

# **GREELEY NEIGHBORHOOD PLAN SURVEY**

**September 2010**

Prepared for: The Greeley Neighborhood Plan Steering Committee and  
The Butte-Silver Bow Planning Department

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**INTRODUCTION**

The Greeley Neighborhood Plan Survey is part of a larger effort to create a neighborhood plan for the Greeley neighborhood. The survey was conducted to gather opinions of citizens residing in the area about community development concerns and about specific issues in the neighborhood. The results of the survey can be used to develop goals and policies for the neighborhood plan.

**SURVEY METHODS**

The survey was a sample survey. A sample consisting of 525 registered voters was randomly drawn from the Butte/Silver Bow voter rolls for residents of the neighborhood. The sample constituted about 63% of all voters residing in the planning area.

To begin the survey process, the 525 voters were each sent a postcard advising of their inclusion in the survey and requesting participation. Next, the survey questionnaire was sent to the sample voters on August 3, 2010. Along with the questionnaire, voters were sent a cover letter explaining the survey and a response postcard that tracked who responded and served to enter the voter's name in the pool for prize drawings. All mailing items were included pre-paid postage. Publicity about the survey was generated via local newspapers and radio. Finally, on August 16, 2010, a reminder postcard was sent to every voter who had not mailed in the response postcard that was included with the questionnaire.

**SURVEY ACCURACY**

The purpose of a sample survey is to make generalization about a population based on a scientifically selected subset of that population. This means a sample survey allows us to understand the views of the entire neighborhood by communicating with only a sample of the people in the neighborhood. The survey results are accurate within a calculated margin of error. In other words, the results of the sample survey with a margin of error will be representative of the views of all people in the neighborhood.

At the close of this survey, a total of 235 surveys were completed and returned. This equates to a response rate of 45%. The survey was designed to achieve an accuracy level of 5%. This level of accuracy is dependent on receiving a response rate of at least 50%. Because of the actual response rate was lower, the survey accuracy level is 5.5%, slightly less than expected.

This means that the results from the sample of voters have a 95% probability of being within 5.5% of the answers that all voters would give. For example, if 65% of the sample voters said "yes" as the answer to a question then it is highly probable (95% chance) that between 59.5% and 70.5% (+ or - 5.5%) of all voters would have also answered "yes".

In addition, the 45% response rate means that the survey sample has a small risk of being not representative of the whole population. The problem of "self-selection bias" is generally ruled out when the response rate reaches 50%. Because of the slightly lower response rate of this survey, there is a small possibility of self-selection bias. This should be kept in mind when using the survey results.

**SURVEY QUESTIONS**

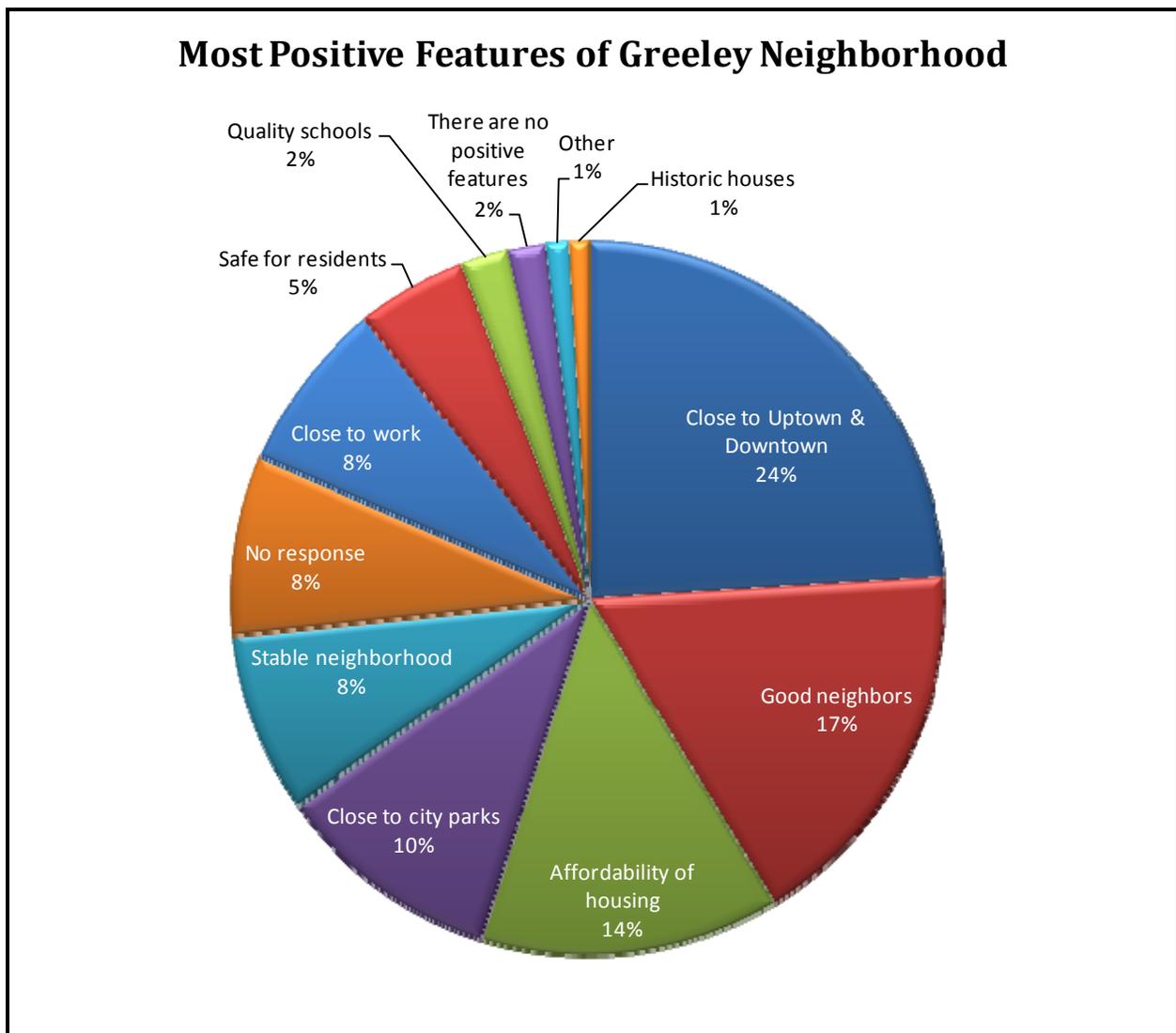
The questions asked in the survey were developed by the consultants with input from the Steering Committee and BSB Planning staff. The questions were multiple choice questions with most having "other" as an open-ended answer choice. This allowed survey respondents to write-in their own answer choice. The full text of the questions appears on pages 21-22 of this report.

