

# Appendix III

## PREFERENCE ASSESSMENT SURVEY

As identified in chapter four, survey tools are one mode of participation and an excellent method to use when gathering information from large quantities of people who are intimately familiar with the site. Wulz called the use of a “systematic study...in gathering knowledge through values, ideals, and cultural specific [data] to the local...geographic region...” Regionalism (Wulz 1986). The Urban Design Lab worked together with Lane Community College administrators and information technology personnel at LCC to implement the survey. The purpose of the survey was twofold. The first objective was to help acquire a deeper understanding of opinions, attitudes, usage and needs from Lane Community College faculty, staff, and students with respect to development on Lane Community College’s campus. The second objective was to apply the stakeholder knowledge to aid in formulating a design solution that was responsive to the clients design problems (Peña 2001). The survey has five sections that include current housing choice and preference; transportation choice and frequency; neighborhood preference and opinion; campus living preference and opinion. Transportation, housing and neighborhood qualities and amenities are all important topics when considering development. The respondents’ opinions, preferences and desires were used to inform the vision, principles, and goals and can be found in chapter five. Appendix III describes the methodology used for the preference assessment survey and summarize its limitations. It provides a descriptive analysis for each of the four survey

topics along with characteristics of the survey respondents. Key findings for each survey topic appear in advance of the descriptive analysis.

## METHODOLOGY

The survey was disseminated with the assistance of Craig Taylor, LCC’s Director of Institutional Research, Assessment and Planning Department, and LCC’s Internet Technology and Enrollment Services staff. Two emails, one to faculty and staff and the other to students were sent via the LCC electronic mail server (email). The email was sent in mid-December (2009), with a follow-up reminder email in mid-January (2010). The survey was intended to take approximately 15-20 minutes to complete all five sections. It was decided that the length of time between the initial and reminder be spaced out due to the holiday break between terms. The survey was administered through an imbedded link in the email that the participant would have to click. The link would automatically redirect the respondents’ web screen to the survey housed at [surveymonkey.com](http://surveymonkey.com). The UDL researchers never directly contacted the email recipients, although the lead researchers’ contact information was made available in the introduction letter of the survey. Completing and clicking the “finished” button on the final page of the questionnaire constitutes the participants consent to participate.

**Target population.** The survey was sent to faculty, staff and students at Lane Community College during the fall and winter terms of 2009/2010. The entire population

was selected to participate in the survey because of their experience traveling to and spending time at LCC. The populations' first-hand experiences will allow for a current preference and opinions assessment.

**Survey method.** The exploratory survey used a form of non-probabilistic sampling called availability or convenience sampling. I chose this method partly because I had a complete list of users, due to the support of the community college administration. The second reason I used convenience sampling was because the target population would be self-selected. The target population included faculty, staff and students employed by and enrolled at Lane Community College during the fall and winter of 2009/2010. When sampling is non-probabilistic a sampling error can occur that may make the target population unrepresentative of the broader population (Schutt 1999, 128).

**Sampling.** The survey questionnaire was sent to 14,075 people via Lane Community College internal email system. 1,420 emails were sent to current LCC faculty and staff, and 12,655 emails were sent to current LCC students.<sup>1</sup> SurveyMonkey received 1,822 started surveys. Of the 1,822 responses, 396 were not finished and were removed from the population, yielding a sample size of 1,426, or 10.1%.

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1. Faculty and staff variables were combined and will be referred to as "employee" for the remainder of the document.

2. The Institutional Research, Assessment and Planning Department at Lane Community College do not collect data on employee age; therefore no age comparison for employee respondents will be presented in

Each survey table or chart is accompanied by the response rate for that survey question.

**Limitations.** A possible limitation of any non-probability sampling method is its generalization to the greater population. That is why it is important to recognize and describe the demographic characteristics collected from the survey respondents and compare them to the demographic characteristics of the entire population being studied. Notable differences between the sample population and the entire population could signify potential response bias. A non-random sample, by nature, is not representative of the greater population. Therefore, the UDL did not intend to compare the Lane Community College survey population to Lane County data and it will not be represented in the results section.

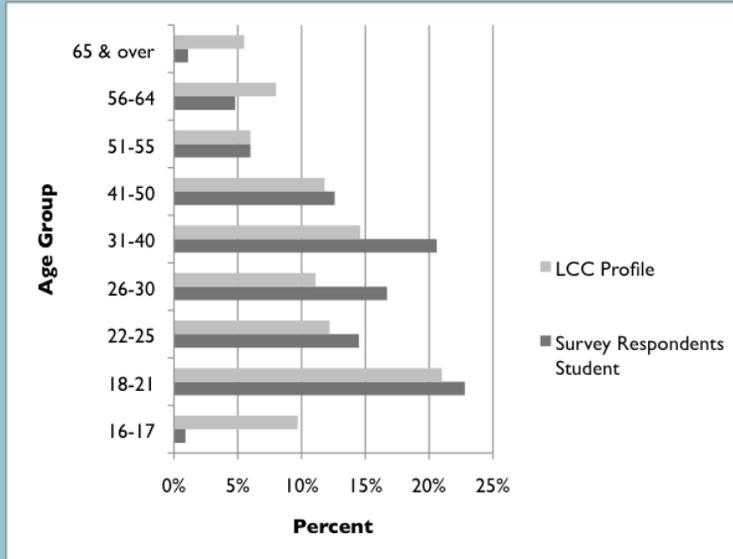
However, Lane Community College does compile data on student and on employee characteristics, the latter to a much lesser degree. The LCC data is referred to as the "LCC Profile". To test the response bias of the random, self-selecting survey I compared the characteristics of the survey respondents to the Lane Community College Profile 2008-2009.

## RESULTS: RESPONDENT CHARACTERISTICS<sup>2</sup>

this results section.

3. The question regarding living arrangements has been moved to the "Housing" section. A second question indicating respondent status at LCC, i.e. faculty, staff, and student, has been omitted because each question reports on how many people fit into each category.

Figure RC-1. Age of survey respondents



Source: LCC Survey, 2009; LCC Profile 2009-2009; n= 1217.

The demographics section of the survey has seven questions.<sup>3</sup> Results from five of those questions are reported below, however; two questions will be reported on in other sections. This section presents key findings followed by a descriptive analysis of the results.

### Key Findings

- Student survey respondents displayed some semblance of likeness to the Lane Community College Profile (LCC Profile), however for employees, the LCC Profile does not report adequately on data for employee survey respondents to identify significant characteristic similarities. In general, survey respondents are somewhat older; more frequently female, are more likely to own their home, and more frequently have a higher educational attainment.

### Descriptive Analysis

Figure RC-1 shows the age of the survey respondents for students compared to the age of the LCC Profile, students. Respondents 16 to 17 and 56 and older were under represented in the survey responses, especially for the respondents aged 16 to 17 and 65 and over. Respondents between the ages of 18 and 50 were over represented in the survey responses, particularly for the respondents aged 26 to 40. Respondents 51 to 55 were represented equally.

4. Lane Community College does not have employee characteristics for residency, therefore it is not reported on.

5. The survey characteristics for location of residence were renamed

to match the LCC Profile characteristics. Eugene and Greater Lane County were concatenated to be renamed "In District"; Outside of Lane County was renamed "Out of District"; Outside of Oregon was renamed "Out of State"; and "International" was added.

Table RC-1 shows the gender distribution of the survey respondents.<sup>4,5</sup> Female employees, students and the aggregate are over represented in the survey, with 68% of survey respondent being female employees, compared with 61% of LCC's female employee population; 61% of survey respondents being female students, compared with 51% of LCC's female student population. The opposite distribution is true for the male distribution. Male respondent employees, students and the aggregate were all under represented, with 32% of survey respondents being male employees, compared with 39% of LCC's male employee population; 39% of male student survey respondents, compared with 43% of LCC's male student population.

