a deteriorating or dilapidated condition. The remaining 74% residential dwellings are considered to be in standard conditions. The data on the condition of dwellings in Neighborhood II was developed by conducting an exterior windshield survey. A detailed examination of each structure must be undertaken by the housing inspector before the exact number and location of substandard units are known. The substandard dwellings are distributed throughout the study area.

In addition, there is a large number of substandard structures that have been abandoned. The lots have become overgrown with weeds and have become collection sites for rubbish and debris. These abandoned structures are a haven for rats and other rodents which present serious health problems to the neighborhood and to the city in general. The areas of blight, as shown on Figure 9, are concentrated in two main sectors of the study area, 13th Street and Kirkman Square.

SUBSTANDARD HOUSING CONCENTRATION



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 9

The area along 13th Street has experienced a more dramatic change, racially and economically, than any other street within Neighborhood II. Approximately five years ago 13th Street had a virtually all white population. Presently, 13th Street is approximately 96% non-white. As whites migrated out and non-whites migrated in, the condition of the housing in the area declined. The same situation holds true for the area along Kirkman Square, except for the dwellings along 13th Street, which are occupied, while many of the dwellings along Kirkman Square have been abandoned (Figure 10).

LAND USE

Neighborhood II is characterized by a mixture of land uses. Many of these land uses are incompatible. The encroachment of incompatible land uses frequently has the effect of decreasing residential stability. The Existing Land Use and Zoning Map clearly shows the dominate zoning to be residential followed by industrial (Figure 11). However, many establishments are classified as nonconforming. This mixture of land uses is the result of zone variances, spot zone changes, and land use patterns that were present prior to local zoning regulations. Residential zoning is characterized by more intensive uses when compared to commercial and industrial areas. Undesirable side effects are frequently produced by the transition from residential to commercial and industrial uses. The transitional areas are often characterized by increased neglect and deterioration

Copies

May Not

Film

Well!

SUBSTANDARD HOUSING



Figure 10

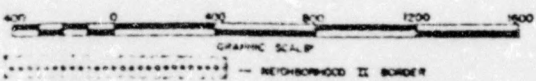
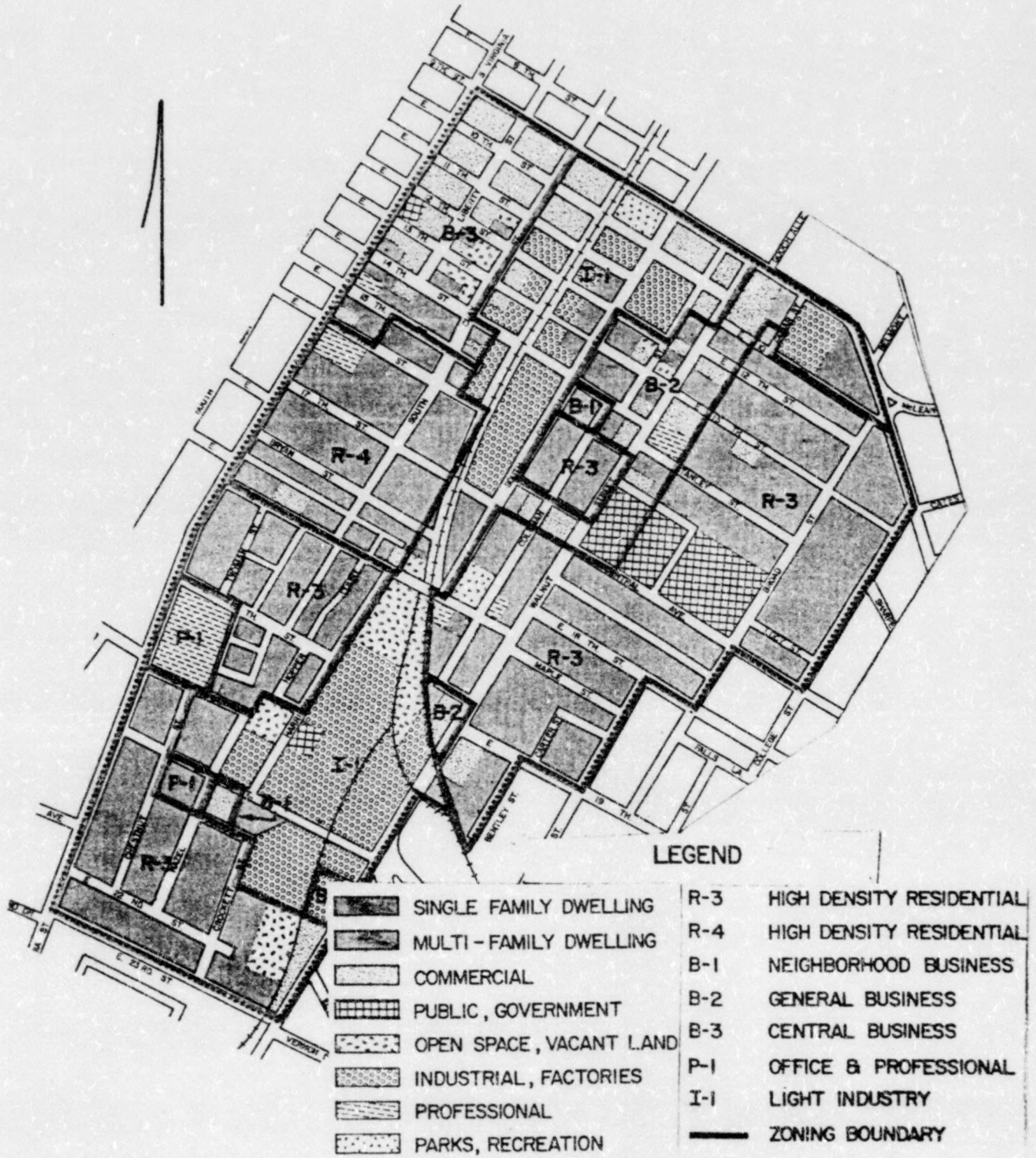
of the physical characteristics. In terms of noise, pollution and traffic, industrial and business uses generally have a severe impact on residential development. In addition, inappropriate transition can create personal, psychological, and emotional problems for residents.

Neighborhood II is composed of a large number of industrial and commercial land use. Both industrial and commercial establishments located in the study area have unique characteristics which must be recognized. In Neighborhood II the major industrial activities are located along South Campbell Street, whereas the commercial activities are located in the northern corner at 9th Street and Virginia Street and along Walnut Street (Figure 11). The industrial and commercial uses have reduced the desirability of the residential area in Neighborhood II.