**SURVEY RESULTS**

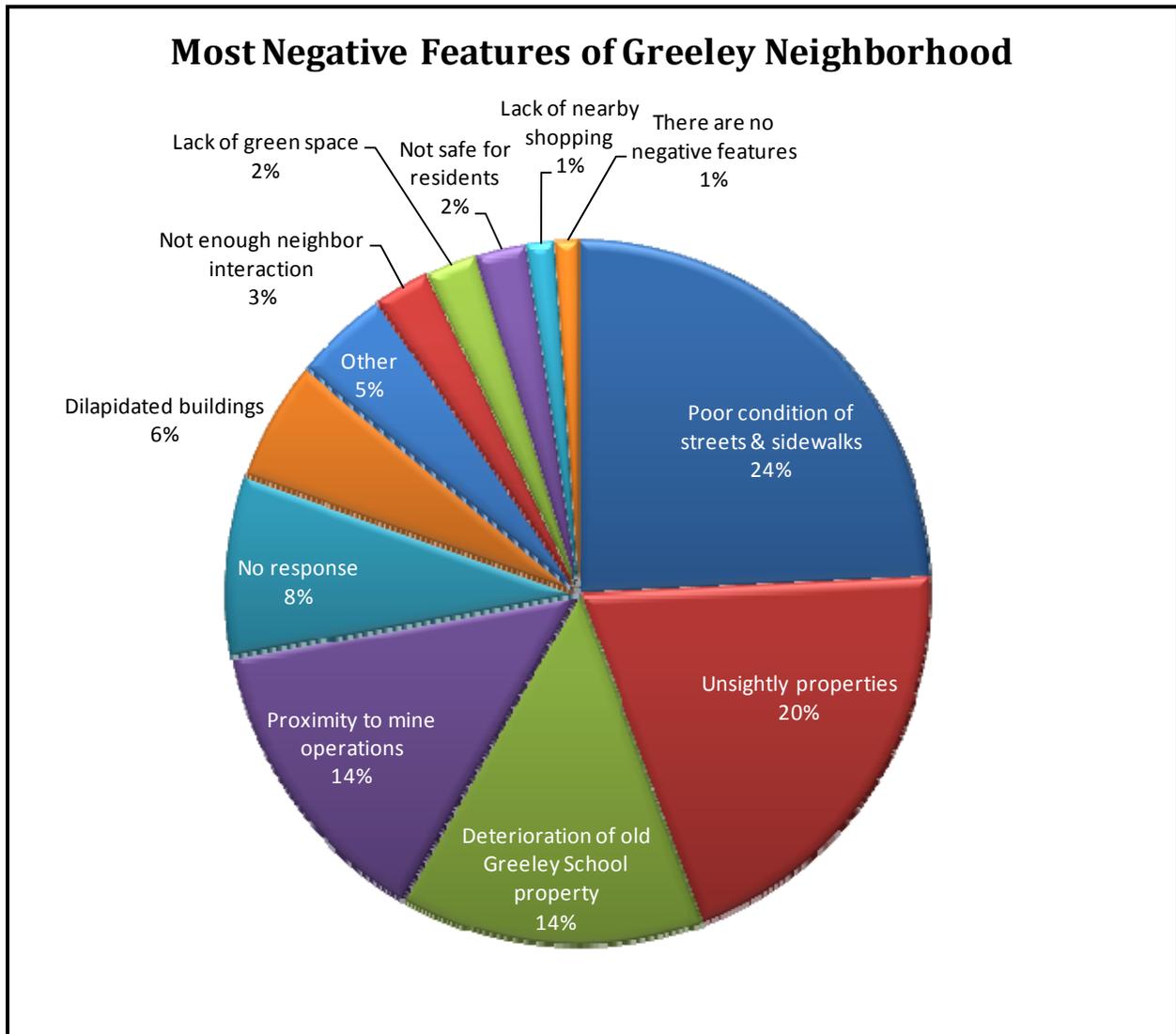
Survey results are presented beginning on the next page (page 3). Results are given in percentages. The percentages represent the percent of 235 surveys that were returned. For example, 10% equal 24 survey responses. In questions where more than one answer could have been selected, the percentage represents the percent of all responses. The survey questionnaire form contained space for written comments. One-quarter of the survey respondents (61 respondents) added written comments which are included beginning on page 11.

**Question #1 - Positive Features:** This question asked what are the most positive features of the neighborhood. The answer most often chosen was "close to Uptown and Downtown", with 24% of survey respondents giving this answer. "Good neighbors" and "affordability of housing" were the next most common answers with 17% and 14% respectively giving these answers.