Table RC-2 best illustrates the location of survey respondents' place of residence. Sixty-one percent of the survey respondents resided in the City of Eugene and 38% resided in Greater Lane County. Approximately one percent of survey respondents lived outside of Lane County and the State of Oregon.

Table RC-3 best illustrates the location of student survey respondents' place of residence. Approximately 99% of student survey respondents resided in the LCC district, otherwise known as Lane County; compared to the total student population reported in the LCC Profile. Over one percent of student respondents lived outside of the district and less than half of one percent of student survey respondents lived out of the State of Oregon or out of the United States. The LCC Profile shows Out of State and International student percentages as 3% and 1%, respectively,

Table RC-1. Gender of survey respondents

Gender	Percentage of Survey Respondents			LCC		Lane County
	Employee	Student	All	Employee	Student	
Female	68%	61%	61%	61%	51%	51%
Male	32%	39%	39%	39%	43%	49%
	n=176	n=1206	n=1390			

Source: LCC Survey, 2009; LCC Profile 2009-2009.

Table RC-2. Location of residence: all respondents

Location	Number	Percentage
Eugene	843	61%
Greater Lane County	524	38%
Outside Lane County	19	1%
Outside Oregon	3	0%

Source: LCC Survey, 2009; LCC Profile 2009-2009.

Table RC-3. Location of residence: students

Location	Student	LCC
In-District	99%	89%
Out of District	1%	8%
Out of State	0%	3%
International	0%	1%

Source: LCC Survey, 2009; LCC Profile 2009-2009; n=1389

and recognizes these categories as people whom are not in-state residents. This does not mean they commute from either out-of-state or from another country.

## **HOUSING, TRANSPORTATION, NEIGHBORHOOD AND CAMPUS**

The following four sections of the survey asked questions to develop a better understanding of the current situations and choices of the survey respondents, and to gain insight into what type of preferences, needs, and opinions the respondents had concerning amenities, housing types, and transportation situations. The respondents' input, ideals and values gathered in the survey responses will be considered throughout the planning process to help produce a more livable community. Additionally, using participant input can lead to many benefits including empowerment (Whyte 1991), added legitimacy to the research (Crewe 2001), and can help create a sense of ownership of the project (Burby 2003).

### **RESULTS: HOUSING**

The General Housing Section of the survey consists of eight questions asking survey respondents' about current housing choice, situation, and level of satisfaction and their preferences of living situations. This section presents key findings followed by a descriptive analysis of the results.

#### **Key Findings**

- Sixty-eight percent of students responding to the

housing tenure question indicated they rented their current housing.

- Eighty-seven percent of employee and 62% of student survey respondents indicated they lived in single-family housing. A majority of the people surveyed indicated they would prefer to continue living in single-family housing, while roughly one quarter would prefer to live in duplex or condominium/ townhouse style housing.

- About 4% of employee, and 10% of student survey respondents indicated they lived in the duplex style housing. Over 100 respondents indicated they would prefer to live in single-family housing, and over 100 respondents indicated they would prefer duplex or condominium/townhouse style housing.

- Five percent of employee and 21% of students indicated they lived in multi-family style apartments. Many of these people indicated they would prefer to live in single-family, duplex or condominium/ townhouse style housing.

- Fifty-one percent of employee and 71% of student respondents indicated they were satisfied with their current housing. Four percent of employee and 12% of student respondents indicated they were unsatisfied with their current housing; leaving 12% of employee and 12% of student respondents neither satisfied or unsatisfied with their current housing situation.

- Employee respondents indicated, in ranked order, their most preferred to least preferred housing type: single-family housing, condominium/townhouse, duplex, retirement community and multi-family apartments; and student survey respondents indicated: single-family housing, duplex, condominium/townhouse, multi-family apartments, and retirement community.

### Descriptive Analysis

The survey asked respondents to indicate what type of housing they currently lived in at the time the survey was administered.<sup>6</sup> Table H-1 shows housing tenure of survey respondents by employee, student, and all survey respondents. Thirty-eight percent of survey respondents owned their home and 62% of survey respondents were renters. The City of Eugene is a college town housing the University of Oregon (UO), Northwest Christian College (NWCC) and Lane Community College (LCC). Many students attending UO and NWCC simultaneously attend LCC. This dual enrollment could attribute to the high rate of student survey respondent renters.

TABLE H-2 shows the housing type survey respondents lived in at the time of the survey. The majority of employee and student survey respondents indicated lived in single-family housing, while only 4% of employee, and 10% of

6. The term “currently” is used throughout the survey. This term corresponds to the time the survey was administered.

Table H-1. Housing tenure of respondents

Response	Survey Respondents			Lane County
	Employees	Student	All	
Own	82%	32%	38%	61%
Rent	18%	68%	62%	38%
	n=185	n=1200	n=1680	

Source: LCC Survey, 2009.

Table H-2. Current housing type

Housing Type	Survey Respondents			Lane County
	Employees	Student	All	
Singe Family House	87%	62%	65%	62%
Duplex	4%	10%	9%	6%
Multi-Family Apartment	5%	21%	19%	21%
Condominium/Townhouse	2%	4%	4%	6%
Retirement Community	0%	0%	0%	-
Other	2%	4%	4%	9%
	n=185	n=1238	n=1719	

Source: LCC Survey, 2009.

Table H-3. Housing tenure by current housing type

		Own		Rent	
Employee	Single Family	146	91%	14	9%
		97%		41%	
	Duplex	-	-	8	100%
		-	-	24%	
	MultiFamily	-	-	9	100%
		-	-	27%	
	Condominium/Townhouse	2	50%	2	50%
	1%		6%		
	Retirement Community	-	-	-	-
		-	-	-	-
n=185 Student	Other	15	94%	1	6%
		4%		3%	
	Single Family	353	49%	374	51%
		93%		46%	
	Duplex	6	5%	111	95%
		2%		14%	
	MultiFamily	1	0%	252	100%
	30%		31%		
Condominium/Townhouse	5	10%	45	90%	
	1%		6%		
Retirement Community	1	50%	1	50%	
		0%		0%	
n=1197 Student	Other	15	31%	33	69%
		4%		4%	

Source: LCC Survey, 2009.

student respondents specified they lived in the duplex style housing. Twenty-one percent of students indicated they lived in Multi-family style apartments. The majority of respondents who indicated “other” listed that they lived in trailers or fifth wheels, referring to a trailer-style that uses a tow hitch.

TABLE H-3 shows housing tenure broken down by housing type. This table indicates that 91% of employee survey respondents lived in single-family housing and owned their home compared to 9% who rented their single-family house. Ninety-seven percent of employee respondents owned a single-family house, while 41% of renters rented single-family housing and 24% and 27% of employee respondents rented duplexes and multifamily housing, respectively. Forty-nine percent of student survey respondents lived in single-family housing and owned their home compared to 51% of student respondents who rented their single-family house. Ninety-three percent of student respondents owned a single-family house and 30% owned multifamily apartments. Forty-six percent of renters’ rented single-family housing and 31% and 14% of student respondents rented multifamily apartments and duplex housing, respectively. Unfortunately, the survey did not ask respondents if they lived in single-family housing that is rented and shared with multiple-nonfamily members. This housing/tenure category potentially could be considered multifamily or duplex living.