SPECIAL PROBLEMS

All elements must be considered when formulating a plan for neighborhood preservation. Neighborhood II is an area with important local interest and historical significance. The Kentucky Heritage Commission is currently undertaking a comprehensive analysis of historical sites in Christian County. Many of the sites in Neighborhood II are included in this analysis, and two are listed by the State of Kentucky as having historical significance (Table 4 and Figure 12). They are 1) Crockett-Hickman House and 2) First Presbyterian Church. The Louisville and Nashville Railroad Depot, located in the study area, is listed on the

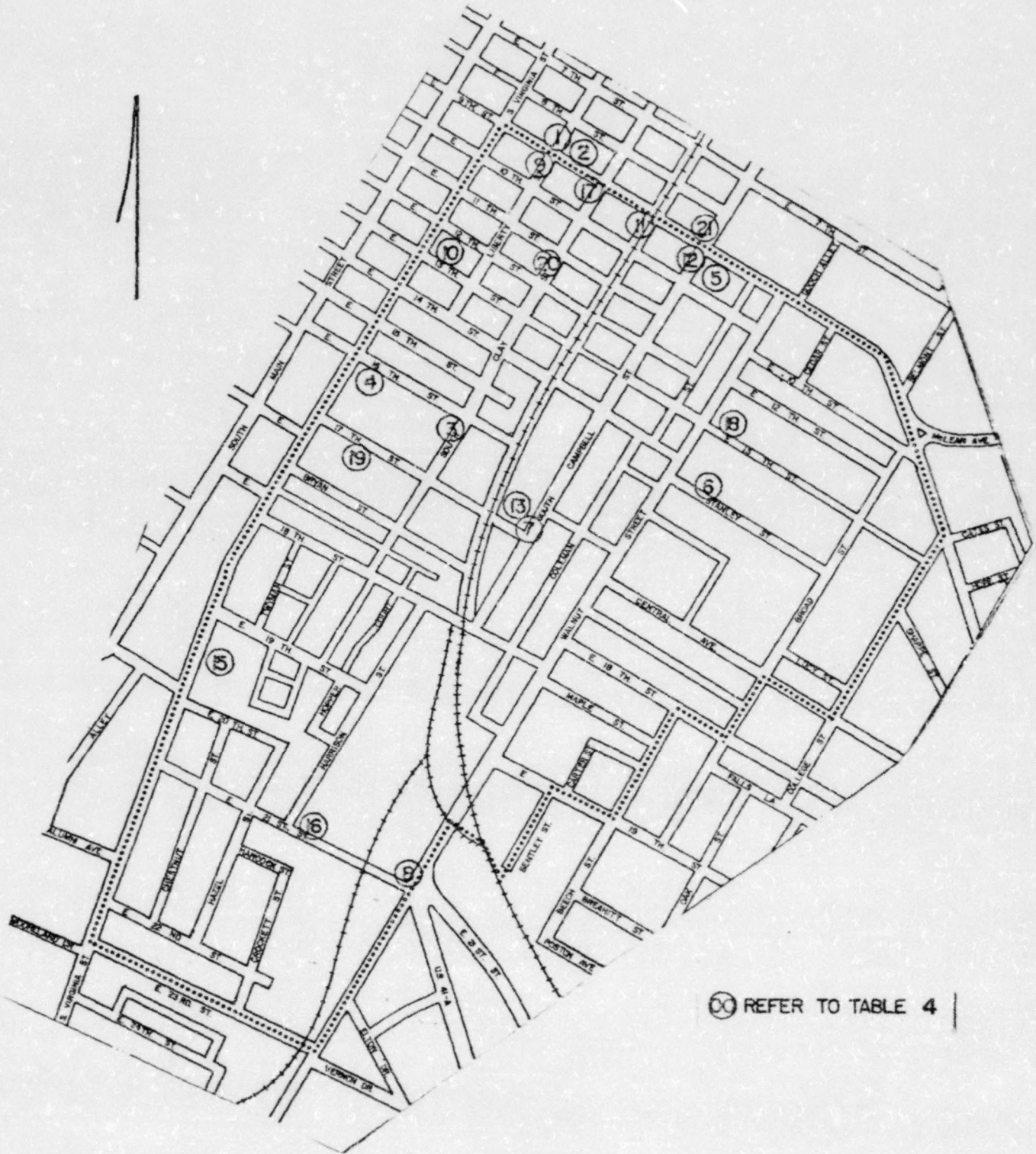
EXISTING LAND USE AND ZONING



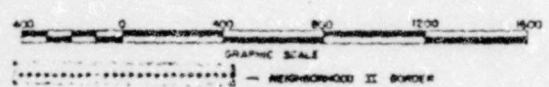
HOPKINSVILLE - CHRISTIAN COUNTY
 PLANNING COMMISSION

Figure 11

HISTORICAL AREAS



⊙ REFER TO TABLE 4



HOPKINSVILLE - CHRISTIAN COUNTY
PLANNING COMMISSION

Figure 12

TABLE 4

AREA OF HISTORICAL SIGNIFICANCE

1. Ninth Street Christian Church, 9th & Liberty, 1950-1958.*
2. Westminster Presbyterian Church, 9th & Liberty, 1849.*
3. "Lone Oak" Crockett-Hickman House, 16th & Clay, 1834.
4. Graves Homestead, 16th & Virginia, 1870.*
5. Perry Homestead, 9th & Campbell, 1877.*
6. Long Beazely House, Walnut Street, 1883.
7. Acme Mills & Elevator Co., 17th & Campbell Street, 1877.
8. Climax Mill, 21th & Walnut, 1906.
9. Old Hopkinsville Post Office, 9th & Liberty (Pennyroyal Museum).
10. Memorial Building, 13th & Virginia, 1943.
11. L&N Railroad Passenger Depot, 1892.
12. Peace Park (Site of Latham Warehouse burned 1907 by "Night Riders").
13. WFIW Radio Station (First Location 1927, 17th & L&N Railroad.)*
14. Hopkinsville High School, Walnut Street, 1910.*
15. Virginia Street Grade School, 1901.*
16. Mogul Wagon Co., 21st & Harrison St., 1871, Burned, 1925.*
17. Methodist Church, 9th & Clay, 1848.
18. Nicholes-Tobin House, 13th & Walnut, 1893, (Always in Tobin Family).
19. Virginia Apartment, Byran Home, Gordon Cayce Gift Shop, 14th & Main, 1847.
20. Forbes Cottage, 12th & Clay, 1890.
21. Latham Cottages, Campbell Street, 1889, (only 2 of 3 remain).

* Those sites no longer existing.

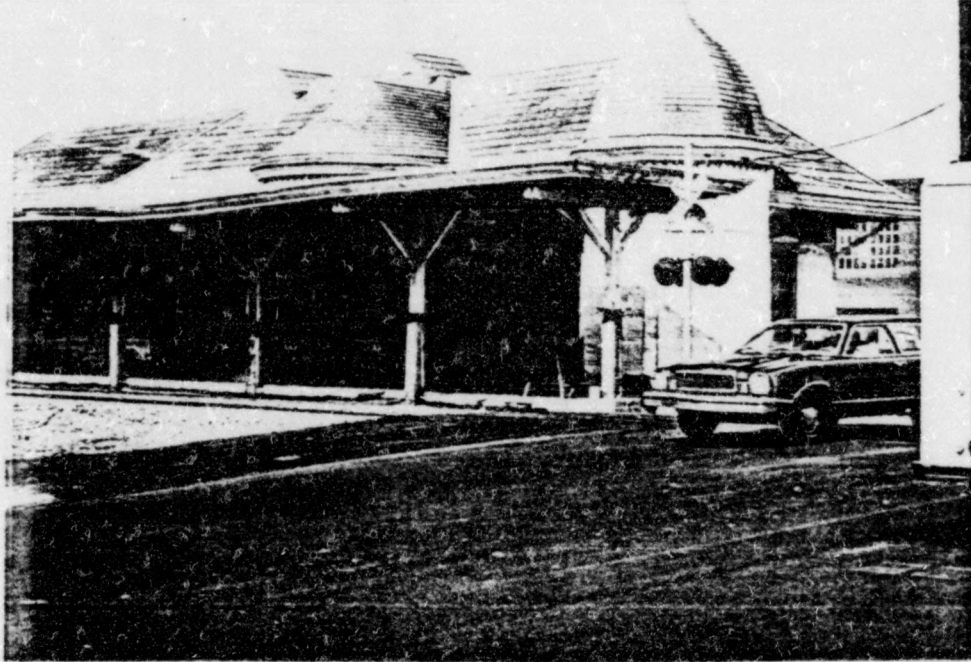
Copies

May Not

Film

Well!