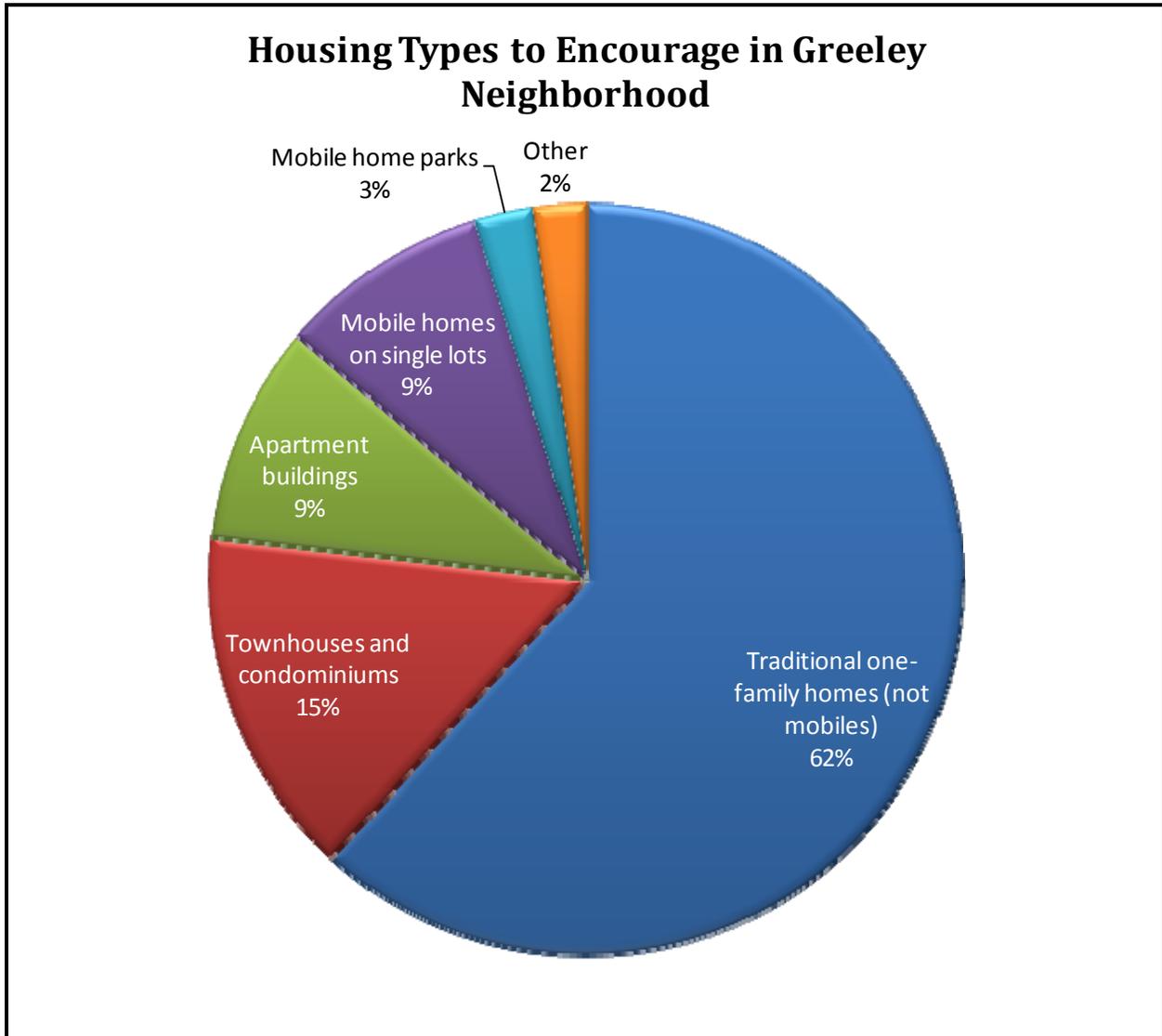
Five answers were given by 5% to 10% of the respondents. These were "close to city parks", "stable neighborhood", "close to work", and no response (the question was unanswered). Several of the answer choices were selected by 2% or less of the respondents. These included "quality schools", "there are no positive features", "historic houses", and "other" where the respondent could write-in their own answer.



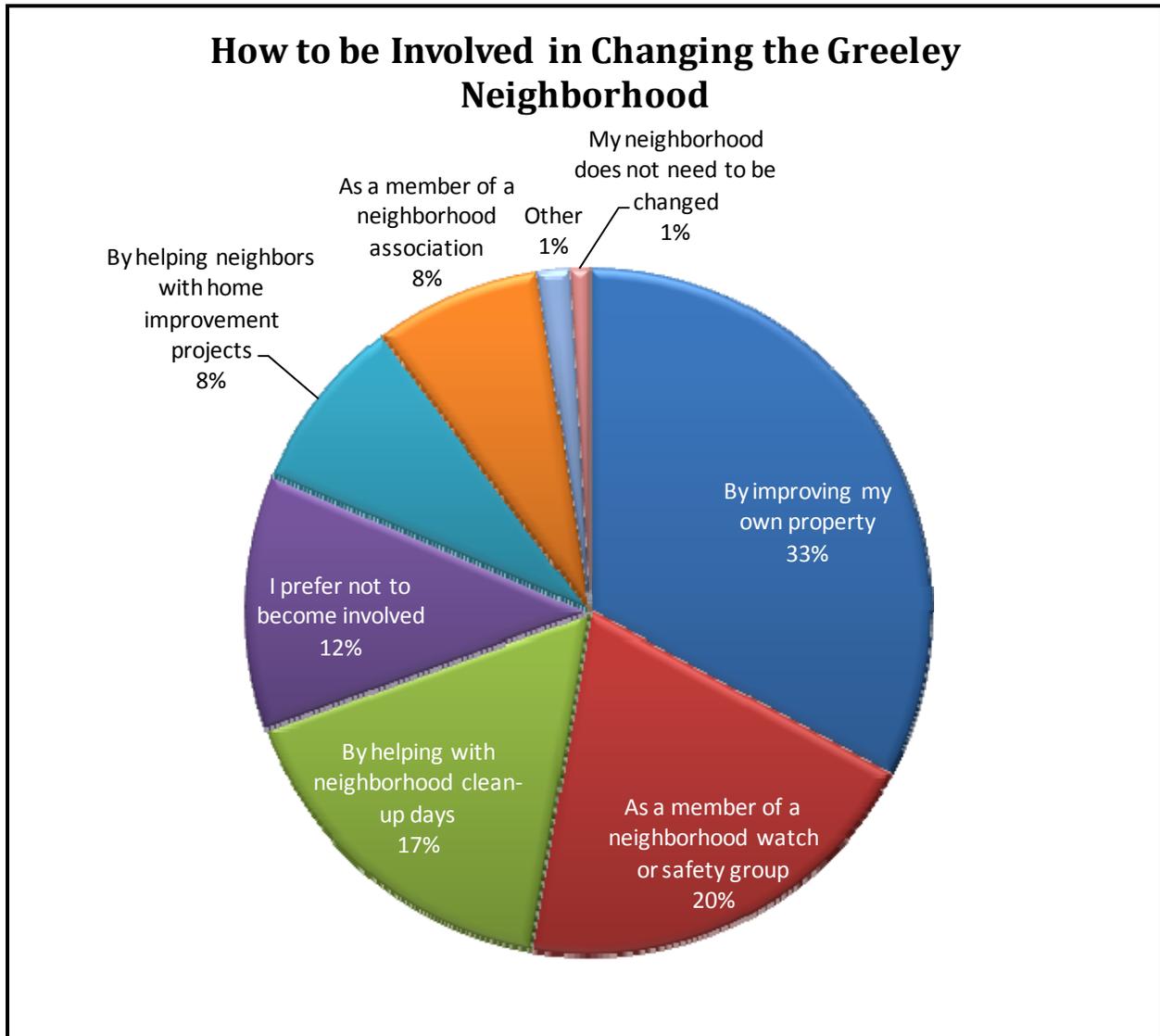
**Question #2 - Negative Features:** This question asked what are the most negative features of the neighborhood. The most frequent answer was "poor condition of streets and sidewalks", which was the answer given by 24% of the respondents. "Unightly properties" was close behind at 20%. "Deterioration of the old Greeley School property" and "proximity to mine operations" were the third and fourth most frequent answers, each given by 14% of the respondents. All other possible answers were each given by less than 10% of the respondents. Of the 21 people who wrote-in an answer, five were concerned about speeding cars.