The survey asked respondents how long they have lived at their current residence. Figure H-1 shows that a majority

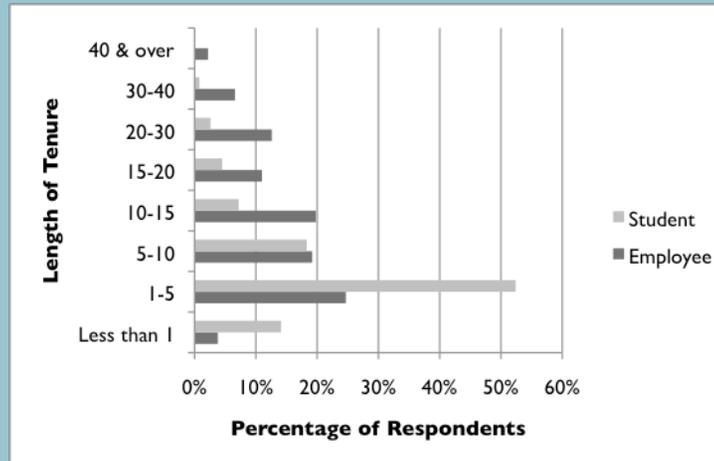
of student survey respondents have lived at their current housing type 1-5 years. About 20% of employee and student respondents indicated living at their current residence 5-10 years. Employee survey respondents indicated living at their current residence at a higher frequency than their student counterparts 10 years or longer:

Figure H-2 shows that roughly 84% of students lived in housing with two to four bedrooms compared to 89% of employee survey respondents who live in housing with two-four bedrooms. It would be reasonable to hypothesize that many of the 84% share single-family housing, therefore accounting for the large quantity of students living in homes with two to four bedrooms. About 40% of all student respondents lived in residences with three bedrooms and nearly half of the employee respondents who lived in two to four bedroom units lived in residences with three bedrooms.

Table H-4 shows the survey respondents' level of satisfaction with the type of housing they currently lived in at the time of the survey. Employee and student survey respondents indicated 51% and 71% satisfaction, respectively. Only 4% of employee respondents indicated they were unsatisfied with their current housing. Twelve percent of student respondents indicated they were unsatisfied with their current housing situation.

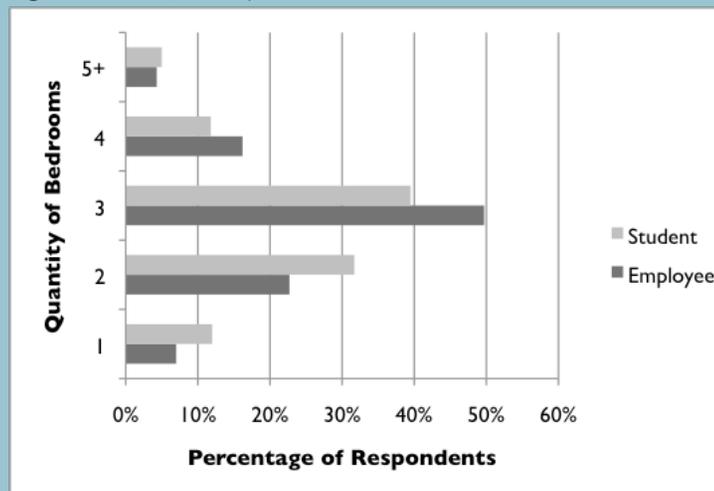
7. The survey asked for respondents' preferences on a scale of 1 to 5, where 1=most preferred and 5=least preferred. The table was collapse to combine ranking 1+2=Prefer, 3=Neutral, and 4+5=Not Prefer.

Figure H-1. Length of tenure at current housing



Source: LCC Survey, 2009; Employee n=182, Student n=1205.

Figure H-2. Quantity of bedrooms in current house



Source: LCC Survey, 2009; Employee n=182, Student n=1205.

Table H-4. Level of satisfaction in current housing

Level of Satisfaction	Percentage of Respondents	
	Employee	Student
Satisfied	51%	71%
Neutral	12%	12%
Unsatisfied	4%	12%

Source: LCC Survey, 2009. Employee n=184, Student n=1235.

Table H-5. Preferred housing type

Housing Type	Percentage of Respondents						Mean
	Prefer		Neutral		Not Prefer		
	Employee	Student	Employee	Student	Employee	Student	
Single Family House	95%	90%	1%	3%	4%	7%	1.36
Duplex	46%	50%	36%	37%	18%	14%	2.66
Condominium/Townhouse	51%	44%	32%	32%	17%	23%	2.77
Multi-Family Apartment	5%	12%	17%	23%	79%	65%	3.66
Retirement Community	9%	7%	14%	5%	77%	88%	4.51

Source: LCC Survey, 2009. Employee n=184, Student n=1235.

Table H-5 shows employee and student respondents' preferences about housing type ranked by the mean score for each type (where 1=most preferred and 3= least preferred).<sup>7</sup> The most preferred housing type was single family housing for both employee and student respondents. Duplexes and condominium/townhouses were the second and third most preferred housing type, where employee respondents most preferred the condominium/townhouse to the duplex and students preferred the inverse, duplexes to the condominium/townhouse type. Both employee and student respondents indicated that the retirement community housing type as the least preferred.

Table H-6 cross-references current housing type by the respondents preferred housing type. This table is made up of five sub-tables and is read left to right, top to bottom; each sub-table is numbered (1-5). The title of each numbered sub-table signifies the desired housing typology; the current housing type is in the left column. This sub-table is read as follows:

*Sub-table 1.* Eight hundred and ten (147 employee/663 student) survey respondents who currently live in single-family housing prefer to live in single-family housing, while 211 (5 employee and 206 student) respondents who currently live in multifamily style housing want to live in single-family housing.

*Sub-table 2.* Three hundred and twenty one (49 employee/272 student) survey respondents who currently live in single-family housing prefer to live in duplex style housing,

while 123 (2 employee and 121 student) respondents who currently live in multifamily style housing respondents want to live in duplex style housing, while 70 (6 employee/73 student) respondents want to live in duplex style housing want to continue living in duplex style housing.

*Sub-table 3.* Fifty-five student survey respondents who currently live in single-family housing would prefer to live in multifamily housing, and 52 students would like to stay living in multifamily housing.

*Sub-table 4.* Sixty-four employee and 309 student respondents who currently live in single-family housing would prefer to live in condominium/townhouse style housing.

*Sub-table 5.* The 86 respondents currently living in various housing types would prefer to live in a retirement community.

## RESULTS: TRANSPORTATION

The Transportation Section of the survey consists of seven questions asking survey respondents' about current transportation choice, usage, and preferences. This section presents key findings followed by a descriptive analysis of the results.