PLACES OF HISTORICAL SIGNIFICANCE



LOUISVILLE
& NASHVILLE
RAILROAD
DEPOT



NICHOLLES-
TOBIN HOUSE

Figure 13

National Register of Historical Places (Figure 13).

A second special concern that exists in the study area is the attitude of the people who live in Neighborhood II toward the general environment. The residents are divided on their opinion toward the neighborhood. The survey data show that 35% of the residents have a positive attitude, while 29% have a negative attitude. The main reason for dissatisfaction is related to the physical condition of the homes and streets. Residents believe that their physical environment should be improved either by making the neighborhood cleaner, repairing houses and curbs, or removing trash on abandoned or vacant lots. Based on the survey and additional comments, overall appearance was a major priority of the citizens.

FOOTNOTES

¹Progress Through Growth, (Hopkinsville, Kentucky: Hopkinsville-Christian County Planning Commission, January, 1978), page 3.

²Household survey Neighborhood II approximately 500 dwellings with 4.06 persons per dwelling = 2,000 population.

³Neighborhood Analysis, (Hopkinsville, Kentucky: Hopkinsville Muncicipal Planning Commission, 1965), page 15.

⁴John Goering, "Neighborhood Tipping and Racial Transition: A Review of Social Science Evidence," Journal of the American Institute of Planners, Volume 44, (January, 1978) page 68.

⁵U.S. Bureau of the Census

⁶Neighborhood Conservation Program, (Arlington County, Virginia: Arlington County Department of Environmental Affairs, October, 1973) page 15.

⁷Livable Urban Streets: Management Auto Traffic in Neighborhood, (Washington, D.C.: U.S. Department of Transportation Federal Highway Administration, 1976) page xvi.

⁸A Guide to Neighborhood Ecology, (Washington, D.C.: Center for the Visual Environment, June, 1975), page 2.

CHAPTER 3

GOALS AND POLICIES

The process of formulating and structuring community preservation policies is based upon thorough knowledge and understanding of problems and issues affecting the neighborhood. The previous chapter identified those conditions presently existing within the study area. This chapter will propose goals and policies to guide public and private decisions with regard to neighborhood preservation. The goals and policies outlined in this section should continue to be reviewed, refined, and updated as changes and additional information is obtained. It is not possible for all relations affecting Neighborhood II to be addressed.

This chapter will cover residential, public services, and nonresidential goals and policies. Nonresidential goals and policies will cover commercial activities; and public service goals and policies will be established consistent with residential goals and policies. These goals and policies form the basis for this plan. The following will be a discussion of the policies outlined to insure a coordinated and comprehensive program.

TRAFFIC MODES

Goal: To encourage and develop traffic modes that will minimize the impact of auto traffic within the neighborhood and to propose and emphasize traffic patterns that will develop to expand or alleviate transportation arteries through the neighborhood should be viewed cautiously. Primary concern should be given to the impact of the proposed changes on residential stability.

RECREATIONAL SERVICES

Goal: To provide recreational services that are now insufficient or lacking. The conservation of a neighborhood requires adequate availability of public services and facilities. The presence of adequate recreational facilities stimulated and enhances neighborhood livability. An analysis concerning the provision and maintenance of recreational facilities within the neighborhood must be undertaken. This analysis should include lifestyles, user groups, population, alternative recreational sources, and need changes in existing programs. This may include the construction of new facilities or use of school sites. In addition, a periodic review to recreational services and facilities should be undertaken.

ENHANCE LIVING CONDITION

Goal: To propose and emphasize the development of environmental conditions that enhance the living conditions of all residents of Neighborhood II. The impact of substandard housing on neighborhood livability is substantial. The policy to institute programs to reduce the number of substandard structures should be reviewed. The effective use of codes enforcement and programs, designed to rehabilitate residential structures, must be coordinated to achieve maximum results. The design, type, and style of residential development generally determines the living environment of an area. Awareness of the housing programs necessary to protect and conserve these dwellings should be implemented. In order to implement appropriate programs, a means whereby the study area can establish and design programs and policies to conserve sound dwellings should be established.

MINIMIZE INCOMPATIBLE LAND USE

Goal: To minimize those incompatible land uses now existing and to provide the most compatible land use for the neighborhood. Land use transition frequently produces undesirable side effects; yet transition is needed as a means of revitalization and redevelopment of some areas. Neighborhood II residential land uses should be protected from the danger of unnecessary disturbances. An evaluation

should focus on the increasing use of buffer or transition zones to protect neighborhoods. A policy must be established to insure that residential structures are safe, sanitary, and habitable.

HISTORIC PRESERVATION

Goal: To develop a program to insure the preservation of historical sites and to propose and emphasize measures that would preserve places and areas of historical significance and value to the community. Social, cultural, and historical resources greatly enhance the diversity and variety of the community. Historical preservation programs should be established to promote all existing resources.

IMPLEMENTATION

The preservation policies discussed previously provide a guide line for consistent and positive decision making. In order to effectively attain these goals and the alternatives recommended in this plan, public and private action must be coordinated to achieve the objectives.

The implementation of The Neighborhood II Conservation Plan requires the interpretation of goals and policies and requires the support of both the public and private sector. To insure desirable conservation patterns, programs--such as zoning, public improvement, (even federal programs such as Community Development Block Grant Programs)--should be utilized.

The development and adoption of The Neighborhood II Conservation Plan is only an initial step toward neighborhood revitalization. If this plan is to be effective, active implementation is needed. The implementation of this plan must be supported by the local residents and the Neighborhood Task Force. Nevertheless, in order to realistically achieve the goals and policies, a concerted effort must be made to coordinate the activities of the local government and the local residents.

CHAPTER 4

PROBLEMS, ISSUES AND ALTERNATIVES

The development of a meaningful and comprehensive neighborhood conservation program requires a careful review and analysis of the problems and issues. The identification of social, physical, and economic implications is important in formulating realistic goals and policies for the neighborhood. This section will identify the major problems and issues related to the five major components addressed in the preceding chapter. This process of identification of specific problems and issues is a difficult task due to the interrelationship of the five elements. Therefore, this section should not be viewed as encompassing all problems, issues and alternatives.

These alternatives and solutions proposed will not solve all the problems and issues of the study area. As stated previously, some problems are not as visible as others. These alternatives were designed on the basis of information collected from the various surveys and the Neighborhood II Task Force meetings. To further substantiate these alternatives, an additional survey was conducted. This survey listed the proposed alternatives, including the cost and benefits. Those surveyed were asked to give their opinion of the proposed alternatives.

RESIDENTIAL PROBLEMS, ISSUES AND ALTERNATIVES

The development of a desirable and livable residential environment for all residents of Neighborhood II is a major concern in this study. The study area is relatively compact with a mixture of races and income groups. Until recently, the neighborhood has been spared the problems that flourish in the adjacent black low-income neighborhood (Durrett Avenue Neighborhood). During the past year, blacks have been moving across the border into Neighborhood II, blurring community lines and eliminating the insulation which previous white residents have enjoyed from the myriad problems and pressures posed by the neighborhood. The racial in-migration was seen as the beginning of a downward trend by white residents.

No phrase better describes Neighborhood II than a "community in transition." Accompanying the aboved mentioned changes has been a shift in housing composition. There are some severe indications of decline in the quality level of housing in Neighborhood II. There are, however, two housing factors that have remained more or less constant. First, approximately 91% of all dwellings in the area are single-family units. Second, the area has continued to exhibit strong patterns of home ownership.