**Question #3 - Housing Types:** This question asked which housing types should be encouraged in the Greeley neighborhood. By far, the most common answer was "traditional one-family homes (not mobile homes)" with 62% of respondents selecting this answer. "Townhouses and condominiums" were the second choice at 15% while "apartments" and "mobile homes on single lots" were favored by 9% of respondents. The answer, "mobile home parks" was given by only 3% of the respondents.

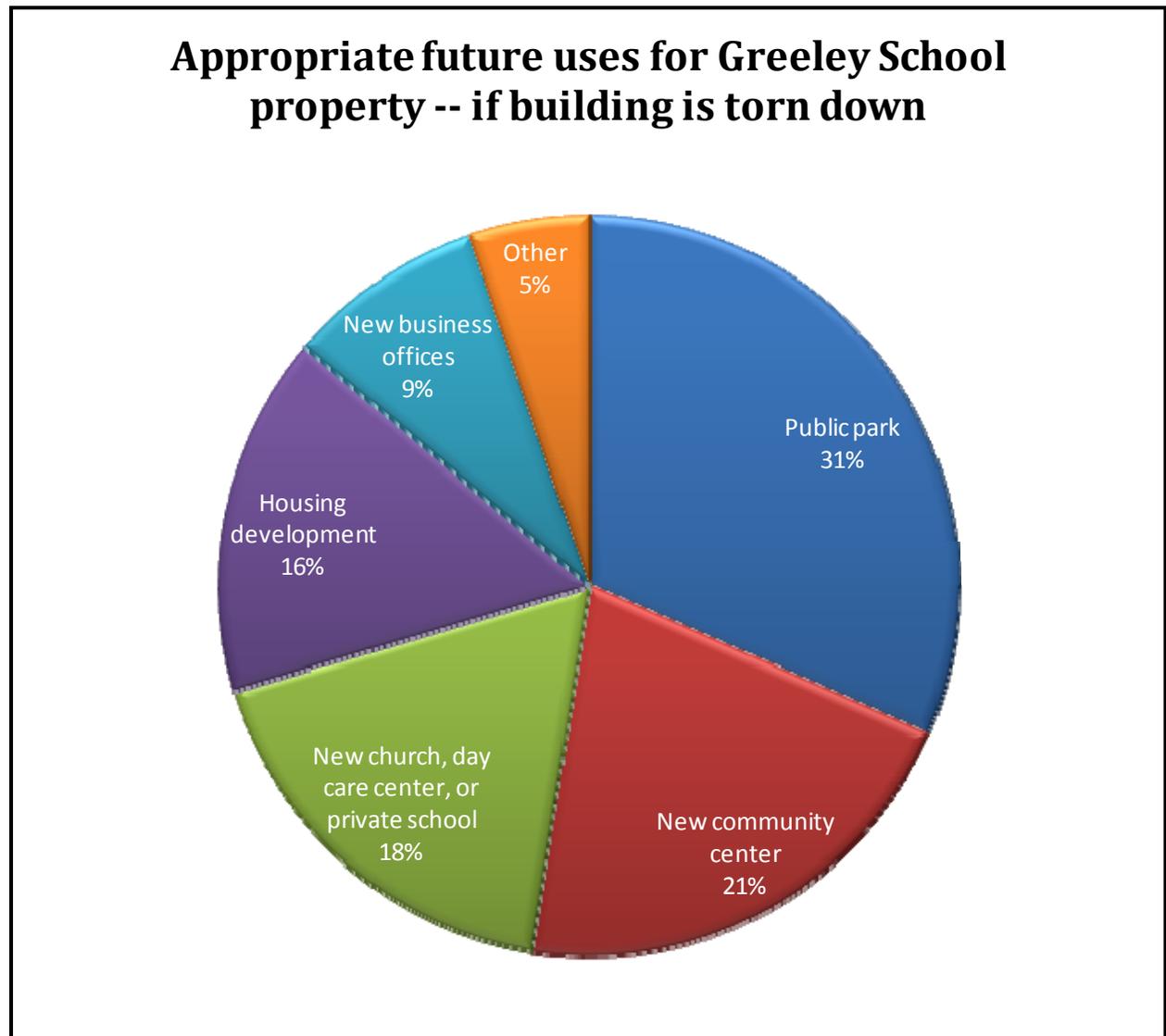


**Question #4 - Involvement in the Improving the Neighborhood:** This question asked in what ways would people become involved in changing the neighborhood. The most popular answer was "by improving my own property", the answer given by 33% of respondents. Other answers included "as a member of a neighborhood watch or safety group" (20%), "by helping with neighborhood clean-up days" (17%), and "I prefer not to become involved" (12%).