### Key Findings

- About 84% of employee and 71% of student respondents owned between two and three vehicles. Only two percent of employee compared to 17%

Table H-6 (subtables 1-5). Current housing type by Preferred housing type

1. Desired Housing Type: Single Family Housing				2. Desired Housing Type: Duplex			
Current Housing Type	Employee	Student	All	Current Housing Type	Employee	Student	All
Single Family	147 89%	663 63%	810 66%	Single Family	49 78%	272 54%	321 57%
Duplex	6 4%	108 10%	113 9%	Duplex	6 10%	73 15%	79 14%
MultiFamily	5 3%	206 20%	211 17%	MultiFamily	2 3%	121 24%	123 22%
Condominium/Townhouse	4 2%	38 4%	42 3%	Condominium/Townhouse	2 3%	14 3%	16 3%
Retirement Community	0 0%	2 0%	3 2%	Retirement Community	0 0%	0 0%	0 0%
Other	4 2%	39 4%	43 4%	Other	4 6%	24 5%	28 5%
n=166			1056	n=63			n=504

3. Desired Housing Type: MultiFamily				4. Desired Housing Type: Condominium/Townhouse			
Current Housing Type	Employee	Student	All	Current Housing Type	Employee	Student	All
Single Family	2 33%	55 44%	57 44%	Single Family	64 88%	309 67%	373 69%
Duplex	0 0%	7 6%	7 5%	Duplex	4 6%	31 7%	35 7%
MultiFamily	4 67%	52 42%	56 43%	MultiFamily	4 6%	82 18%	86 16%
Condominium/Townhouse	0 0%	4 3%	4 3%	Condominium/Townhouse	1 1%	27 6%	28 5%
Retirement Community	0 0%	0 0%	0 0%	Retirement Community	0 0%	0 0%	0 0%
Other	0 0%	6 5%	130 3%	Other	0 0%	16 3%	16 3%
n=6			n=124	n=73			n=465

5. Desired Housing Type: Retirement Community			
Current Housing Type	Employee	Student	All
Single Family	13 100%	46 63%	59 69%
Duplex	0 0%	5 7%	5 6%
MultiFamily	0 0%	12 16%	12 14%
Condominium/Townhouse	0 0%	7 10%	7 8%
Retirement Community	0 0%	1 1%	1 1%
Other	0 0%	2 3%	16 3%
n=13			n=73

Source: LCC Survey, 2009.

of student respondents owned one vehicle. Twenty-eight percent of student respondents owned one bicycle compared to 19% of employee respondents.

- Nineteen percent of employee compared to 28% of student respondents owned one bicycle, while 67% of employee and 64% of student respondents indicated they owned two to three bicycles.

- About 81% of employee respondents indicated they used their personal vehicles to get to LCC, while 11% indicated they used public transportation, while less than 8% of employee survey respondents indicated they either carpooled, biked or walked.

- About 66% of student respondents indicated they used their personal vehicles to get to LCC, while 28% indicated they used public transportation, while less than 6% of employee survey respondents indicated they either carpooled, biked or walked.

- Employee respondents indicated how they would rather travel to LCC (in ranked order most preferred to least preferred): personal vehicle, public transportation and bike ranked equal, followed by walking and carpooling.

- Student respondents indicated how they would rather travel to LCC (in ranked order most preferred to least preferred): personal vehicle, carpool, public transportation, bike, and walking.

- Employee respondents had an average travel time (one-way) to get to LCC of 32 minutes, and

student respondents had an average travel time of 43 minutes. The average distance traveled to get to LCC was ten miles with an average maximum distance of 66 miles. Approximately 68% of employee and 53% of student respondents traveled six to thirty minutes one way to get to LCC. Less than one-quarter of employee survey respondents traveled between 31 and 90 minutes to get to LCC, while 38% of student respondents traveled the same frequency of time.

- About 58% of employee respondents traveled an average of 32 minutes for shopping or running errands outside of traveling to LCC, while 52% of student respondents traveled an average of 51 minutes for shopping or running errands outside of traveling to LCC.

### Descriptive Analysis

The survey asks respondents their number of automobiles and bicycles they owned. Table T-1 shows that 84% of employee respondents owned between two and three vehicles, while 71% of student survey respondents owned between two and three vehicles. Seventeen percent of student respondents owned one vehicle compared to 2% of employees respondents. Nineteen percent of employees compared to 28% of student respondents owned one bicycle, while 67% of employee and 64% of student respondents indicated they owned two to three bicycles.

Table T-1. Pattern of ownership

Number of	Survey Respondents		
	Employee	Student	
<b>Personal Vehicle</b>	1	2%	17%
	2	46%	56%
	3	38%	21%
	4	9%	5%
	5	4%	2%
	n=181	n=1215	
<b>Bicycle</b>	1	19%	28%
	2	45%	49%
	3	22%	15%
	4	7%	4%
	5	8%	4%
	n=170	n=1197	

Source: LCC Survey, 2009.

Table T-2. General mode of travel to LCC

Mode	Survey Respondents		
	Employee	Student	All
<b>Walk</b>	1%	0%	0%
<b>Bike</b>	2%	1%	1%
<b>Personal Vehicle</b>	81%	66%	67%
<b>Carpool</b>	5%	5%	5%
<b>Public Transportation</b>	11%	28%	26%
<b>Other</b>	0%	0%	0%
	n=177	n=1226	n=1759

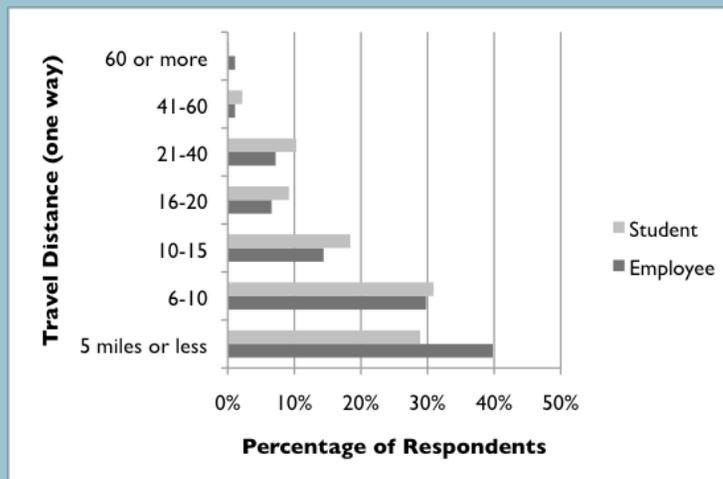
Source: LCC Survey, 2009.

Table T-3. Preferred mode of travel to LCC

Mode	Prefer		Neutral		Not Prefer		Mean
	Employee	Student	Employee	Student	Employee	Student	
Personal Vehicle	70%	65%	22%	21%	8%	15%	2.24
Public Transportation	43%	42%	48%	43%	10%	15%	2.84
Carpool	27%	45%	48%	41%	25%	14%	3.02
Bike	43%	28%	34%	47%	23%	25%	3.43
Walk	30%	21%	21%	16%	50%	63%	4.24

Source: LCC Survey, 2009. Employee n=184, student n=1235.

Figure T-1. Distance respondents need to travel one way to get to LCC



Source: LCC Survey, 2009. Employee n=181, student n=1223.

Table T-2 shows the general mode of travel survey respondents used to get to LCC at the time of the survey. Sixty-seven percent of all survey respondents generally use personal vehicle to travel to LCC, and 26% of total respondents choose to use public transportation. Twenty-eight percent of student respondents chose to use public transportation, while only 11% of employee respondents chose to use public transportation. It is not surprising that few people walked or biked to LCC.

Table T-3 shows employee and student respondents' preferred choice of how they would rather travel if all the options were available to them ranked by the mean score for each transportation type (where 1=most preferred and 3= least preferred).<sup>8</sup> The most preferred transportation choice for employee and student respondents was the personal vehicle. Public transportation was ranked second and almost equally between employee and student respondents with 43% and 42%, respectively. Surprisingly, 45% of student respondents indicated that they preferred carpooling and 43% of employee respondents indicated they would prefer to bike to LCC. Walking ranked the least preferred between employee and student respondents.

Figure T-1 shows the percentage of respondents' travel distance in one way to get to LCC. The majority of employee, and student respondents traveled 15 miles or less to get

8. The survey asked for respondents' preferences on a scale of 1 to 6, where 1=most preferred and 6=least preferred. The table was collapsed to combine ranking 1+2=Prefer, 3+4=Neutral, and 5+6=Not Prefer.