Blacks that have migrated to Neighborhood II have generally relied on the filtering process, a process whereby "a unit of housing goes through a gradual decline,

which makes it available to successively low income families until it becomes unlivable and is replaced."¹

A major concern is the run down condition of the neighborhood. Correction of this problem would require a strong program that would propose and emphasize environmental conditions to enhance the livability of the neighborhood. One program that would meet this goal is a Neighborhood II Clean Up Campaign. Such action would include demolition of structures that are beyond repair. Also, citations could be issued to those residents who do not make an effort to clean up their property. As an incentive, a prize could be awarded to the property owner that makes the biggest improvement. The proposed Neighborhood II Clean Up Campaign could provide a common bond so that all residents could work together towards. A sense of pride in the neighborhood would be restored. However, in order for the Neighborhood II Clean Up Campaign to be effective, to result in meaningful impact on the neighborhood, and to insure proper code enforcement, a strong and unified citizens effort will be imperative.

Although signs of blight and deterioration are extensive in the study area, measures must be taken to correct this condition and to stop its spread. The purpose of revitalization is to preserve existing housing and maintain the housing stock. Any large scale neighborhood improvement program must recognize and consider the impact of the housing market for low income families. This program would emphasize

the development of modes to enhance the living conditions of all residents of the study area. A proposed method of improvement is the Neighborhood II Loan/Grant Program. This program would provide low interest rate loans to homeowners to rehabilitate their homes. The income guidelines would be neither inconclusive nor inflexible; therefore, provisions would be established for hardship cases. Qualification would be based primarily on income. In some cases, a qualified applicant could receive a loan supplemented by a partial grant or a complete grant. This program could insure that many homes in the study area would be brought up to minimum standards of the housing codes. Homes in Neighborhood II would be free from health or safety hazards. Such a loan/grant program would provide many residents an opportunity to improve their property. The best possible source for funding a rehabilitation program is through the Department of Housing and Urban Development's Community Development Block Grant Program; therefore, funds would be limited. Although, according to the survey, the majority of the residents would qualify for the loan/grant program based on income, the funds would be distributed to those residents with the most urgent needs. This program would benefit renters only if the landlords' income is within the qualifications and if the landlords were willing to participate. The program would require sufficient funding to remain active for several years.

Code enforcement is an existing tool that could and should be utilized to improve the livability of the

neighborhood. However, a strong cohesive neighborhood group is needed to bring about such enforcement over such a large area.

Another residential problem related to deterioration and blight is that of incompatible land uses. Incompatible land use activities are a major problem with the process of neighborhood preservation. A primary reason for the establishment of zoning is the prevention of incompatible land uses; however, zoning in Hopkinsville, Kentucky, is relatively new.

One proposal that would minimize those incompatible land uses now existing would be the rezoning of Walnut Street (East 9th Street to Fort Campbell Boulevard) to either B-2 (business) or P-1 (professional), as shown on Figure 14. Although it is obvious that Walnut Street is becoming more commercialized, a P-1 zone would allow all activities permitted in a residential zone, and it would preserve those residential dwellings now existing. Whereas, a B-2 zone would eliminate all residential uses.

A final alternative is that of historical preservation. The goal for historical preservation is that of proposing and emphasizing measures that would preserve those things of historical significance and value to the community. The development of such a program would insure the preservation of such historical features. If such a program could be established, no alternation or destruction of these sites could take place unless approval was given by the authorized agency.

EXISTING LAND USE AND ALTERNATIVE ZONING

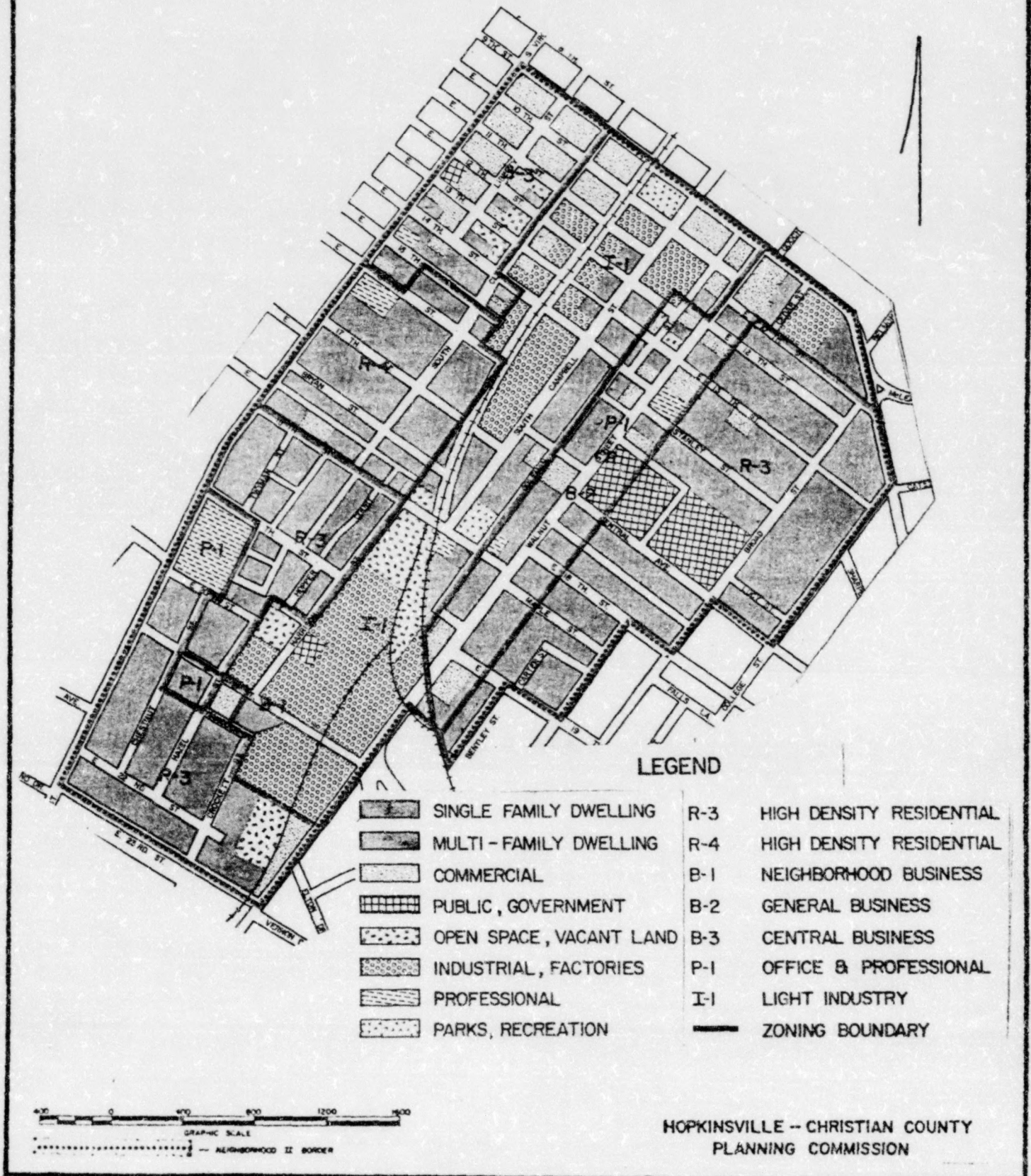


Figure 14

NONRESIDENTIAL PROBLEMS, ISSUES AND ALTERNATIVES

The problems and issues related to neighborhood preservation far exceed land use and housing concerns. Economic and social characteristics are as important as physical issues. A review of the type and pattern of economic activities is necessary to understanding and influencing development in the study area. The economic development in Neighborhood II is centered around manufacturing. Many of the industries in Neighborhood II were in existence before there was planned growth. Knowledge of the problems and issues of major industrial uses is necessary to avoid undesirable development.