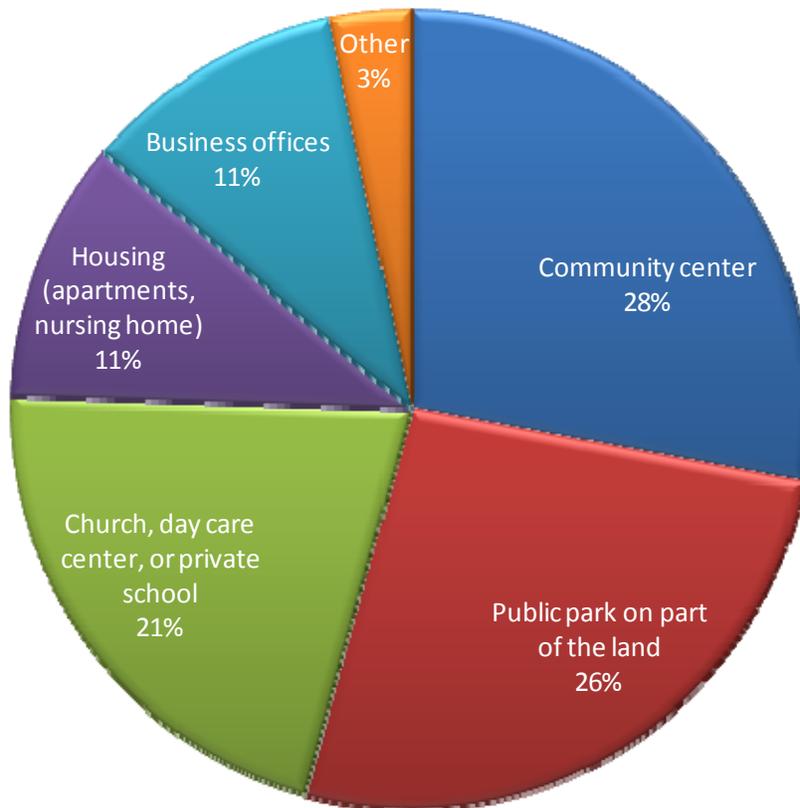
**Question #5 - Future of Uses of Greeley School Property:** This question was a two-part question, asking what uses of the school land or building would be appropriate if the building was torn down and if the building remains.

The most frequent answer for if the building is torn down was "public park" with 31% of respondents giving this answer. The next most frequent answers were "new community center" at 21%, "new church, day care center, or private school" at 18%, and "housing development" at 16%. "New business offices" and "other" (the write-in answer) were the least favored at 9% and 5% respectively. Of the 20 write-in answers, the a "youth or community center" was mentioned by 8 respondents.



The second part of Question #5 asked about uses if the school building is not torn down and remains. The most frequently given answer was "community center", which 28% of respondents selected. This answer was closely followed by "public park of part of the land", which was the answer of 26% of respondents. The answer, "church, day care center, or private school" was the next most common answer at 21%. "Housing (apartments, nursing home)" and "business offices" were significantly less favored, both at 11%.

### **Appropriate future uses of Greeley School property -- if building remains**



**Question #6 - Priority of Central Butte Improvements:** This question asked respondents to assign a priority rating to a variety of possible improvements that could be made to the Greeley neighborhood.

Four potential improvements stand out as being preferred by the survey respondents: "improve streets", "reuse Greeley School property", "eliminate junk vehicles and weeds", and "improve sidewalks". For each of these four improvements, significantly more people rated these as high-priority than any other category (medium-priority, low-priority, etc.). In addition, the percentage of people rating these as high-priority ranged from 66% for "improve streets" to 47% or just under half of all respondents for "improve sidewalks".

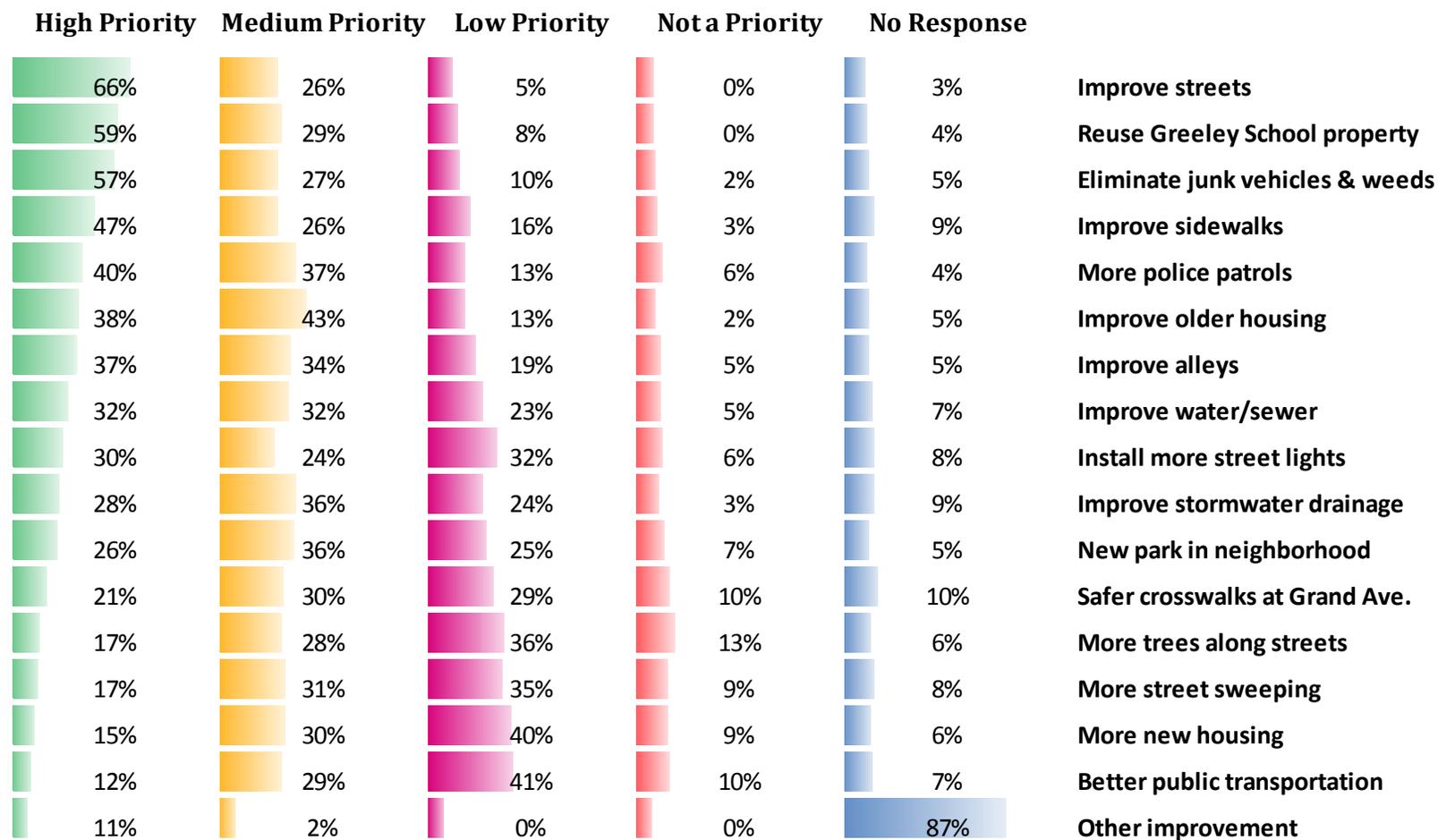
The possible improvements "more police patrols", "improve older housing", "improve alleys", and "improve water and sewer systems" constitute a second grouping where high-priority and medium-priority was assigned by roughly equal numbers of people.