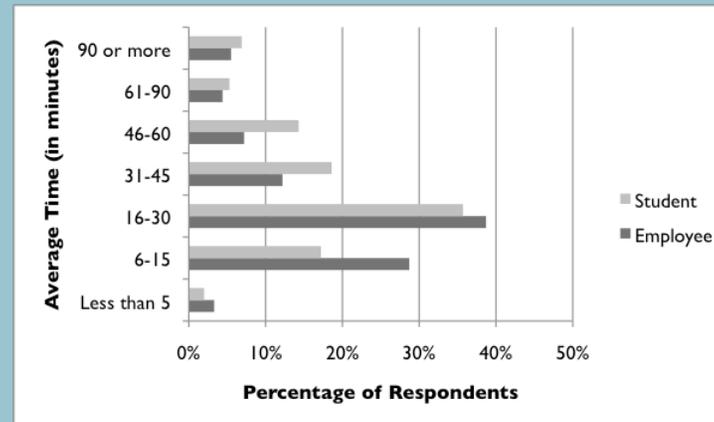
to LCC. Fourteen percent of employee respondents traveled 16 to 20 and 21 to 40 miles (7% each) to get to LCC, while student survey respondents in the same mileage range traveled 9% and 10%, respectively. Two percent or less of employee, and student survey respondents traveled a distance of 41 miles or more, one way, to get to LCC.

Figure T-2 shows respondents' percentage of time, in minutes it took for them to travel to LCC one way. Less than 3% of employee and student respondents traveled five minute or less in travel time to get to LCC. Sixty-eight percent of employee and 53% of student respondents traveled six to thirty minutes one way to get to LCC. Less than one-quarter of employee survey respondents traveled between 31 and 90 minutes to get to LCC, while 38% of student respondents traveled the same frequency of time. Less than 7% of employee and student respondents travel 90 minutes or more to get to LCC.

The survey asked respondents about whether or not they combined trips shopping or running errands while traveling to or from LCC. Table T-3 shows that 58% of employee and 52% student respondents do combine trips, while 43% of employee and 48% of student respondents do not combine shopping or errands while traveling to or from LCC.

Figure T-3 shows the percentage of time, in minutes, that respondents traveled to shopping or errands while traveling to or from LCC. Roughly 78% of employee respondents travel 45 minutes or less traveling to shopping or errands. Of those employee respondents, 24% traveled 15 minutes

Figure T-2. Average time respondents travel to get to LCC



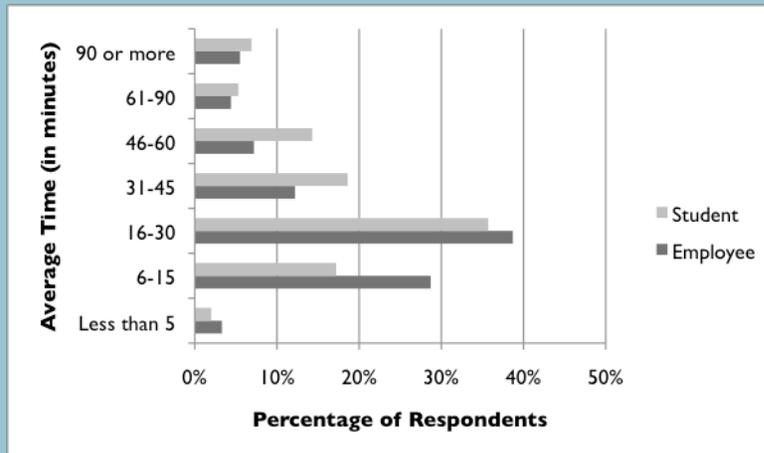
Source: LCC Survey, 2009. Employee n=181, student n=1230.

Table T-3. Pattern of whether respondents combine shopping or errands while traveling to or from LCC

Pattern	Survey Respondents	
	Employee	Student
Yes	58%	52%
No	43%	48%
	n=179	n=1231

Source: LCC Survey, 2009.

Figure T-3. Average time respondents spend traveling to shopping or errands while traveling to or from LCC



Source: LCC Survey, 2009. Employee n=179, student n=1231.

or less, 27% traveled 15-30 minutes, and 27% traveled 30-45 minutes. Less than 5% traveled 45 minutes to one hour. The remaining 17% of employee respondents traveled one hour or more to shopping or errands while travel to or from LCC. More than half of student respondents indicated that they traveled 45 minutes or less to shopping or errands (58%). Six percent indicated they traveled between 45 minute and one hour, and the remaining 25% of student respondents traveled 45 minutes to one hour.

## RESULTS: NEIGHBORHOOD

The Neighborhood Section asks seven questions regarding preferences, opinions and level of importance of neighborhood and community amenities and characteristics. One question, on housing tenure, was moved to the previous section on Housing. This section presents key findings followed by a descriptive analysis of the results.

### Key Findings

- The top five amenities respondents indicated were important to be within walking distance were: (employee respondents) grocery store, neighborhood park, public transportation, work place, and running trails; while student respondents indicated their top five amenities as: grocery store, public transportation, neighborhood park, work place, and small convenience shop.

- Student respondents indicated a higher percentage of willingness to walk to all amenities within

ten-minutes compared to employee respondents to walk to all but four (community center, library, restaurant and workplace); and employee respondents indicated they are willing to walk 15 to 20 minutes to 20 out of 26 amenities compared to student respondents.

-Student respondents indicated a higher percentage of willingness to bike to all but three amenities (library, school, workplace) within a ten-minutes compared to employee respondents who would be willing to bike to 10 of the 26 amenities (daycare, gas station, laundromat, personal and public garage, public transportation, religious center, small convenience shop, tot lot, and vet clinic); and employee respondents indicated they are willing to bike 15 to 20 minutes to 17 out of 26 amenities, while student respondents indicated their willingness to bike to three (grocery store, library, and restaurant).

- Sixty-seven percent of employee, and 73% of student respondents hope to live in a neighborhood with a strong sense of community. Sixty percent or employee, and 65% or student respondents indicated that they would hope to have close relationships with people in their neighborhood, yet the majority of employee and student respondents do not live within walking distance of people they regularly socialize with.

Table N-1. Respondents' preference to be within walking distance of the following neighborhood amenities

Amenities	Percent of Respondents						Mean
	Important		Neutral		Unimportant		
	Employee	Student	Employee	Student	Employee	Student	
Dry Cleaners	4%	4%	9%	8%	87%	88%	1.41
Barber Shop	5%	6%	10%	10%	86%	85%	1.53
Public Garage	4%	6%	8%	11%	88%	82%	1.58
Beauty Salon	34%	6%	15%	12%	80%	82%	1.59
Daycare	5%	14%	9%	8%	86%	78%	1.68
Tot Lot	10%	13%	15%	9%	75%	78%	1.75
Religious Center	17%	16%	15%	15%	68%	69%	1.96
Laundromat	8%	21%	6%	12%	86%	67%	2.01
Pub/Bar	15%	20%	14%	16%	72%	65%	2.09
Vet Clinic	19%	18%	19%	20%	61%	62%	2.13
Ballfields	16%	20%	9%	19%	75%	61%	2.19
Community Center	24%	24%	26%	25%	51%	51%	2.45
Playground	44%	48%	12%	15%	45%	37%	2.70
Coffee Shop	32%	35%	10%	20%	57%	45%	2.70
Gas Station	18%	37%	23%	21%	59%	42%	2.70
Gym/Fitness Center	36%	35%	19%	22%	45%	44%	2.76
Running Trails	50%	37%	13%	23%	37%	40%	2.91
Restaurant	43%	44%	19%	28%	38%	28%	3.11
Personal Garage	35%	36%	13%	15%	52%	49%	3.17
Library	43%	51%	21%	23%	36%	26%	3.24
Small Convenience Shop	36%	52%	20%	24%	44%	24%	3.27
School	36%	33%	15%	17%	49%	21%	3.50
Workplace	52%	58%	23%	23%	24%	19%	3.51
Neighborhood Park	66%	64%	11%	18%	23%	18%	3.68
Public Transportation	59%	66%	22%	14%	19%	21%	3.75
Grocery Store	69%	77%	15%	12%	17%	10%	4.04

Source: LCC Survey, 2009. Employee n=181, student n=1194.

