

Independence 2030: A Comprehensive Plan

Housing Survey Responses

Independence 2030: A Comprehensive Plan is a 20-year plan intended to guide the future development of Independence. The Plan will focus on Land Use, Transportation, Housing, Economic Development, Parks, the Environment and Historic Preservation. Below are the results of two surveys conducted in the summer of 2010 centered on Housing and Economic Development. The surveys were available both on-line and in paper at various locations throughout the city. This feedback from citizens is being incorporated into the Long-Range plan for the City including a future land use map. The Plan will document the Vision, Values and Priorities for the physical development of the City.

You can look forward this spring to surveys on Environmental issues and Historic Preservation.

Thank you to everyone who participated. The more input we receive, the better the Plan will represent what you believe is most important.

Housing Survey Question 1

What types of housing development or redevelopment would you like to see in Independence? Please rank your top four preferences from 1 (most preferred) to 4 (fourth most preferred).

Answer Options	Most Preferred	Second Most Preferred	Third Most Preferred	Fourth Most Preferred	Rating Average	Response Count
Single-family homes on smaller lots with areas left undisturbed	30	14	12	11	2.06	67
Single-family homes on lots of one or more acres	12	11	9	9	2.37	41
Multi-family units (duplexes, apartments)	1	2	8	7	3.17	18
Town-homes and condominiums (owner occupied)	4	11	11	12	2.82	38
Mixed-use development (ground floor commercial with remaining floors residential)	5	5	9	4	2.52	23
Age-restricted active adult communities	5	2	10	11	2.96	28
Assisted living facilities	1	5	4	12	3.23	22
Neighborhoods with a combination of housing sizes, types and pricing	22	10	17	6	2.13	55
Government programs to improve existing housing	14	21	4	7	2.09	46
Infill development in existing neighborhoods	9	14	9	10	2.48	42
<i>answered question</i>						103
<i>skipped question</i>						7

Housing Survey Question 2

What are the five most DESIRABLE characteristics or amenities of a neighborhood?

Answer Options	Most Desirable	Second Most Desirable	Third Most Desirable	Fourth Most Desirable	Fifth Most Desirable	Rating Average	Response Count
Historic character	2	6	4	5	7	3.38	24
Good Schools	43	18	9	6	3	1.84	79
Scenic Beauty	4	6	6	7	7	3.23	30
Convenient access to goods/services/shopping	14	23	16	12	9	2.72	74
Well-kept appearance	24	23	18	7	7	2.37	79
Sidewalks	8	9	20	10	2	2.78	49
No sidewalks	0	0	0	0	1	5.00	1
Convenient access to parks, trails, and open space	1	13	17	11	12	3.37	54
High construction quality and design standards	6	5	9	16	6	3.26	42
The same general density (homes per acre) as the surrounding neighborhood	0	1	5	0	4	3.70	10
Other	4	1	0	0	7	3.42	12
If other, please specify:							14
<i>answered question</i>							107
<i>skipped question</i>							3

Comments for Housing Survey Question 2

What are the most important housing PROBLEMS in Independence? Please rank them from 1 (most important) to 3 (third most important).

1. Access to on-street bike lanes that can be used for transportation, not recreational trails.
2. Lower crime rate
3. Redevelopment of existing housing in the older part of town
4. Preservation of woodlands, streamways & natural features with walking trails & usable open space
5. Safety
6. Not a lot of low-income developments
7. Safety
8. No commercial vehicles allowed, i.e tow trucks
9. Low crime rate
10. Access to public transit

Housing Survey Question 3

What are the most important housing PROBLEMS in Independence? Please rank them from 1 (most important) to 3 (third most important).

Answer Options	Most Important	Second Most Important	Third Most Important	Rating Average	Response Count
Too much rental housing	19	13	13	1.87	45
Need for better property maintenance enforcement	31	25	18	1.82	74
Not enough housing for senior citizens	6	7	14	2.30	27
Not enough affordable housing (government subsidized)	4	12	2	1.89	18
Too much affordable housing (government subsidized)	6	14	9	2.10	29
Not enough moderately priced housing	12	16	14	2.05	42
Not enough housing for larger families	0	4	4	2.50	8
Too many foreclosed or abandoned houses	26	8	19	1.87	53
Other	3	3	4	2.10	10
If other, please specify:					11
<i>answered question</i>					107
<i>skipped question</i>					3

Comments for Housing Survey Question 3

What are the most important housing PROBLEMS in Independence?
Please rank them from 1 (most important) to 3 (third most important).

1. Housing is too far from jobs and services, too sprawled.
2. Not enough Cops.
3. Redevelopment emphasis in older part of town
4. Not enough middle & upper income housing including single-family, duplexes, row houses, apartments, both rental and condominiums; Affordable housing includes too much low quality, poor construction and poor maintenance
5. crime ridden neighborhoods
6. Safety, drug havens, gangs
7. more sidewalks needed; better maintenance
8. Would like more access to more public transit
9. Crime
10. clean up older neighborhoods
11. Get rid of the low income, Section 8 housing in the area.

Housing Survey Question 4

How long have you lived in Independence?