All other possible improvements were given lesser priority by survey respondents. "Better public transportation" and "more new housing" are at the bottom in terms of priority.

42 survey respondents wrote-in answers. Among these, nine respondents wanted more animal control (barking and loose dogs), seven complained about mobile homes, five want properties cleaned up, and four complained about mine dust.

(See Priority Improvements chart on next page.)

### Priority of Greeley Neighborhood Improvements



**Written Comments**

Below are the comments from the 60 surveys that contained written comments. (Note: each survey was individually numbered when it was received. The number appearing before each written comment is that survey number.)

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15. The weeds on the whole block of Elm St. Also the dogs and cats make a mess on the grass and in the city parks and don't clean up after them. They just let them run loose in the neighborhood. Dogs should not be at ballgames and left to run loose. The fireworks are still going on after 10:00 to 1:00 in the morning. I feel the fines for dogs and other things are not put into force enough. There should be more fines and it would stop if people had to pay high fines. The walking trail, not enough bathrooms and lights.

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20. People need to pay closer attention to their children. They always seem to be running wild and unsupervised. The people who drive in this neighborhood mostly are responsible and seem to watch. But I would hate to see or hear of a child getting run over because their parents were not watching them as it is their responsibility.

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21. Every major city in Montana has at least one dog park. Some cities have 2 or 3. There is nowhere in the city to take a pet for a run or to socialize. Responsible dog owners are penalized for the deeds of the irresponsible pet owners.

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22. There are laws restricting the parking of unlicensed vehicles, campers, motor homes and such on the public right-of-way, yet a major offender is Terry Schultz. Maybe he feels because he is a commissioner that he is exempt. Perhaps he should pay attention to some of these other problems rather than concentrate on dog problems only.

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26. Our streets have no sidewalks, therefore entrance to houses are very muddy. With blacktop, it will make the streets more attractive.

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27. Locust has not been swept in two years. Stink from mining is very bad especially after rain or snowfall. Garbage collection is messy. No pride! Barking and roaming dogs are a problem.

30. I rent the lot from Louie Hettick. I'm not sure how many other lots he owns, but why can't they fix up some of these lots? The fences between the trailers are old, rotting and falling over. The weeds are out of control. Yeah, they'll want to raise the lot rent, but what are they spending the money on now? The block that they own is a mess. I ask them to help and they make excuses or ignore me. I also feel more effort is put in on Grant and not the rest of the streets. However, for the most part, this is a nice, quiet, basically crime free neighborhood. It needs upgrading and a lot of TLC. Thank you for wanting to help and asking for suggestions.

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37.

1. Street improvement/repair: improve storm drainage at Pine and Thornton. Fix bump everybody scrapes over. Fill huge holes from water line repair.
  2. Housing has been slowly improving on its own. Do nothing. New modular and older homes being torn down. Old bad trailers were removed.
  3. Find a use for Greeley. Other towns use old schools. Butte seems to tear down everything. Kids are bored. No summer programs. Haven't seen vandalism this year at school. I can't find any volunteer program to help them.
  4. The bus does service my neighborhood but several people can't drive and need to get to work. Cabs are expensive for minimum wage employees. Suggest a stop on Ferris.
  5. I don't expect fancy cornerstones on sidewalks, just minimum service when the streets are really torn up.
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38. I have lived in the Greeley Area my whole life. My alley is horrible. Once a year after several calls they will grade it which lasts about a week. I think the neighbors should not be allowed to park unlicensed vehicles on the street and should be mandatory that garbage not be placed outside until day of garbage pickup. Weed laws should be enforced. I don't believe that in 44 years I have lived here my street has been paved. That's a long time. Neighbor's yard floods every time it rains hard.

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41. I believe something has to be done to mobile homes and Pine Street. The people who rent these are on drugs and most of their children are responsible for the crime. Also, the pit and Mr. I make this neighborhood almost unlivable. I have never had so much dust in a home I have lived in. It has to be bad for the health of people who are breathing the air. The dust has

little pieces of grit in it. If I wasn't on social security and could afford it, I would move from this neighborhood. But then I know the house would not sell, then I would have to become another slum lord like the rest of the houses in this area. I grew up in this neighborhood and it was nothing like it is now. I believe this area has become like the cabbage patch on the east side. It is shameful. Why can't ?? put something back into it after all the money made from the pit. Only D. Washington profits from it. Shame on him! Dennis Washington should be made to put in sidewalks and fix the streets, and buy up all the mobile homes and rundown houses. We the taxpayers should not. W. A. Clark put money back in this town. Why shouldn't he? After all, he is one of the modern day Copper Kings. He puts the money he makes here and spends it in Missoula, his hometown. Shame, shame on him!

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52. When entering Butte compared to other cities, you have a very dirty feeling town! Lack of colored trees, flowers and activities that encourage families, kids and pets. Butte is still trying to live as the old miner town and not encouraging change or new coming businesses or families. Make Butte a place of pride with its history but become more updated in jobs, opportunities and ways to make events for children 0-18 a weekly happening so families won't go to another city for these activities. Don't believe property values need to be set so high as most are out of date with electric, windows, paint, foundations, etc.

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62. Stop four-wheelers and dirt bike motorcycles from tearing up and down the streets and alleys. Clean up a lot of the unsightly properties or make the owners do it. Have the dogcatcher patrol the streets more often.

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64. The mine should try to cut down on dust and noise. I would prefer no mobile homes or mobile home parks. The mobile homes lose value and deteriorate. Houses and modulars on decent sized lots would encourage people to stay in the neighborhood, while trailers lead to people moving in and out and they tend to be trashy and less cared for.

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65. Greeley Neighborhood could be nice if there were some zoning criteria: getting rid of the slums, trailers, and dilapidated buildings. Right now looks like the meth-head capital of Butte.