Table N-2. Respondents' willingness to WALK to each of the following neighborhood amenities

Amenities	Percent of Respondents							
	5 Minutes		10 Minutes		15 Minutes		20 Minutes	
	Employee	Student	Employee	Student	Employee	Student	Employee	Student
Ballfields	26%	41%	27%	25%	21%	17%	27%	17%
Barber Shop	37%	52%	17%	20%	17%	12%	28%	16%
Beauty Salon	33%	51%	20%	20%	18%	13%	29%	17%
Coffee Shop	27%	39%	32%	29%	17%	17%	24%	15%
Community Center	17%	40%	32%	28%	25%	16%	26%	16%
Daycare	40%	54%	19%	20%	14%	10%	28%	16%
Dry Cleaners	41%	60%	17%	15%	13%	9%	29%	16%
Gas Station	42%	49%	21%	25%	12%	13%	26%	13%
Grocery Store	21%	31%	35%	33%	22%	23%	21%	14%
Gym/Fitness Center	16%	34%	35%	24%	19%	22%	26%	21%
Laundromat	50%	59%	15%	21%	10%	8%	34%	12%
Library	14%	25%	29%	28%	22%	25%	34%	21%
Neighborhood Park	17%	30%	36%	32%	19%	22%	28%	16%
Personal Garage	59%	68%	11%	15%	7%	6%	23%	11%
Playground	29%	40%	35%	28%	13%	17%	24%	16%
Pub/Bar	22%	42%	27%	21%	21%	17%	30%	20%
Public Garage	42%	57%	18%	17%	10%	10%	30%	16%
Public Transportation	43%	46%	29%	32%	10%	11%	18%	11%
Religious Center	30%	50%	27%	18%	10%	14%	32%	18%
Restaurant	13%	29%	34%	34%	26%	21%	28%	16%
Running Trails	21%	36%	31%	28%	21%	17%	28%	19%
School	19%	25%	33%	27%	18%	23%	31%	25%
Small Convenience Shop	27%	42%	37%	32%	14%	15%	22%	11%
Tot Lot	45%	56%	19%	18%	8%	10%	29%	17%
Vet Clinic	32%	44%	27%	23%	16%	14%	24%	19%
Workplace	10%	22%	26%	24%	22%	23%	43%	31%

Source: LCC Survey, 2009. Employee n=147, student n=1194.

## Descriptive Analysis

Table N-1 shows residents' preference about the importance of being within walking distance to various neighborhood amenities, ranked by the mean score of each amenity (where 3=most important and 1=least important).<sup>9</sup> Since the survey ranking was switch from 1=least important to 5=most important (see footnote 10) the mean ranking shows the least important amenities to survey respondents at the top, and the most important, at the bottom of Table N-1. The top five amenities respondents indicated were important to be within walking distance were: (employee respondents) grocery store, neighborhood park, public transportation, work place, and running trails; student respondents indicated their top five amenities as: grocery store, public transportation, neighborhood park, work place, and small convenience shop. Fifty-one percent of student respondents indicated that being within walking distance to a library was important (ranked sixth). The amenities that respondents indicated were least important to be within walking distance were: (employee respondents) dry cleaners, public garage, barber shop, daycare, Laundromat; (student respondents) dry cleaners, barber shop, public garage, beauty salon, and a tot lot.

Table N-2 shows how long respondents would be willing

9. The survey asked for respondents' preferences on a scale of 1 to 5, where 1=least important and 5=most important. The table was collapse to combine ranking 5+4=Important, 3=Neutral, and 2+1=Not Prefer.

to walk to neighborhood amenities in five, ten, fifteen and twenty-minute increments. Student respondents indicated a higher percentage of willingness to walk to all amenities within ten-minutes compared to employee respondents; and employee respondents indicated they are willing to walk 15 to 20 minutes to 20 out of 26 amenities compared to student respondents. When looking at employee and student respondents' willingness to walk up to five-minutes, 59% of employee respondents indicated they would walk to a personal garage, while student respondents indicated their willingness to walk up to five-minutes to: personal garage (68%), dry cleaners (60%), laundromat (59%), public garage (57%), tot lot playground (56%), daycare (54%), barber shop (52%), and the beauty salon (51%). The highest percentage of employee and student respondents that indicated their willingness to walk up to 10-minutes are: 37% of employee respondents to a small convenience shop and 34% of student respondents to a restaurant. The highest percentage of employee and student respondents that indicated their willingness to walk up to 15-minutes are: 26% of employee respondents to a restaurant and 25% of student respondents to a library. The highest percentage of employee and student respondents that indicated their willingness to walk up to 20-minutes are: 43% of employee and 31% of students to a workplace.

Table N-3 shows how long respondents would be willing to bike to neighborhood amenities in five, ten, fifteen and twenty-minute increments. Student respondents indicated a higher percentage of willingness to bike to all but three

Table N-3. Respondents' willingness to BIKE to each of the following neighborhood amenities

Amenities	Percent of Respondents							
	5 Minutes		10 Minutes		15 Minutes		20 Minutes	
	Employee	Student	Employee	Student	Employee	Student	Employee	Student
Ballfields	24%	29%	21%	27%	23%	18%	33%	26%
Barber Shop	26%	36%	20%	25%	22%	16%	32%	23%
Beauty Salon	28%	38%	20%	23%	3%	16%	30%	23%
Coffee Shop	24%	31%	22%	28%	23%	18%	31%	23%
Community Center	17%	30%	26%	27%	25%	19%	32%	23%
Daycare	32%	42%	19%	22%	17%	14%	32%	22%
Dry Cleaners	33%	45%	16%	19%	21%	14%	30%	23%
Gas Station	35%	27%	20%	26%	20%	16%	26%	22%
Grocery Store	20%	25%	27%	29%	25%	23%	27%	24%
Gym/Fitness Center	14%	27%	27%	25%	28%	21%	32%	27%
Laundromat	37%	45%	20%	23%	16%	12%	28%	20%
Library	15%	21%	23%	27%	27%	25%	36%	27%
Neighborhood Park	16%	27%	30%	28%	22%	20%	32%	25%
Personal Garage	45%	49%	137%	19%	14%	12%	27%	20%
Playground	24%	33%	27%	26%	20%	17%	28%	24%
Pub/Bar	21%	35%	24%	22%	22%	17%	33%	26%
Public Garage	35%	44%	17%	18%	17%	15%	31%	23%
Public Transportation	25%	36%	32%	26%	21%	18%	22%	21%
Religious Center	28%	41%	27%	19%	14%	16%	31%	25%
Restaurant	18%	25%	30%	31%	18%	21%	34%	23%
Running Trails	25%	31%	23%	25%	20%	17%	31%	27%
School	17%	22%	29%	24%	20%	23%	34%	32%
Small Convenience Shop	25%	34%	31%	29%	20%	16%	24%	21%
Tot Lot	37%	48%	20%	18%	15%	12%	28%	23%
Vet Clinic	34%	40%	27%	21%	17%	15%	25%	24%
Workplace	16%	20%	15%	20%	26%	24%	42%	36%

Source: LCC Survey, 2009. Employee n=138, student n=1152.