Answer Options	Response Percent	Response Count
I do not live in Independence	7.3%	8
Less than one year	2.8%	3
1-5 years	18.3%	20
5-10 years	7.3%	8
More than 10 years	64.2%	70
answered question		109
skipped question		1

Housing Survey Question 5

If you live in Independence, where do you live? Please use the map below to determine which part of Independence you live in.

Answer Options	Response Percent	Response Count
Northwest	40.0%	40
Southwest	18.0%	18
Northeast	16.0%	16
Southeast	26.0%	26
answered question		100
skipped question		10

Housing Survey Question 6

Please use the space below to share additional comments or concerns.

1. Older areas need sidewalks.
2. High priority sidewalk on Kentucky, west Hawthorne + one block
3. I live in Sugar Creek.
4. I live in southwest Independence, however I work in Northeast...which is falling apart.
5. Include single-family homes on small lots with undisturbed surrounding areas added to my first priority under question 1, with combination of housing sizes and types.
6. An example of good housing is Independence Towers @ 24 Hwy and Jennings Rd.: good schools, good shopping, good transportation, good safety, low crime and reasonable rent.
7. Redevelopment has been proven more sustainable and energy efficient than new construction.
8. Would like to see more businesses on Noland Road.
9. Would like to see downtown Independence revitalized with new business buildings, especially multi-story.
10. The yard parking, codes violations, and subjectiveness of animal control violations are areas of concern. Animal control needs better supervisors. Pets are an important part of living and the statutes are so obscure that ticketing is out of control and the leadership in that facility is lacking in credibility. Also, more places for you to take your pets would be beneficial.
11. we need a lot more police in indep
12. It is sad to me to drive through some of our older neighborhoods where the houses have not been maintained. No one wants to live in or near neighborhoods that look run down.
13. There is an excessive amount of rental property in Independence.
14. There is little to no rental property on the Square. There is so many empty upstairs to commercial buildings that could be used for housing that would greatly entice younger residents with more disposable incomes for shopping local.

Please continue to the Economic Development Survey Responses on the next page.

Independence 2030: A Comprehensive Plan

Economic Development Survey Responses

Economic Development Survey Question 1

What should the City's economic priorities be? Please rank your top four choices from 1 (most preferred) to 4 (fourth most preferred).

Answer Options	Most Preferred	Second Most Preferred	Third Most Preferred	Fourth Most Preferred	Rating Average	Response Count
Attraction of new employment opportunities at all wage/salary levels	44	16	17	14	2.01	91
Assist in the retention and expansion of core industries	14	14	12	17	2.56	57
Revitalization of the Independence Square	7	10	13	19	2.90	49
Redevelopment of existing commercial districts	18	22	16	13	2.35	69
Redevelopment of abandoned or under-utilized office and industrial sites	20	32	20	16	2.36	88
Workforce training programs that prepare residents for better paying jobs	8	11	15	10	2.61	44
Development of incentives to attract businesses	12	17	23	16	2.63	68
Development of new tourist attractions	2	4	7	15	3.25	28
<i>answered question</i>						129
<i>skipped question</i>						11

Economic Development Survey Question 2

What types of business or industry would you like to see more of in Independence? Please rank your top four choices from 1 (most preferred) to 4 (fourth most preferred).

Answer Options	Most Preferred	Second Most Preferred	Third Most Preferred	Fourth Most Preferred	Rating Average	Response Count
Manufacturing	22	14	20	6	2.16	62
High Tech/Data Centers	15	17	12	11	2.35	55
Transportation/Distribution	5	4	4	10	2.83	23
Tourism	4	7	12	12	2.91	35
Renewable Energy	20	12	8	7	2.04	47
Life Sciences	2	4	15	4	2.84	25
Retail	12	11	9	7	2.28	39
Health/Medical	13	11	7	13	2.45	44
Commercial Services	1	3	5	8	3.18	17
Regional/Division Office	12	11	9	9	2.37	41
Agri-business	2	3	1	2	2.38	8
Entrepreneurial/Small Business	15	20	15	22	2.61	72
<i>answered question</i>						125
<i>skipped question</i>						15

Economic Development Survey Question 3

Looking ahead, how should the City of Independence best utilize its remaining undeveloped land in order to encourage economic development in the City? (CHECK ONE)

Answer Options	Response Percent	Response Count
New Industrial Park Developments	9.0%	12
New Business/Office Park Developments	6.0%	8
Executive-style residential	1.5%	2
New Mixed-use developments (combination of residential, retail and office)	29.1%	39
None; Focus only on redevelopment	30.6%	41
New Retail Development	6.0%	8
Affordable Single-Family homes	17.9%	24
	answered question	134
	skipped question	6

Economic Development Survey Question 4

Identify the most important roles the City should play in business and economic development? Please rank your top three choices from 1 (most preferred) to 3 (third most preferred).