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67. My main concern is a little more traffic control. A lot of people don't think that the laws apply in this area. Most of us live in this area because it is what we can afford. We all would

like to live in the country club, but we can't. We do still pay taxes so we should be entitled to the same county services as the country club, but we don't get them. Even school bus routes don't get sanded in our area. Aren't our kids equal to others? One of the biggest problems are a lot of the rental properties. Those are problem properties. A lot of the older trailers and houses that are eyesores belong to people that live in other areas and they just plain don't care. They don't live here.

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68. Mine operations negatively affect the quality of life in my neighborhood, especially air quality.

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76. This is a great idea.

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79. The one positive we had is the view of the mountains, but now that is disappearing with the mounds of dirt that continue to rise from the mining. (I realize how important mining is to Butte; but I feel something should be done with the unsightly tailings, both for the view and perhaps health concerns.)

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83. Butte has an image of being a dirty town. When you come to Butte, lack of curbed streets or curbed streets in disrepair makes Butte look dirty. Lack of green areas and trees doesn't look good. Too many mobile homes in bad shape all around Butte. Would be nice to find state or federal or local programs that would help residents with rundown properties to be able to fix them up when the resident can't come up with the finances to get them down. Also, less uncontrolled intersections. They should have a stop sign or yield sign to eliminate too many chances of bad judgment calls at intersection.

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88. Thanks for asking.

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90. I think this effort is very good, and I hope to get a chance to support it. I am not sure what businesses could come to a residential area nor make use of Greeley. Renovating the building could cost as much as tearing it down. Maybe we could tear it down and reuse the brick to build a structure for a park or something. Perhaps a park with "unique" tire (rubber) art or...?

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94. It is important to check the dust and pollution created by MRI. Cars, windows, everything is covered with dust daily. They need to be responsible for cleaning up.

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106. Develop land on and along Continental Ave. for new residential homes or new businesses!

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107. I am very sorry I no longer live at 2625 Silver Bow Blvd. I went to Greeley School and also my two sons. I lived in that neighborhood all my life. I just sold my home.

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110. The alleys are in terrible condition with potholes from one end to the other.

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113. There was a leak in the water under the street between our home and the house across the street. That was fixed but the street dips where the ground settled. The settling exposed and plugged our draining pipe on the 2800 block of Locust.

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120. Some people do not cut their grass. This really brings down the neighborhood. We do need gutters and sidewalks. I will be out of town for the meeting so I wanted to express my wishes. We are so glad the planning board is looking into our neighborhood. Thank you.

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121. Please take a look at the alley behind 2325, 2321 and 2319 Pine. Any kind of fix would be nice.

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123. Streets need to be paved. Our alley at 2321 Pine St. needs to be paved. The holes fill up with water making mud and large pools of water.

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126. I think more street repairs and alleys, and junk vehicles being removed. Neighbors need to be accountable for their property. Abandoned houses need to be torn down. Dogs need to be maintained.

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129. The Greeley School is a landmark and should be saved!!! My god, you people want to ?? all our ?? landmarks.

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131. Need more things for kids and families.

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132. We need more stop signs and children at play signs.

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135. Stop sign placement and traffic law enforcement is highly needed. Drivers go down our street without any regard for the safety of others. There a lot of children in the neighborhood and with the traffic driving the way it does, it is only a matter of time before something bad happens.

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136. I have lived on 2825 Locust for 35 years. Not once has a stop sign or a sidewalk been thought of. It is a very dangerous corner. The dogs run loose and are a problem for all. There aren't any schools but Greeley. It should not have been closed. I now bus my child to a school that does not meet standards. It is a shame.

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137. City enforced yard maintenance by owner or current tenant, as well as junk vehicles. 1st ticket, \$15, 2nd ticket \$25, etc.

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141. Street and sidewalk replacement along with improved lighting should be the highest priority. These improvements would encourage new property development and improvement to existing properties. The first two blocks of Walnut off of Texas Ave. have only one streetlight for the two blocks. Drainage also seems to be an issue on several streets.

- Possible tax credits and grants should be used to encourage improvements and developments.

- Enforcement of current city ordinances regarding junk, abandoned vehicles, and property would also greatly enhance the area.

- Getting people involved and excited about improving the area.

- Find a way to shield the mine from the neighborhood. How about requiring MRI to plant mature trees along Shields Ave.

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142. Need something done with people from neighborhood and others racing up and down the alley where our back door enters the house to the garage. Little kids playing in alley also someday will get hit.

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143. Remove all old cars from yards and streets. Good luck. P.S. Junk City.

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153. This neighborhood has been in my family for generations. Watching it deteriorate saddens me. It has become unsafe for my children due to the drugs. Walnut Street is a drug strip. I am fearful the children are going to get hit as there are no sidewalks. The barking dogs are out of control. The property values have decreased due to all of this so we are stuck here. I really would like to see this neighborhood change for the positive.

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156. Thank you.

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164. Grand Ave. does not have any adequate speed signs. I believe speed limits should be painted on streets such as Grant, Dewey & Harrison Ave. because speed limit statewide in urban areas is 25 MPH, 15 MPH in school zones.

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165. The city needs to rezone for mobile homes (single-wide) like in other cities and put them all together in one location, not everywhere in a neighborhood. Also, people should be required to cut down brush around their houses or be fined. The mobile homes are usually rentals. The landlords should be made to maintain the integrity of the neighborhood.

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168. I wish I could be more involved but because I am 85 years old with some serious health issues (liver cancer, recovering from a broken hip socket, and others) I am not able to do much more than keep up with my taxes.

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172. I'd like to be involved. FYI—there was no postcard.

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173. All intersections should have a stop sign going one way or the other. People don't slow down when they don't see stop signs and figure they have the right-of-way. It is amazing that

there hasn't been a major wreck at the intersection between the 2400 block and 2500 block of Locust. This would also help reduce the speeding in the area.

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174. In my opinion whatever is done, it won't last. The young people in this town only know destruction and violence and drinking. It will be destroyed or the vagrants will sleep everywhere, get drunk and break up everything and nothing will be there for those who would really enjoy something new. Our kids always get the short end of the stick.

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175. There needs to be more stop signs especially near Greeley School.

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181. There are very few sidewalks, a lot of dust from mine.

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189. Paint stripes on Silverbow Blvd. People consider it a wide racetrack, no boundaries for walking! Post and enforce a 25 MPH or less speed limit, "Silverbow". Get people between Walnut and Silverbow Blvd. to use garbage containment that animals cannot access. (No more bags just tossed into the alley.) Landowners to maintain grass/bushes/weeds/etc. in the alley and quit using it as a dump.