Table N-4. Respondents' opinions of the following statements considering their current neighborhood

Statement	Percent of Respondents						Mean
	TRUE		NEUTRAL		FALSE		
	Employee	Student	Employee	Student	Employee	Student	
I frequently have neighbors over to my house to visit	20%	18%	19%	14%	61%	68%	2.13
I visit with my neighbors in their homes	25%	21%	22%	15%	53%	65%	2.25
A feeling of fellowship runs deep between me and others in my neighborhood	25%	19%	27%	22%	48%	59%	2.34
I borrow things and exchange favors with my neighbors	38%	27%	18%	17%	44%	57%	2.47
If I needed advice about something I could go to someone in my neighborhood	35%	27%	20%	17%	45%	56%	2.52
I agree with most people in my neighborhood about what is important in life	32%	24%	31%	29%	37%	47%	2.62
My friendships and associations with others in my neighborhood mean a lot	33%	28%	28%	22%	39%	50%	2.65
I like to think of myself as similar to the people who live in my neighborhood	37%	28%	31%	25%	33%	47%	2.69
I think of community planning in my neighborhood as a "we" not a "they" activity	40%	30%	25%	23%	35%	48%	2.70
Living in my neighborhood gives me a sense of community	41%	30%	23%	25%	36%	46%	2.74
I feel loyal to people in my neighborhood	46%	32%	25%	24%	29%	44%	2.82
I regularly stop and talk with people in my neighborhood	50%	33%	18%	20%	32%	47%	2.84
If I were given the opportunity to move, I would choose to stay in my neighborhood	47%	36%	27%	22%	27%	42%	2.91
I feel like I belong in my neighborhood	59%	40%	20%	25%	20%	36%	3.08
If I can, I will remain a resident of my neighborhood for a number of years	62%	42%	17%	20%	21%	38%	3.13
Overall, I am very attracted to living in my neighborhood	66%	45%	17%	23%	17%	32%	3.25
I would work together with others to improve something in my neighborhood	71%	57%	18%	22%	11%	21%	3.58
I believe my neighbors would help me in an emergency	78%	64%	10%	20%	12%	17%	3.81

Source: LCC Survey, 2009. Employee n=180, student n=1197.

amenities within ten-minutes compared to employee respondents; and employee respondents indicated they are willing to bike 15 to 20 minutes to 17 out of 26 amenities more than student respondents. When looking at employee and student respondents' willingness to bike up to five-minutes, no majority of employee or student respondents indicated they would willing to bike. Forty-five percent of employee and 49% of student respondents indicated they would be willing to bike up to five minutes to reach a personal garage. The highest percentage of employee and student respondents that indicated their willingness to bike up to 10-minutes are: 31% of employee respondents to a small convenience shop and 29% of student respondents to a small convenience shop and to a grocery. The highest percentage of employee and student respondents that indicated their willingness to bike up to 15-minutes are: 28% of employee respondents to a gym/fitness center and 25% of student respondents to a library. The highest percentage of employee and student respondents that indicated their willingness to bike up to 20-minutes are: 36% of employees to a library and 36% of students to a workplace.

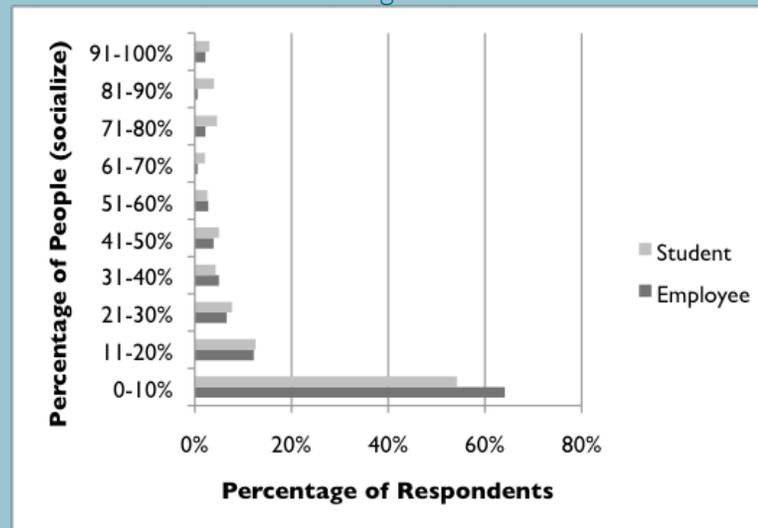
Table N-4 shows residents' opinions considering their current neighborhood, ranked by the mean score of each amenity (where 3=most important and 1= least important).<sup>10</sup> Since the survey ranking was switch from 1=not at all true to 5=very true (see footnote 10) the mean

10. The survey asked for respondents' opinions on a scale of 1 to 5, where 1=not at all true and 5=very true. The table was collapse to combine ranking 5+4=True, 3=Neutral, and 2+1=Not True.

ranking shows what respondents believed not to be true about their current neighborhood at the top, and what they believe to be true at the bottom of Table N-4. The top two statements respondents indicated were true coincided between employee and student respondents; 78% of employee and 64% of student respondents believe that their neighbors would help them in an emergency; and 71% of employee and 57% of student respondents thought that they would work together with others to improve something in their neighborhood. Sixty-six percent of employee respondents indicated that overall, they were very attracted to living in their neighborhood; 62% indicated they would remain a resident of their neighborhood for a number of years if they could; and 59% of employee respondents indicated they felt like they belonged in their neighborhood. No more than 45% of student respondents indicated that the remaining statements were true.

Figure N-1 shows the percentage of all the people that survey respondents regularly socialize within that are within walking distance of their residence. A majority of employee and student respondents do not live within walking distance of people they regularly socialize with. Sixty-four percent of employee and 54% of student respondents indicated that up to 10% of the people they socialize with do live within walking distance to their residence. Twelve percent of employee and 13% of student respondents indicated that 11% to 20% of the people they socialize with do live within walking distance to their residence. Twelve percent of both employee and student respondents indicated that 21% to

Figure N-1. Percentage of all people that the respondents regularly socialize with that are within walking distance from their home



Source: LCC Survey, 2009.

Table N-5. Respondents' opinions of how true the following statements are considering where they may want to live in the future

Statement	Percent of Respondents					
	TRUE		NEUTRAL		FALSE	
	Employee	Student	Employee	Student	Employee	Student
I hope to live in a neighborhood with a strong sense of community	67%	73%	20%	18%	13%	10%
I hope to have close relationships with people in my neighborhood	60%	65%	21%	22%	19%	14%

Source: LCC Survey, 2009.

Table C-1. Respondents' opinion of whether or no to live near or on campus

Survey Respondents			
Campus	Employee	Student	All
Yes	46%	62%	59%
No	55%	39%	41%
	n=176	n=1207	n=1403

Source: LCC Survey, 2009.

Table C-2. Respondents' opinion on how many floors above ground they would be willing to live if the building HAD an elevator and could only be accessed by a shared entryway

Survey Respondents		
Floors	Employee	Students
2	18%	19%
3	22%	26%
4	10%	10%
5	9%	8%
6	5%	3%
7	1%	2%
8	1%	1%
9	1%	0%
10+	33%	43%
	n=163	n=1161

Source: LCC Survey, 2009.

40% of the people they socialize with live within walking distance. Seven percent of employee and 8% of student respondents indicated that 41% to 60% of the people they socialize with live within walking distance. Three percent of employee and 7% student respondents indicated that 61% to 80% and 81% to 100% of the people they socialize with live within walking distance of their residences.