Problems voiced by industrial firms fall into three major categories: neighborhood conditions, traffic, and parking. According to the survey, 80% of the firms expressed satisfaction with their location in the study area. Although several manufacturers and warehouses have been vandalized, crime is not a major problem in the neighborhood. Several industries have expressed a desire to modernize their facilities; yet none of them think such capital expenditures would be desirable or feasible at present in Neighborhood II. In any case, the critical shortage of available land simply rules out the possibility of major expansion.

PROBLEMS, ISSUES AND ALTERNATIVES RELATED TO
PUBLIC SERVICES AND FACILITIES

The provision of public services and facilities is an aspect of neighborhood preservation where local government can have a significant impact. Problems and issues dealing with the provision of adequate facilities must be carefully understood in order to realistically develop an effective neighborhood conservation program. All neighborhoods need adequate amounts of public and private investment in order to sustain viability. The protection and conservation of existing neighborhoods conserve resources while more effectively utilizing existing services and facilities.² Evaluation of existing services and facilities must be made to insure that all areas are receiving adequate and equitable services. Also, the preservation of existing neighborhoods requires a commitment on the part of the local government. In addition, the public and private sector must reflect a desire and willingness to work together toward the use and reuse of neighborhoods.

In the study area, many public services are considered adequate, such as water and sewerage services. Both services are provided by the Hopkinsville Water and Sewage Commission. Many residents believe that additional recreational services are needed, although there are two parks in Neighborhood II, each equipped with a tennis court.

A major issue of recreational services involves the development of an adequate coordinative mechanism. Successful

coordination of recreational services involves the recreation department, the area, the residents to be served, and the program planners/directors.

Another major concern in the study area is that of transportation. Adequate circumferential network in Neighborhood II is not available. Residents' continuous reliance on Walnut Street, 21st Street, and South Campbell Street as major thoroughfares will result in further deterioration in the study area. The transportation issue needs to be addressed, and appropriate action must be taken to reduce undesirable aspects. Fort Campbell Boulevard currently has the highest traffic volume of any street in the city.³ Fort Campbell Boulevard intersects Walnut Street, 21st Street, and as a result, traffic is forced onto these alternative streets.

The goal of correcting traffic congestion is to propose and emphasize traffic patterns that will develop positive traffic flow in the study area. In accomplishing a positive traffic flow, traffic modes developed will minimize the impact of auto traffic within the neighborhood. The proposed program is to make Walnut Street and South Campbell Street open only to one way traffic. This plan would include the extension of Walnut Street to 4th Street and South Campbell Street to Walnut Street. The present Walnut Street Bridge would need to be expanded to accommodate four lanes of traffic, as illustrated on Figure 15.

ALTERNATIVE TRAFFIC FLOW

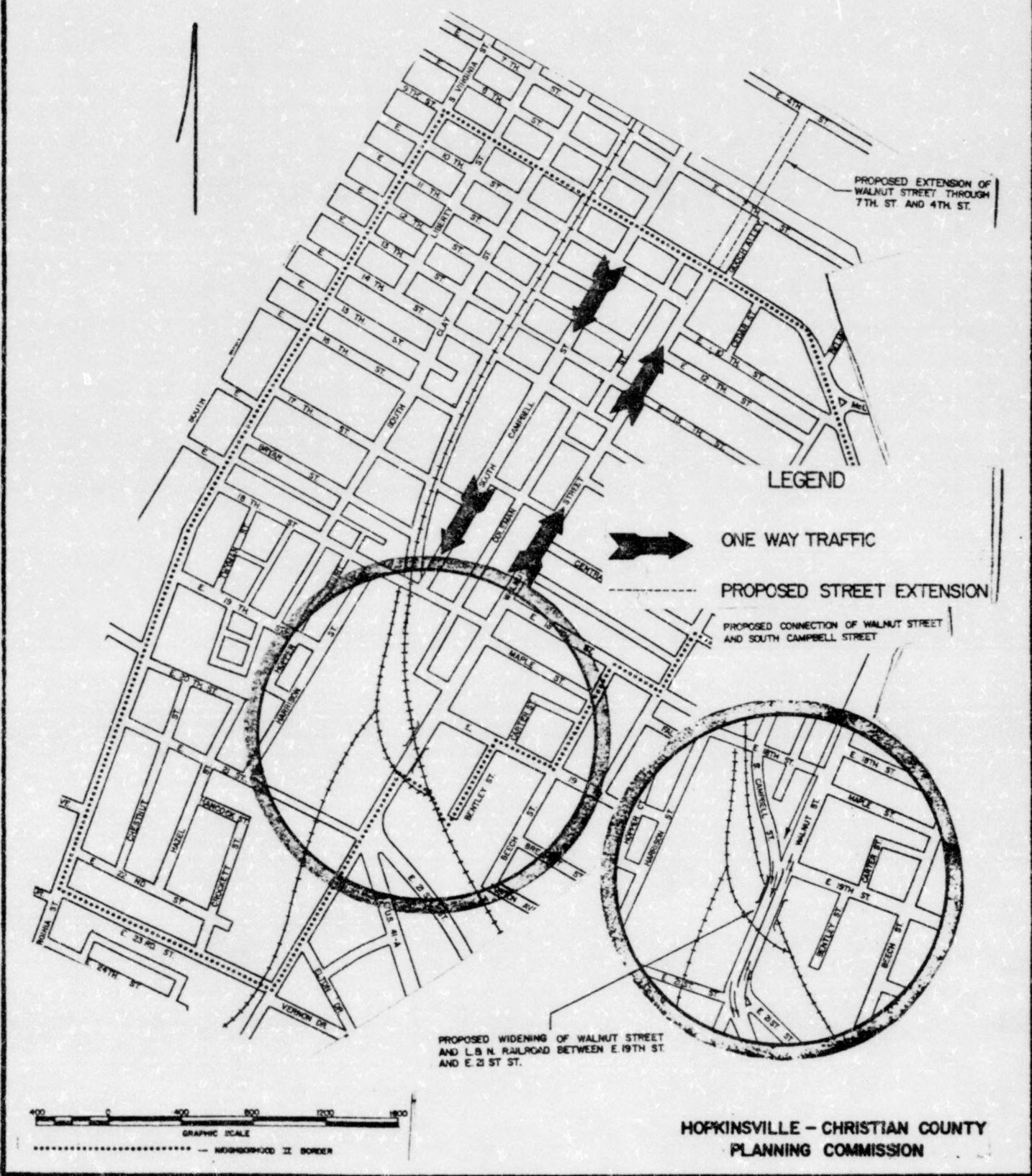


Figure 15

This plan would enhance the flow along Walnut Street and South Campbell Street and should relieve some of the traffic burden on Clay Street and 21st Street -- brought about by drivers avoiding Walnut Street and South Campbell Street. The one-way streets would also provide easier accessibility to Fort Campbell Boulevard and the Central Business District. The major problem with a program such as this is cost. However, this project is under consideration by the U.S. Department of Transportation, including a loop from 41-A and the Pennyrile Parkway for construction.

FOOTNOTES

¹Charles Abrams, The Language of Cities: A Glossary of Terms (New York City, N.Y.; The Viking Press, 1971), page 114.

