NRES 598: Human Dimensions of the Neighborhood Environ, Fall 2016  
**Neighborhood Civic Life Tool**.

# **Statistical Data**. Begin with some online resources. We will use them to estimate some of the statistical data for our neighborhoods. If we were doing this under contract, for publication, for a thesis, etc., data from other sources such as the census, GIS data, police reports, etc., would be used thanks to their greater validity and reliability. The collection of the ideal data, however, is both costly and time consuming and expensive, and some online sources will give us close estimates of the ideal data.

## House price, crime, and demographic data.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ADDRESS | ESTIMATED VALUE | LIST PRICE FOR SIMILAR HOMES IN ZIP CODE | # OF MAJOR CRIMES IN 2016 | MEDIAN AGE,  PERCENT MARRIED,  PERCENT COLLEGE GRADUATES | PUBLIC SCHOOLS AND DISTANCES TO |
| 449 Montgomery Ave Condo #308 (3 bedroom, 2 bath)  (HOA: $918 / mo) | $340,000 | $300,310  $192K  $310K | Violent  5; 60 estimated yearly  Non-violent  12 in the month of September; 144 estimated yearly | 48 y.o  53% married  84% college grads | Harriton Senior High School 1.69 mi  Gladwyn School 1.71 mi  Welsh Valley Middle School 2.55 mi |
| 265 Cheswold Ln  Single Family Home  (5bdroom, 7bathrm) | $2,850,000 | $2.330M  $2.249M | Violent  24 estimated yearly  Non-violent  92 estimated yearly | 50 y.o  62% married  84% college grad | Penn Valley School 1.35 mi  Welsh Valley Middle School 1.96 mi  Harriton Senior HS 2.15 mi |
| 20 N. Buck Ln  Single Family Home (connected to more) (3bdroom, 3 bathrm) (HOA: $200 / mo) | $690,000 | $711,170  $725,000  $750,000 | Violent  60 yearly  Non-violent  144 yearly | 34 y.o  52% married  84% college grad | Gladwyn School 1.92 mi  Welsh Valley MS 2.74 mi  Harriton Senior HS 1.78 mi |

### Use walkscore.com

#### For each house or apartment included above, type the same address into walkscore and record the resulting walkscore and transit score.

|  |  |  |
| --- | --- | --- |
| ADDRESS | WALK SCORE | TRANSIT SCORE |
| 449 Montgomery Ave Condo #308 (3 bedroom, 2 bath)  (HOA: $918 / mo) | 66 (somewhat walkable) | N/A |
| 265 Cheswold Ln  Single Family Home  (5bdroom, 7bathrm) | 31 (car dependent) | N/A |
| 20 N. Buck Ln  Single Family Home (connected to more) (3bdroom, 3 bathrm) (HOA: $200 / mo) | 75 (very walkable) | N/A |

### Population Density.

#### Divide the city population by the city’s area in square miles. This data can be found in most city web sites. If not, use the census. Record results (population, area, density) as well as noting the source (city, census, etc.).

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| LOCATION | POPULATION | AREA | DENSITY | SOURCE |
| Lower Merion Township (Montgomery County) | 2,848 | 1.3 sq mil | 2,191 per sq mile | http://www.lowermerion. org/Home/ShowDocument ?id=6656 |
| Haverford Township (Delaware County) | 3,214 | 2 sq mil | 1,607 per sq mile | Estimated from gathered data |
| Total | 6,062 | 3.3 sq mil | 1,836 per sq mile | http://www.towncharts. com/Pennsylvania/ Demographics/19041-Zipcode-PA-Demographics-data.html |

## Average length of residence (turnover rate). How often do people leave the neighborhood?

#### The annual houses sold/total homes ratio is the turnover rate.

**39 homes sold in 2016 / 460 homes total = 11.7 turnover rate**

#### Average length of residence can be estimated by 1/turnover (where annual turnover rate is given as a probability) or 100/turnover (when turnover is expressed as a percentage).

#### **.08547**

# **Political Activity Measures**

## Using a map or google maps, determine (and record) all street names in your neighborhood. If large streets/boulevards that cross into multiple neighborhoods, find the address range restricted to your neighborhood bounds (ex. 1000 block of Xyz Blvd.)

|  |  |
| --- | --- |
| **STREETS IN MY NEIGHBORHOOD** | |
| Montgomery Ave 200 to 550 | Quarry Ln. |
| Lancaster Ave 350 to 570 | Evans Ln. |
| College Ave. | Brentford Rd. |
| Haverford Rd. 540 to 700 | Millcreek Rd. |
| Avon Rd. | Ivy Ln. |
| Grays Ln. | Ferndale Ln. |
| Booth Ln | Glyn Wynne Rd. |
| Laurel Ln. | Old Lancaster Rd. |
| Rose Ln. | Walton Ln. |
| Thornbury Rd | Harris Rd. |
| Avonwood Rd. | Milbrook Rd. |
| Sunset Ln. | E. Railroad Ave. |
| New Gulph Rd. (to 500 to 550) | Haverford Station Rd. |
| N. Buck Ln. | Carter Rd. |
| Barrett Ave. | Oakley Rd. |
| Panmure Rd. |  |

The neighborhood begins after the stream towards the north and ends at the narrowest part on Haverford Station Road.