Table N-5 asked respondents to consider where they might live in the future and rate how true each of the following questions is for them. This table shows that both employee and student respondents have indicated both statements to be true. Sixty-seven percent of employee, and 73% of student respondents hope to live a neighborhood with a strong sense of community. Sixty percent or employee, and 65% or student respondents indicated that they would hope to have close relationships with people in their neighborhood.

## RESULTS: CAMPUS

The Campus Housing Section of the survey asks five questions regarding preferences and level of importance of campus housing amenities and characteristics. This section presents key findings followed by a descriptive analysis of the results.

### Key Findings

-Forty-six percents of employee and 62% of student respondents indicated that they would consider living on or near campus.

-All of the amenities received an important rating from employee and student respondents. Type of housing and outdoor space received the highest ratings from employee respondents with 91% each; and amenities in the interior of a residence received the highest rating from student respondents with 91%.

-The top five characteristics that respondents indicated were most desirable for establishing housing located on a campus were: private rear yards, private balconies, attached private garage, front yard, and a front porch big enough for a table and four chairs.

### Descriptive Analysis

Survey respondents were asked whether or not they would consider living on or near campus. [Table C-1](#) shows that 46% of employee and 62% of student respondents indicated that they would consider living on or near campus.

Survey respondents were asked if they lived in an apartment in a multi-story building, how many floors above ground would they be willing to live if the building had an elevator and could only be accessed by a shared entryway. [Table C-2](#) shows that more than half of all respondents' would be willing to live up to five floors above ground level. Less than 10% of all respondents indicated they would be willing to live in a building that was seven, eight, and nine floors above ground. Thirty-three percent of employee, and 43% of student survey respondents would be willing to live

Table C-3. Respondents' preference on how many floors above ground they would be willing to live if the building DID NOT have an elevator

Floors	Survey Respondents	
	Employee	Students
2	44%	45%
3	34%	25%
4	10%	11%
5	5%	8%
6	3%	2%
7	2%	2%
8	1%	1%
9	0%	0%
10+	2%	7%
	n=154	n=1127

Source: LCC Survey, 2009.

Table C-4. Respondents' preferences on the aspects of campus housing attributes in terms of importance

Amenities	Percent of Respondents						Mean
	Important		Neutral		Unimportant		
	Employee	Student	Employee	Student	Employee	Student	
Neighborhood cohesion/community (e.g., sense of community among neighbors)	52%	58%	30%	25%	18%	17%	3.60
Amount of interior space (e.g., large size and number of rooms)	71%	76%	18%	18%	12%	6%	4.12
Type of housing (e.g., apartment in a tower, single-family home, etc.)	91%	83%	6%	12%	3%	6%	4.35
Location of a residence (e.g., distance from work, school, shopping, etc.)	80%	87%	15%	11%	5%	3%	4.37
Outdoor aspects of a residence (e.g., parking, yard space, porch, etc.)	91%	86%	8%	10%	2%	4%	4.41
Amenities in the interior of a residence (e.g., appliances, laundry facilities, etc.)	86%	91%	9%	8%	4%	2%	4.49

Source: LCC Survey, 2009. Employee: n=183, student n=1208

ten or more floors above ground level if the building had an elevator and could be accessed by a shared entryway. Survey respondents were asked if they lived in an apartment in a multi-story building, how many floors above ground would they be willing to live if the building DID NOT had an elevator. Table C-3 shows that more than half of all respondents' would be willing to live up to three floors above ground level. Approximately 10% of all employee and student respondents indicated they would be willing to live in a building that was four floors above ground. Five percent of employee, and 8% of student respondents indicated they would be willing to live five floors above ground level if the building had an elevator. Less than 5% of the remaining employee respondents indicated they would be willing to live six stories or higher if there was no elevator; and 10% of student respondents indicated the same.

Table C-4 shows preferences on the aspects of housing attributes in terms of desirability, ranked by the mean score of each amenity (where 3=most important and 1= least important). Since the survey ranking was switch from 1=not at all important to 5=very important (see footnote 10) the mean ranking shows what amenities respondents believed not to be important about aspects of campus housing at the top, and what they believe to be important at the bottom of Table C-4. All of the amenities received an important rating from employee and student respondents. Type of housing and outdoor space received the highest ratings from employee respondents with 91% each; and

amenities in the interior of a residence received the highest rating from student respondents with 91%. Neighborhood cohesion was rated the least important by employee and student respondents with 52% and 58%, respectively.

Table C-5 shows level of importance of housing aspects in terms of desirability, ranked by the mean score of each amenity (where 3=most important and 1= least important). Since the survey ranking was switched from 1=not at all important to 5=very important (see footnote 10) the mean ranking shows what amenities respondents believed not to be important about aspects of campus housing at the top, and what they believe to be important at the bottom of Table C-5. The top five characteristics that employee and student respondents indicated that were most desirable for establishing housing located on a campus were: private rear yards (84% and 82%), private balconies (73% and 76%), attached private garage (72% and 71%), front yard (67% and 70%), and a front porch big enough for a table and four chairs (66% and 64%). The top five attributes that employee respondents indicated were least desirable were: to a high quality of life were: neighbors directly on top, neighbors directly below, neighbors directly on both sides, neighbors directly on one side, and off street parking in a shared carport. The top five attributes that student respondents indicated were least desirable were: neighbors directly on top, neighbors directly below, neighbors directly on both sides, three level living, and neighbors directly on one side.

Table C-5 Respondents' preferences on the aspects of campus housing attributes in terms of desirability

Attributes	Percent of Respondents						Mean
	Desirable		Neutral		Undesirable		
	Employee	Student	Employee	Student	Employee	Student	
Neighbors directly on top	2%	6%	15%	22%	83%	69%	1.77
Neighbors directly below	7%	11%	25%	27%	68%	62%	2.07
Neighbors directly on both sides	7%	12%	28%	32%	65%	56%	2.22
Three-level living	65%	20%	21%	33%	14%	47%	2.45
Neighbors directly on one side	16%	20%	35%	37%	49%	43%	2.57
On-street parking for each unit	51%	31%	21%	28%	29%	41%	2.76
Off-street parking in a shared carport	28%	35%	31%	31%	41%	35%	2.92
Off-Street parking in a shared parking garage	31%	35%	28%	30%	41%	35%	2.93
Access to the front door from double-loaded interior hallway	28%	31%	31%	39%	41%	30%	2.97
Off-street parking in a lot	27%	39%	24%	26%	49%	34%	2.98
Two-level living	32%	39%	37%	35%	31%	26%	3.14
Detached private garage	44%	47%	28%	30%	28%	23%	3.32
Front Garage	37%	51%	35%	30%	29%	19%	3.46
Rear Garage	42%	45%	32%	33%	26%	22%	3.35
Off-street parking in a private carport	53%	54%	27%	26%	20%	20%	3.52
Access to the front door from street	63%	55%	22%	28%	15%	17%	3.63
Front Stoop	64%	57%	21%	28%	14%	15%	3.68
Single-level living	65%	62%	21%	27%	14%	12%	3.86
Front Porch big enough for a table and four chairs	66%	64%	22%	22%	12%	13%	3.86
Front yard	67%	70%	22%	20%	11%	10%	4.01
Attached private garage	72%	71%	13%	18%	15%	11%	4.06
Private balconies	73%	76%	15%	15%	12%	10%	4.10
Private rear yard	84%	82%	11%	12%	5%	6%	4.38

Source: LCC Survey, 2009. Employee: n=178, student n=1197