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196. There needs to be discussions with MRI to do something about the dust constantly coming from the haul roads and dumping at concentrator. The dust is abrasive and saturates carpeting, lawns, flowerbeds, and vehicles.

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198. So much money has been spent on low income housing around Butte. It is time to concentrate on more family friendly and proud home ownership areas. It is very frustrating to see so much money being spent where there is no pride or respect for the neighbors who are working hard to maintain their properties. People should be held accountable for their property. People who are taking advantage of the low income housing need to be held accountable. They should have to work around their property and help with the upkeep--- wouldn't we all like to have maintenance on our properties provided by the government entities!!!

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200. Our young people need a place to have fun in. A gym for basketball, volleyball, table tennis, roller rink, outside basketball court, baseball diamond, football field (area to pass ??),

touch football, music room, study room, all organized sports, just a place to go have some fun with neighborhood kids. ?? we called them ?? Our kids need to get away from video games, TV, etc. They need a place to have fun!

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201. More precise zoning between residential and commercial, high priority.

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214. We moved into our home 12 years ago. I used to be crazy about dusting. It didn't take me long to "give up" on it. This is a very dusty area. I have lived in a lot of places and nothing I like this. I think the pit should cover more of the dirt areas with grass or whatever to improve this. Sometimes I worry about what we are breathing in.

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215. We work out of town this year, 2010. Sorry we are late.

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221. Continued improvements to Clark Park have helped the neighborhood. Something must be done about the bad air quality due to the mine. A fine gray dust collects on everything. The yard furniture is covered with a new deposit each day. The air quality must be unhealthy.

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224. Drainage on most side streets seems to be a problem. I know we'll never see most streets milled and filled due to cost, but drainage issues and lack of sidewalks and/or curbs present a problem. As for the school, I believe it would be too costly for the district to keep. Bad location for businesses. I feel they would just disappear in time, then what? A park would be okay but then the city is stuck building and maintaining it. Seems to have trouble maintaining what we have now.

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226. Rocky Mtn. Traffic Control—their storm water retention pond with trees to improve looks of this area is a joke. The lot to the west of the retention pond is storing concrete barriers and other junk and is not an asset to the neighborhood. It is a bunch of mud holes, weeds, and dead trees/shrubs!

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228. More should be done so MRI would clean up or reclaim their area.

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229. I believe a street sign should be installed on Walnut East and West of Hayes. The signs on Hayes North and South of Walnut should be removed. The trucks and SUVs that park at Crazy Carol's are out too far in the road. When you stop on Hayes, you can't see traffic heading west on Walnut. Dangerous corner. I have seen a lot of people slamming on their brakes because of poor vision.

**SURVEY QUESTIONS**

**1. What do you believe are the TWO most positive features of your neighborhood?** *(Please check only TWO answers)*

- Close to work
- Close to Uptown and Downtown
- Close to city parks
- Affordability of housing
- Historic houses
- Good neighbors
- Stable neighborhood
- Safe for residents
- Quality schools
- Other: \_\_\_\_\_
- There are no positive features

**2. What do you believe are the TWO most negative features of your neighborhood?** *(Please check only TWO answers)*

- Dilapidated buildings
- Poor condition of sidewalks and streets
- Lack of green spaces
- Lack of a nearby shopping
- Not safe for residents
- Not enough neighbor interaction
- Deterioration of old Greeley School property
- Proximity to mine operations
- Unsightly properties
- Other: \_\_\_\_\_
- There are no negative features

**3. Which of the following housing types should be encouraged in the neighborhood?** *(Please check all that apply and leave the others blank)*

- Apartment buildings
- Mobile home parks
- Mobile homes on single lots
- Traditional one-family homes (not mobiles)
- Townhouses and condominiums
- Other: \_\_\_\_\_

**4. In what ways are you most likely to become involved in changing your neighborhood?** *(Please check all that apply to you and leave the others blank)*

- As a member of a neighborhood association
- As a member of a neighborhood watch or safety group
- By helping with neighborhood clean-up days
- By improving my own property

- By helping neighbors with home improvement projects
- Other: \_\_\_\_\_
- I prefer not to become involved
- My neighborhood does not need to be changed

**5. After School District No. 1 sells the Greeley School building, with the approval of School Trustees, the purchaser will then have the option to reuse the building or demolish all or part of the building. Which of the following uses would you consider appropriate as future uses of the land or building . . .**

**If the building is torn down?**

- New community center
- Public park
- Housing development
- New business offices
- New church, day care center, or private school
- Other: \_\_\_\_\_

**If the building remains?**

- Community center
- Public park on part of the land
- Housing (apartments, nursing home)
- Business offices
- Church, day care center, or private school
- Other: \_\_\_\_\_

**6. Which of the following neighborhood improvements should be the highest priority? (Please indicate whether you feel that each item should NOT be a priority, should be a LOW priority, MEDIUM priority, or HIGH priority)**

*(Please CIRCLE one answer for each item)*

➤ Improve streets . . . . .	Not	Low	Medium	High
➤ Improve alleys . . . . .	Not	Low	Medium	High
➤ Install more street lights . . . . .	Not	Low	Medium	High
➤ Plant more trees along streets . . . . .	Not	Low	Medium	High
➤ More frequent street sweeping . . . . .	Not	Low	Medium	High
➤ Improve stormwater drainage . . . . .	Not	Low	Medium	High
➤ Install, improve, and repair sidewalks . . . . .	Not	Low	Medium	High
➤ Safer crosswalks on Grand Avenue . . . . .	Not	Low	Medium	High
➤ Improve sewer and water systems . . . . .	Not	Low	Medium	High
➤ Eliminate weeds and junk vehicles . . . . .	Not	Low	Medium	High
➤ Reuse or redevelop the old Greeley School property . . . . .	Not	Low	Medium	High
➤ A new park in the neighborhood . . . . .	Not	Low	Medium	High
➤ Better public transportation . . . . .	Not	Low	Medium	High
➤ More new housing . . . . .	Not	Low	Medium	High
➤ Improve or restore older housing . . . . .	Not	Low	Medium	High
➤ More police patrols . . . . .	Not	Low	Medium	High
➤ Other: _____	Not	Low	Medium	High