Answer Options	Most Preferred	Second Most Preferred	Third Most Preferred	Rating Average	Response Count
Aggressively market commercial and industrial locations	23	12	16	1.86	51
Assist with new business start-up	25	10	19	1.89	54
Build relationships between businesses and government	4	12	12	2.29	28
Develop favorable land use regulations for business development	4	14	18	2.39	36
Encourage new business park development	11	13	4	1.75	28
Provide incentives to attract and retain businesses	32	32	16	1.80	80
Pursue redevelopment opportunities on available sites	31	22	19	1.83	72
Extension of infrastructure including city-owned utilities to undeveloped areas at taxpayer expense	3	5	15	2.52	23
				answered question	134
				skipped question	6

Economic Development Survey Question 5

If you are employed, where do you work? (CHECK ONE)

Answer Options	Response Percent	Response Count
Independence	28.7%	37
Jackson County (outside of downtown Kansas City)	10.1%	13
Downtown Kansas City	7.0%	9
Kansas Suburbs (Johnson or Wyandotte Counties)	5.4%	7
Elsewhere	0.8%	1
Retired or Not Currently Employed	48.1%	62
	answered question	129
	skipped question	11

Economic Development Survey Question 6

How long have you lived in Independence?

Answer Options	Response Percent	Response Count
I do not live in Independence	10.1%	14
Less than one year	0.0%	0
1-5 Years	14.5%	20
5-10 Years	4.3%	6
More than 10 Years	71.0%	98
answered question		138
skipped question		2

Economic Development Survey Question 7

If you live in Independence, where do you live? Please use the map below to determine where you live.

Answer Options	Response Percent	Response Count
Northwest	41.9%	52
Southwest	11.3%	14
Northeast	21.8%	27
Southeast	25.0%	31
answered question		124
skipped question		16

Economic Development Survey Question 8

Please use the space below to share comments or concerns

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- Build a southern high school so that we stop sending our students and tax dollars to Blue Springs. Reclaim the areas that belong to Independence.
- We need more bus service!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
- The city of Independence should hire Independence residents when city jobs are open. For example, only a small percentage of employees at Independence Power & Light are Independence residents. Whenever a nonresident is hired by the city, that paycheck is spent somewhere other than Independence.
- I would also like to see some type of enforcement when it comes to people throwing trash on the streets and speed bumps on Sioux St. where kids speed and thump their music to the point where it wakes you up after hours and before 9 a.m.
- With more businesses in Independence there would be less need for mass transit options as residents would be able to work closer to home.

continued on next page

Economic Development Survey Question 8

Respondent Comments continued

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- f. Develop Noland into businesses again esp at 23rd st
- g. My pie in the sky idea is that Independence redevelop Fairmount. That area needs some development. If a lot of that
- h. The clusters on 39th/40 hwy are absurd. Things should be more spread out. Accessibility is frustrating, time consuming, and unknown why a hospital and other LARGE attractions would all be clustered where what was ALREADY difficult in accessing. Redevelop what we have and spread things out in the future! USE ALL OF INDEPENDENCE.
- i. I live in Sugar Creek and work in Independence. We have opened a new Edward Jones office on 23rd street in western Independence and would love to see it revitalized.
- j. Revitalize downtown with multi-story office buildings.[]
Get businesses back to Noland Road, including quality restaurants.
- k. For the first time in my life, I am PROUD to say I live in Independence. Keep up the good work.
- l. We strongly prefer to reuse spaces that are already developed instead of leaving the skeletons of buildings that companies have moved on from.
- m. I own land in Independence and hope to move back.
- n. Employment opportunities should be directed at high paying jobs; Do not pursue retail jobs (low paying); Revitalize Noland Road; I live in southwest Independence, however I work in northeast, which is falling apart.
- o. Thank you for giving me (us citizens) the opportunity [to respond].
- p. Fairmount business district needs redevelopment
- q. Would like to see more hospital industry in Independence.
- r. Need jobs for young people. Give them a reason to stay. Utilize what we have. Quit spending money.
- s. Prefer to see another hospital in Independence. Would like affordable single-family homes for seniors; I live in Sugar Creek.
- t. Would like to see solar, wind and biofuel industries in Independence.[] I live in Independence, however I lived in Sugar Creek for 25 years prior.
- u. Include the Police Department with other city departments in question 4 in "building relationships between business and government" as the most important role for the city in promoting economic development.
- v. I work as a caregiver.
- w. Will there be plan elements for energy conservation & environmental preservation?
Will there be participating from local & regional agencies and professional input?
Development incentives should be directed towards businesses other than retail;
New business/office park developments (Q. 3) should include light industrial and flex space;
Infrastructure extension should be extended to areas of new business park development;
What does "develop favorable land use regulations for business development mean?"
- x. Englewood Business District redevelopment is suggested as a commercial district priority.
- y. I think if the city would have main businesses (like Apple Market at 24 & Sterling) renovate/ update their facilit, I feel the home owners would want to do the same. If your surroundings are out dated why would anyone feel the need to update?
I feel the citys money has been going out by the Independence Center and that is fine. Look how much better it is out there in all areas, but I feel it is time for areas that have not been touched for MANY years to get their share.
- z. I would love to work in Independence but there are just aren't any available jobs in IT or other white collar fields.

Thank you to everyone who participated in the
Independence 2030: A Comprehensive Plan surveys.

Responses to the Land Use and Transportation surveys
are available on this website