²Planning For Community Growth, (Hopkinsville, Kentucky; Hopkinsville-Christian County Planning Commission, 1977), page 70.

³Hopkinsville Urban Area Transportation Study, (Washington D.C.; Department of Transportation, 1972), page 27.

CHAPTER 5

SUMMARY AND CONCLUSION OF CONSERVATION PLAN

The Neighborhood II Conservation Plan should not be a document for the bookshelves at the local planning commission office or a university library, but should also be assets to the neighborhood planning effort. The Plan should be continuously reviewed, re-evaluated, updated, and supplemented as an ongoing process.

This continuing planning process must include the following elements:

- 1) Long-range planning, including programs for periodic updating.
- 2) Middle-range planning consisting of area design studies, capital improvement programming, and analysis of the socioeconomic data on neighborhood programs.
- 3) Short-range planning, encompassing the area of administrative services, data collection, mapping, public information, and citizen participation.

The goals, policies, and alternatives outlined in the preceding chapters are of vital importance, and they emphasize a long-range program. However, the process for achieving these elements involves the creation of a middle-range planning program. The neighborhood should institute a plan of action over the next five years to include the following:

- 1) Rezoning Walnut Street: The Hopkinsville-Christian County Planning Commission, by 1980, should Recommend that Walnut Street be rezoned P-1 from Central Avenue to the intersection of Fort Campbell

Boulevard.

- 2) Neighborhood Grant/Loan Program: Under the Community Development Block Grant Program, \$78,000 has been allocated for a revitalization Program. By 1981, this program should be in full operation.
- 3) Transportation Rerouting: By 1983, the Department of Transportation of Kentucky should start construction of the one way pair of Walnut Street and South Campbell Street. This will include the additional alteration mentioned previously.
- 4) Historical District: By 1983, the Historical Commission of Kentucky should designate the complete area of Neighborhood II as a Historical District under the supervision of the Hopkinsville Historical Commission.

A major limitation of the study was that the alternatives formulated were not implemented at the time of the completion of this document. Also, it would take approximately two years for one of these objectives to become reality. Another weakness of this study arises from the large area which constitutes Neighborhood II. More valid statistics and more information could have been formulated in a smaller area.

It is hoped that this analysis has brought to light one essential conclusion: declining neighborhoods can and should be revived to a livable state. It will be necessary to review the neighborhood periodically once preservation has taken place. Careful evaluation of the success and failure of the various solutions offered is essential. Finally, it is hoped that further study and analysis will assist in formulating objectives and suggested remedies to ameliorate the problem of decline in all neighborhoods.

Concluding, the general tone for future action in neighborhood preservation has been set in this study. The

priorities are addressed to Neighborhood II, yet they could also be beneficial to any neighborhood. Programs to reestablish stable neighborhoods through the rehabilitation of substandard housing and through the replacement and expansion of obsolete facilities are necessary for improve the living environment in a community.

APPENDIX

NEIGHBORHOOD II COMMERCIAL SURVEY

As a commercial establishment located in the Neighborhood II area, please complete and forward the following questionnaire back to the Hopkinsville-Christian County Planning Commission. If you have any questions, please call 886-5245. (Please circle response)

Business _____

Address _____

Date _____

Name _____

1. How satisfied are you with your business in this neighborhood?

very dissatisfied dissatisfied satisfied very satisfied
1 2 3 4

do not care no response
5 M

2. How satisfied are you with the location of your business?

very dissatisfied dissatisfied satisfied very satisfied
1 2 3 4

do not care no response
5 M

3. How many employees, if any, does your firm employ?

_____ Males _____ Females

4. How many employees, if any, live within this neighborhood?

5. Do you, as the owner or manager, live within this neighborhood?

_____ YES _____ NO

6. How satisfied are you with the parking facility at your business?

very dissatisfied dissatisfied satisfied very satisfied
1 2 3 4

do not care no response
5 M

7. Do you feel there is a traffic problem within this neighborhood that affect your business?

_____ YES _____ NO

8. Are you concerned with such problems as theft and vandalism in this neighborhood?

very unconcerned	unconcerned	concerned	very concerned
1	2	3	4
do not care	no response		
5	M		

9. Rate the future of your business in this neighborhood.

not good	good	very good	excellent	do not care
1	2	3	5	5
no response				
M				

10. What problems face your business as a result of being located in this neighborhood?

11. What possible changes in the neighborhood would benefit your business?

12. Additional comments:

THANK YOU FOR YOUR COOPERATION

NEIGHBORHOOD II COMMERCIAL SURVEY RESULTS

SAMPLE SIZE	47	100%
RESPONSE	21	45%
NO RESPONSE	26	55%

QUESTION #	RESPONSE#	PERCENT
1	1 - 1	5
	2 - 1	5
	3 - 14	67
	4 - 5	23
	5 - 0	0
	M - 0	0
2	1 - 1	5
	2 - 1	5
	3 - 12	57
	4 - 7	33
	5 - 0	0
	M - 0	0
6	1 - 2	10
	2 - 1	5
	3 - 14	67
	4 - 3	14
	5 - 0	0
	M - 1	5
7	7 - YES	33
	12 - NO	57
	2 - NO Resonse	10
8	1 - 0	0
	2 - 2	10
	3 - 14	67
	4 - 3	11
	5 - 0	0
	M - 3	11
9	1 - 1	5
	2 - 7	33
	3 - 10	48
	4 - 2	9
	5 - 0	0
	M - 1	5

All other responses to questions not included were not available statistical.

This survey is designed to be CONFIDENTIAL. It is only to be used as basic information regarding your neighborhood. Please write any additional comments on the back of the form.

1. The first question is how satisfied are you with the cleanliness of the street and sidewalks in your neighborhood? (Circle Response)

Very Dissatisfied 1 Dissatisfied 2 Satisfied 3 Very Satisfied 4 Do Not Care 5

No Response
0

2. How satisfied are you with the cleanliness of neighborhood yards? (Circle Response)

Very Dissatisfied 1 Dissatisfied 2 Satisfied 3 Very Satisfied 4 Do Not Care 5

No Response
0

3. How attractive do you feel your neighborhood is? (Circle Response)

Very Unattractive 1 Fairly Unattractive 2 Fairly Attractive 3

Very Attractive 4 Do Not Care 5 No Response 0

4. Circle the services listed below as to your opinion of improvements needed in these areas.

	Need Much	Need Some	Need Little	No Response
Recreation Facilities	1	2	3	0
Health Facilities	1	2	3	0
Housing Availability	1	2	3	0
Fire Protection	1	2	3	0
Utilities	1	2	3	0
Cultural Facilities	1	2	3	0
Social Services	1	2	3	0
Police Protection	1	2	3	0
Housing Quality	1	2	3	0
Traffic Routing	1	2	3	0
Other _____	1	2	3	0

5. List those agencies, boards, etc., which you feel influence your neighborhood most. (Example: School Board, Planning Commission, Red Cross, etc.) _____

6. In which of the following activities do you have the most contact with other people in your neighborhood? (Circle Response)

Work 5 Shopping 4 Church 3 Group Activity 2 Little or No Contact 1

OTHERS 0

From what sources do you receive information regarding your neighborhood events, problems, etc.? (Circle Response)

	Most Infor.	Some Infor.	No Infor.	No Response
Radio	3	2	1	0
Paper	3	2	1	0
Tavern	3	2	1	0
Neighbors	3	2	1	0
Beauty or Barber Shop	3	2	1	0
Church	3	2	1	0
Others	3	2	1	0

