

RESIDENTIAL SATISFACTION WITH THE LIVABILITY  
OF URBAN NEIGHBORHOODS

by

SCOTT ALAN MILLS

B. A., Case Western Reserve University, 1970

-

---

A MASTER'S THESIS

submitted in partial fulfillment of the

requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Regional and Community Planning

KANSAS STATE UNIVERSITY  
Manhattan, Kansas

1975

Approved by:



Major Professor

LD  
2668  
T4  
1975  
MS4  
C 3  
Document

## ACKNOWLEDGMENTS

I wish to thank my major advisor, Professor Edwin G. Olson, for his valuable advice in the development of this thesis. I also wish to thank the other members of my committee, Professors John W. Keller, C. A. Keithley, and O. John Selfridge, for their assistance.

I wish to express my appreciation to Norman Krumholz, Director of City Planning, Cleveland, Ohio, for his granting permission to use the results of the survey utilized in this thesis. I also wish to thank Earl Landau, formerly of the Cleveland Planning Commission staff, for his help in the collection of various data for use in the thesis.

## TABLE OF CONTENTS

	Page
LIST OF TABLES .....	iv
<b>Chapter</b>	
1. INTRODUCTION .....	1
2. REVIEW OF LITERATURE .....	5
Studies Directly Concerned with Neighborhood Satisfaction .....	5
A Resume of Relevant Literature .....	25
3. ESTABLISHMENT OF THEORETICAL FRAMEWORK .....	37
4. DESIGN OF THE INVESTIGATION .....	45
The Study Area .....	45
The Survey .....	51
Research Methodology .....	60
5. TESTS OF HYPOTHESES .....	63
6. CONCLUSIONS FOR PLANNING .....	78
 BIBLIOGRAPHY .....	 84
<b>Appendix</b>	
I. DESCRIPTION OF VARIABLES .....	88
II. SURVEY QUESTIONNAIRE .....	97
III. STATISTICAL PLANNING AREAS OF CLEVELAND: DESCRIPTIVE TABLES AND MAPS .....	101
IV. TWO PERCENT HOUSEHOLD SURVEY: SELECTED RESULTS BY STATISTICAL PLANNING AREA .....	115

## LIST OF TABLES

Table		Page
5.1	Fifth-Order Partial Correlations of Subjectively Selected Independent Variables with Satisfaction with Housing Condition .....	65
5.2	Fifth-Order Partial Correlations of Stepwise Multiple Regression-Selected Independent Variables with Satisfaction with Housing Condition .....	68
5.3	Fourth-Order Partial Correlations of Subjectively Selected Independent Variables with Satisfaction with Personal Safety .....	70
5.4	Fifth-Order Partial Correlations of Stepwise Multiple Regression-Selected Independent Variables with Satisfaction with Personal Safety .....	71
5.5	Seventh-Order Partial Correlations of Subjectively Selected Independent Variables with Neighborhood Satisfaction .....	74
5.6	Fifth-Order Partial Correlations of Stepwise Multiple Regression-Selected Independent Variables with Neighborhood Satisfaction .....	76

## CHAPTER 1

### INTRODUCTION

Residential satisfaction with the quality of the neighborhood has emerged as a factor in the planning process in several American metropolitan areas. That is, some planners are surveying the residents of their cities in an effort to determine levels of satisfaction with the quality of neighborhoods or components of the neighborhoods. In general, the purpose for this is to help formulate neighborhood goals and objectives and to help set geographic areas of priority for action on problems.

This surveying of satisfaction and other similar surveys for generating information for planning decision-making can be viewed as an attempt to introduce an element of citizen participation in planning. The planner may hear from various groups that are usually organized over some issue, but he rarely hears from the people at large. In order to facilitate the creation of politically and socially acceptable planning proposals, a sample survey of citizens may be made to help define a base upon which proposals are made. Mere measurements of physical conditions of the environment and of population characteristics may not be sufficient to create a full base for proposals.

Broadly speaking, the general goal of American planners is the improvement of life. But there is no real