## Using the city web site (in most cases) or public library resources, Look up home addresses of the members of city boards for your city.

These include (but are not limited to) boards such as library, parks, public safety, public arts, citizen review boards, etc. for your city.

**Board Members of the Haverford Civic Association**

**Thomas Wilkinson, Esq. President – No public information about address  
Andy Orr, 1st Vice President - No public information about address  
George Boudreau, DDS, 2nd Vice President - No public information about address  
Lorraine Jones, Treasurer - No public information about address  
Hala Imms, Secretary - No public information about address**

### Include precinct captains, which may come from party web sites or county clerk website.

**Commissioners:**

**Steven Linder – Democrat – no public address, but a blog does say he lives in Ardmore, which is the town over. Not sure how reliable this source is.**

**V. Scott Zelov – Republican – no public address – unreliable source says he lives in Lower Merion Township, which consists of many towns**

### Cross reference board member home addresses with your street name data to see if they are within the bounds of your neighborhood

### Record the number board members and names of the boards for all who live within your neighborhood.

## Find out if your neighborhood has an Elks, Moose, or Eagle Lodge within or near it.

## **NONE**

## Find out if your neighborhood as a Home Owners Association or a Neighborhood Association.

### Look up reports, or call a HOA board member. Ask about attendance at last two meetings (since membership of most HOA’s is mandatory).

**Haverford Village Condominium Association - Due’s only, no meetings   
Hunter House Condo’s – Due’s only, no meetings**

### Neighborhood Associations are usually voluntary membership organizations. Look up (usually online, but possibly in a mailing) or call a board member to find out how many homeowners belong. Convert this to a percentage of homes using the home total collected in part I of this data collection effort.

**Haverford Civic Association – an estimated 150 homes are part of this organization. I cannot find out how many are part of my studied neighborhood because it is a smaller section of Haverford than the Civic Association lends itself to. Seven businesses are members of this association.**

## Drive or walk through the streets of your neighborhood.

### Record number of homes with yard signs for candidates and political or social causes (examples include “My house pays Carle’s Property Tax” signs, “We Support the Community Broadband” signs, etc.,). Record the number of homes with “little libraries” and “little pantries” in their front yards. **6**

### Report the numbers of homes for each of the above; convert this to a percentage of homes and report percentage as well. **1.3% of homes show political support with signs**

# **Non-Political Engagement**.

## Drive or walk through the streets of your neighborhood. (You are doing this already for part II; don’t make more work than needed: obviously you can record this on the walkthrough noted above!)

### Using a checklist, record the numbers of the following within the neighborhood and within a ten minute walk of the neighborhood. Keep lists separate (for within neighborhood and within a ten minute walk.

WITHIN NEIGHBORHOOD TEN MINUTE WALK OF NEIGHBORHOOD

0 Schools 5 (private) 0 (public)

3 Restaurants (including coffee shops) more than 15

1 Parks 5

0 Libraries 2

0 Open Markets (Farmer’s Markets, etc.) 1

5 Retail Stores more than 20

0 Community service organizations 1

0 Community sports organizations 0

2 Availability of local newspaper subscriptions (Mainline Times, Delaware County Times)

0 Churches / religious centers 3

0 Community centers 0

0 Theatres 1

1 Walking/trails trails 0

## Drive or walk through the streets of your neighborhood. For this, evening (dusk) or slightly after dark is best. May be combined with the above, but actually this is usually easier if done on a separate walkthrough or drive-through.

### Record the numbers of homes with outside holiday decorations and no decorations on each street. Decorations **43 homes total for visible homes, many are set back with bushes or walls to improve privacy and therefore decorations cannot be seen**

### Report by street, and for neighborhood as a whole.

|  |  |  |  |
| --- | --- | --- | --- |
| **STREETS IN MY NEIGHBORHOOD** | **DECORATIONS PRESENT** | **STREETS IN MY NEIGHBORHOOD** | **DECORATIONS PRESENT** |
| Montgomery Ave 200 to 550 | 4 | Quarry Ln. | 0 |
| Lancaster Ave 350 to 570 | 0 | Evans Ln. | 1 |
| College Ave. | 3 | Brentford Rd. | 0 |
| Haverford Rd. 540 to 700 | 0 | Millcreek Rd. | 0 |
| Avon Rd. | 1 | Ivy Ln. | 2 |
| Grays Ln. | 6 | Ferndale Ln. | 0 |
| Booth Ln. | 7 | Glyn Wynne Rd. | 3 |
| Laurel Ln. | 3 | Old Lancaster Rd. | 1 |
| Rose Ln. | 2 | Walton Ln. | **no homes, located on college campus** |
| Thornbury Rd | 0 | Harris Rd. | **no homes, located on college campus** |
| Avonwood Rd. | 0 | Milbrook Rd. | 1 |
| Sunset Ln. | 0 | E. Railroad Ave. | 3 |
| New Gulph Rd. (to 500 to 550) | 0 | Haverford Station Rd. | 2 |
| N. Buck Ln. | 3 | Carter Rd. | **no homes, located on college campus** |
| Barrett Ave. | 2 | Oakley Rd. | **no homes, located on college campus** |
| Panmure Rd. | **no homes, located on college campus** |  |  |