8. How many people live in this home?

Number _____ No Response = 0

9. Could you please tell me the age of each person who regularly lives here?

Less than 5 years _____
 6 - 12 years _____
 13 - 18 years _____
 19 - 34 years _____
 35 - 49 years _____
 50 - 64 years _____
 65 and older _____

No Response _____ (0 = No Response)

10. Now I would like to ask you about the neighborhood recreation facilities. How satisfied are you with the public recreation opportunities in your neighborhood? (Circle Response)

Very Dissatisfied Dissatisfied Satisfied Very Satisfied Do Not Care
 1 2 3 4 5

No Response
 0

11. Are there any special reasons why members of your household do not use neighborhood recreation facilities? (Circle Response)

- 00 No Reason, No Response
- 01 Poor Health
- 02 Age (too young or too old)
- 03 Threat Of Danger From Other People
- 04 Threat Of Danger From Equipment
- 05 Distance To Facility
- 06 Lack Of Supervision For Children
- 07 Use Of Private Facilities
- 08 Wrong Type Of Equipment
- 09 Dangerous Traffic Conditions
- 10 Others _____

What, if any, type of recreational facilities do you feel are needed in your neighborhood? (Circle Response)

- | | |
|---------------------|--------------------|
| 0 None, No Response | 4 Baseball Diamond |
| 1 Swimming Pool | 5 Playground |
| 2 Tennis Court | 6 Parks |
| 3 Basketball Court | 7 Others _____ |

13. How satisfied are you with the local school system? (Circle Response)

- | | | | | |
|-------------------|--------------|-----------|----------------|-------------|
| Very Dissatisfied | Dissatisfied | Satisfied | Very Satisfied | Do Not Care |
| 1 | 2 | 3 | 4 | 5 |
| No Response | | | | |
| 0 | | | | |

14. If you are dissatisfied with the local school system, please state why.

15. What type of dwelling do you live in? (Please Circle)

- | | |
|--|---|
| Single Family Home - - - - - | 1 |
| Duplex (2 units) - - - - - | 2 |
| Apartment Building (3 or more units) - - - - - | 3 |

16. Do you: Own 1 Monthly Rent \$ _____
Rent 2

17. Is your present housing adequate for your needs?

- | | |
|-----|---|
| yes | 1 |
| no | 2 |

18. What is the income category of your family? (Head of Household)

- | | |
|-----------------------|------------------------|
| _____ \$4,999 or less | _____ 10,000 to 14,999 |
| _____ 5,000 to 7,499 | _____ 15,000 to 24,999 |
| _____ 7,500 to 9,999 | _____ 25,000 or MORE |

19. Indicate education level of respondent or head of household. (Circle)

- | |
|---|
| 1 Grade 8 or less, grade _____ |
| 2 High School, incomplete _____ (grade) |
| 3 High School, complete |
| 4 College, incomplete, _____ (classification) |

- 5 College, complete
- 6 Graduate School
- 7 Above Graduate School
- 8 Technical, Trade or Business College
- 9 Others
- 0 No Response

20. What is the occupation of the head of the household?

- 1 Unemployed
- 2 Unskilled Blue-Collar
- 3 Semi-Skilled
- 4 Skilled

- 5 Semi-Professional
- 6 Professional White Collar
- 7 Others
- 0 No Response

21. How many years have you lived in this neighborhood?

- 1 Less than 6 months
- 2 6 months to 1 year
- 3 1-2 years
- 4 2-5 years
- 5 6-10 years
- 6 10 + years
- 0 No Response

22. Are you satisfied with your local government?

- | | | | | |
|-------------------|--------------|-----------|----------------|------------|
| Very Dissatisfied | Dissatisfied | Satisfied | Very Satisfied | Do Not Car |
| 1 | 2 | 3 | 4 | 5 |
| No Response | | | | |
| 0 | | | | |

23. If you are not satisfied with your local government, please state why.

24. Could you please tell me your race?

- 1 Black
- 2 Caucasian
- 3 American Indian
- 4 Chicano
- 5 Oriental
- 6 Other
- 0 No Response

25. What means of transportation do you most often use? (Circle Response)

- 1 Walking
- 2 Bike
- 3 Car
- 4 Bus
- 5 Other _____
- 0 No Response

6. How many cars, if any, are there in your household?

_____ Number of cars

_____ No Response = 0

27. How satisfied are you with the local fire and police protection?

FIRE PROTECTION:

Very Dissatisfied Dissatisfied Satisfied Very Satisfied Do Not Care
1 2 3 4 5

No Response
0

POLICE PROTECTION:

Very Dissatisfied Dissatisfied Satisfied Very Satisfied Do Not Care
1 2 3 4 5

No Response
0

28. How safe do you feel walking alone at night in your neighborhood?

Very Unsafe Fairly Unsafe Fairly Safe Very Safe Do Not Care
1 2 3 4 5

No Response
0

29. This completes our interview unless you have additional comments.
Additional Comments:

6. How many cars, if any, are there in your household?

_____ Number of cars

_____ No Response = 0

27. How satisfied are you with the local fire and police protection?

FIRE PROTECTION:

Very Dissatisfied Dissatisfied Satisfied Very Satisfied Do Not Care
 1 2 3 4 5

No Response
0

POLICE PROTECTION:

Very Dissatisfied Dissatisfied Satisfied Very Satisfied Do Not Care
 1 2 3 4 5

No Response
0

28. How safe do you feel walking alone at night in your neighborhood?

Very Unsafe Fairly Unsafe Fairly Safe Very Safe Do Not Care
 1 2 3 4 5

No Response
0

29. This completes our interview unless you have additional comments.
Additional Comments:

SAMPLE SIZE: 96 100% RESPONSE 64 67% NO-RESPONSE 32 33%

This survey is designed to be CONFIDENTIAL. It is only to be used as basic information regarding your neighborhood. Please write any additional comments on the back of the form.

1. The first question is how satisfied are you with the cleanliness of the street and sidewalks in your neighborhood? (Circle Response)

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
# 16	#13	#32	#3	#0
% 25	%20	%50	%5	%0
No Response				
#0				
%0				

2. How satisfied are you with the cleanliness of neighborhood yards? (Circle Response)

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
#14	#9	#38	#5	#0
%22	%14	%39	%5	%0
No Response				
#0				
%0				

3. How attractive do you feel your neighborhood is? (Circle Response)

Very Unattractive	Fairly Unattractive	Fairly Attractive
#8	#17	#34
%13	%27	%53
Very Attractive	Do Not Care	No Response
#3	#0	#3
%3	%0	%3

4. Circle the services listed below as to your opinion of improvements needed in these areas.

	Need Much		Need Some		Need Little		No Response	
Recreation Facilities	#24	%38	#10	%16	#13	20%	#17	%27
Health Facilities	11	17	13	20	22	34	18	28
Housing Availability	14	22	13	20	15	23	22	34
Fire Protection	12	19	8	13	24	38	20	31
Utilities	5	8	9	14	30	47	20	31
Cultural Facilities	5	8	7	11	16	25	36	56
Social Services	12	19	11	17	11	17	30	47
Police Protection	12	19	14	22	20	31	19	30
Housing Quality	16	25	15	23	13	20	20	31
Traffic Routing	19	30	10	16	14	22	20	31
Other _____	3	5	4	6	3	5	54	84

5. List those agencies, boards, etc., which you feel influence your neighborhood most. (Example: School Board, Planning Commission, Red Cross, etc.) _____

6. In which of the following activities do you have the most contact with other people in your neighborhood? (Circle Response)

Work	Shopping	Church	Group Activity	Little or No Contact
#15	#8	#21	#8	#12
%22	%13	%33	%13	%19
OTHERS #0	%0			

From what sources do you receive information regarding your neighborhood events, problems, etc.? (Circle Response)

	Most Infor.	Some Infor.	No Infor.	No Response
Radio	3 #31 48%	2 #1 2%	1 #1 2%	0 #31 48%
Paper	3 28 44	2 2 3	1 2 3	0 32 50
Tavern	3 6 9	2 1 2	1 2 3	0 55 86
Neighbors	3 20 31	2 2 3	1 2 3	0 40 63
Beauty or Barber Shop	3	2 2 3	1 2 3	0 60 94
Church	3 4 6	2 2 3	1 2 3	0 54 84
Others	3 8 10	2	1	0

8. How many people live in this home?

Number 4.06 Per House (263) No Response = 0

9. Could you please tell me the age of each person who regularly lives here?

Less than 5 years	<u>#39</u>	<u>15%</u>
6 - 12 years	<u>42</u>	<u>16</u>
13 - 18 years	<u>40</u>	<u>15</u>
19 - 34 years	<u>70</u>	<u>27</u>
35 - 49 years	<u>30</u>	<u>11</u>
50 - 64 years	<u>10</u>	<u>4</u>
65 and older	<u>32</u>	<u>12</u>

No Response _____ (0 = No Response)

10. Now I would like to ask you about the neighborhood recreation facilities. How satisfied are you with the public recreation opportunities in your neighborhood? (Circle Response)

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
#12	#18	#22	#0	#2
%19	%28	%34	%0	%3
No Response				
#10				
%16				

11. Are there any special reasons why members of your household do not use neighborhood recreation facilities? (Circle Response)

00 No Reason, No Response	#19	30%
01 Poor Health	3	3
02 Age (too young or too old)	11	16
03 Threat Of Danger From Other People	7	10
04 Threat Of Danger From Equipment	3	4
05 Distance To Facility	8	11
06 Lack Of Supervision For Children	6	9
07 Use Of Private Facilities	1	2
08 Wrong Type Of Equipment	0	0
09 Dangerous Traffic Conditions	6	9
10 Others	4	6

What, if any, type of recreational facilities do you feel are needed in your neighborhood? (Circle Response)

0 None, No Response	31%	4 Baseball Diamond	19%
1 Swimming Pool	22%	5 Playground	31%
2 Tennis Court	25%	6 Parks	13%
3 Basketball Court	28%	7 Others	17%

13. How satisfied are you with the local school system? (Circle Response)

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
#1	#5	#36	#1	#1
%2	%8	%56	%2	%2
No Response				
#20				
%30				

14. If you are dissatisfied with the local school system, please state why.

15. What type of dwelling do you live in? (Please Circle)

Single Family Home	- - - - -	1	#58	91%
Duplex (2 units)	- - - - -	2	6	8
Apartment Building (3 or more units)	- - - - -	3	2	1

16. Do you: Own 1#43 67% Monthly Rent \$ _____
Rent 2 21 33

17. Is your present housing adequate for your needs?

yes	1	#52	84%
no	2	#10	16%

18. What is the income category of your family? (Head of Household)

17 or 27%	\$4,999 or less	9 or 14%	10,000 to 14,999
10 or 16%	5,000 to 7,499	1 or 1%	15,000 to 24,999
14 or 22%	7,500 to 9,999	0 or 0%	25,000 or MORE
13 or 20% NO COMMENTS			

19. Indicate education level of respondent or head of household. (Circle)

1 Grade 8 or less, grade	#15	23%	
2 High School, incomplete	#9	14%	(grade)
3 High School, complete	#24	38%	
4 College, incomplete,	#10	16%	(classification)

- 5 College, complete #3 5%
- 6 Graduate School #1 2%
- 7 Above Graduate School
- 8 Technical, Trade or Business College #2 2%
- 9 Others
- 0 No Response

20. What is the occupation of the head of the household?

- 1 Unemployed #9 14%
- 2 Unskilled 3 5% Blue-Collar
- 3 Semi-Skilled 15 23%
- 4 Skilled 17 26%
- 5 Semi-Professional #3 5%
- 6 Professional #5 8% White Collar
- 7 Others #3 5%
- 0 No Response #9 14%

21. How many years have you lived in this neighborhood?

- 1 Less than 6 months #3 5%
- 2 6 months to 1 year 4 6%
- 3 1-2 years 5 8%
- 4 2-5 years 18 28%
- 5 6-10 years #11 17%
- 6 10 + years 23 40%
- 0 No Response

22. Are you satisfied with your local government?

- | | | | | |
|-------------------|--------------|-----------|----------------|-------------|
| Very Dissatisfied | Dissatisfied | Satisfied | Very Satisfied | Do Not Care |
| #6 | #8 | #44 | #1 | #1 |
| %9 | %12 | %68 | %2 | %2 |
| No Response | | | | |
| #4 | | | | |
| %6 | | | | |

23. If you are not satisfied with your local government, please state why.

24. Could you please tell me your race?

- 1 Black #28 43%
- 2 Caucasian #33 51%
- 3 American Indian #1 2%
- 4 Chicano #1 2%
- 5 Oriental #1 1%
- 6 Other
- 0 No Response

25. What means of transportation do you most often use? (Circle Response)

- 1 Walking #10 16%
- 2 Bike
- 3 Car #52 81%
- 4 Bus
- 5 Other #2 3%
- 0 No Response

6. How many cars, if any, are there in your household?

1.25 Number of cars

 No Response = 0

27. How satisfied are you with the local fire and police protection?

FIRE PROTECTION:

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
#1	#1	#59	#2	
%3	%3	%92	%3	
No Response				

POLICE PROTECTION:

Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	Do Not Care
#3	#10	#51		
%4	%16	%80		
No Response				

28. How safe do you feel walking alone at night in your neighborhood?

Very Unsafe	Fairly Unsafe	Fairly Safe	Very Safe	Do Not Care
#23	#28	#13		
%36	%44	%20		
No Response				

29. This completes our interview unless you have additional comments.
Additional Comments:

SELECTED BIBLIOGRAPHY

- A Guide to Neighborhood Ecology, (Washington, D.C.; Center for the Visual Environment, June, 1975).
- Abrams, Charles, The Language of Cities: A Glossary of Terms, (New York, N.Y.; The Viking Press, 1971).
- Ahbrandt, Roger Jr. and Johathan Zimmer, "County Emphasized Neighborhood Preservation," Practicing Planner; American Institute of Planners, (June, 1976).
- Durrett Avenue Redevelopment Plan, (Hopkinsville, Kentucky; Hopkinsville-Christian County Planning Commission, April, 1974).
- Goering, John, "Neighborhood Tipping and Racial Transition: A Review of Social Evidence," Journal of the American Institute of Planners, Vol. 44, (January, 1978).
- Hopkinsville Urban Area Transportation Study, (Washington, D.C.; U.S. Department of Transportation, 1972).
- Livable Urban Streets: Managing Auto Traffic in Neighborhoods, (Washington, D.C.; U.S. Department of Transportation, Federal Highway Administration, 1976).
- Neighborhood Conservation Program, (Arlington County, Virginia; Arlington County Department of Environmental Affairs, October, 1973).
- Neighborhood Analysis, (Hopkinsville, Kentucky; Hopkinsville Municipal Planning Commission, 1965).
- Planning for Community Growth, (Hopkinsville, Kentucky; Hopkinsville-Christian County Planning Commission, January, 1978).