

The City of West University Place Survey

UNIVERSITY of
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HOBBY CENTER FOR PUBLIC POLICY

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Executive Summary

The purpose of this research is to provide a better understanding of the residents' opinions on the municipal land use issue in the City of West University Place. The key findings of this study include:

- 49.3 percent of the respondents prefer City Council to proceed with the property exchange and relocation of the maintenance facility, whereas 35.5 percent of the respondents oppose City Council to exchange the property and relocate the maintenance facility.
- 40.8 percent of the respondents oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. By contrast, 28.7 percent of the respondents support City Council not to take action.
- The respondents who support City Council to proceed with the property exchange and relocation of the maintenance facility are more likely to oppose City Council to take no action. On the contrary, those who disfavor the property exchange and relocation of the maintenance facility are more likely to favor City Council not to take action.
- The respondents who have followed the municipal land use issue very closely are more likely to oppose City Council to exchange the property and relocate the maintenance facility. By contrast, those who have paid attention to the municipal land use issue somewhat closely, only a little, or not at all are more likely to oppose City Council not to take action.
- The respondents who have attended City Council or town hall meeting are more likely to oppose City Council to exchange the property and relocate the maintenance facility. Moreover, they are also more likely to support City Council to take no action.
- The respondents who have spoken on issue at council or in other venue are more likely to oppose City Council to exchange the property and relocate the maintenance facility. Moreover, they are more likely to support City Council to take no action.
- The respondents who have sent or received email messages on the municipal land use issue are more likely to oppose City Council to exchange the property and relocate the maintenance facility. Besides, no matter whether the respondents have sent or received email messages on the municipal land use issue, they are more likely to oppose City Council to take no action.
- The respondents who have not discussed the municipal land use issue with family and friends are more likely to support City Council to exchange the property and relocate the maintenance facility. In addition, no matter whether the respondents have discussed the municipal land use issue with family and friends, they are more likely to oppose City Council to take no action.

- No matter whether the respondents have read about the municipal land use issue in local community papers, they are more likely to support City Council to exchange the property and relocate the maintenance facility. Furthermore, no matter whether the respondents have read about the municipal land use issue in local community papers, they are more likely to oppose City Council to take no action.
- No matter whether the respondents have read about the municipal land use issue in materials sent by City, they are more likely to support City Council to exchange the property and relocate the maintenance facility. Moreover, no matter whether the respondents have read about the municipal land use issue in materials sent by City, they are more likely to oppose City Council to take no action.
- The respondents living within 7 to 12 blocks of City Hall and more than 12 blocks away are more likely to support City Council to exchange the property and relocate the maintenance facility.

I. Objective

In March 2014, the West University Place City Council adopted a long range plan that envisioned gradually acquiring several properties west of the existing City Hall to create a Municipal Campus that would give future City Councils the option of consolidating all city services to improve efficiency and convenience. This plan was unexpectedly upset when the West University Baptist Church received a large gift dedicated to building a new youth center.

The Church initially indicated it would build the new youth center on three of the six lots the Church owns just west of City Hall that are within the planned Municipal Campus area. While the City has zoned these lots as residential, federal law and court decisions indicate that the Baptist Church has the right to develop this property for a clearly religious purpose despite local municipal rules.

However, the West University Baptist Church has indicated a willingness to swap their lots in the proposed Municipal Campus area for an equivalent amount of square footage north of Amherst Street. That swap would require the City to move its Milton Street vehicle maintenance operations used to store garbage and other vehicles outside the municipality.

Given the debate on this municipal land use issue in the City of West University Place, this study aims to investigate the West University Place residents' opinions on this important land use issue facing the community.

II. Methodology

The questionnaire was designed by the personnel of the Hobby Center for Public Policy at the University of Houston with the consent of the City of West University Place (see the entire questionnaire in Appendix 1). By using a random sampling of households, 1,300 households were chosen to receive a questionnaire asking the residents' opinions on the municipal land use issue facing the City of West University Place. On February 2, 2015, a pre-survey letter was sent to inform the respondents that they had been selected to participate in the survey (see the pre-survey letter in Appendix 2). This mailing led to 37 returned letters. Approximately two weeks after the pre-survey letter, the questionnaire was mailed on February 17, 2015. The respondents could choose to fill out and mail back the questionnaire or complete the survey online (<http://tinyurl.com/nw8zbph>). Finally, on February 27, 2015, a thank you/reminder postcard was sent out to appreciate the respondents who had returned the survey and remind those who had not yet returned the survey (see the reminder postcard in Appendix 3). Until March 23, 2015, 473 respondents mailed back the questionnaire and 107 respondents answered the survey online. However, due to the fact that two respondents replied both through mail and online, the two duplicate observations were removed and consequently, the effective number of observations is 578. The response rate is 45.8 percent.

The data collection and analysis were undertaken by the staff of the Hobby Center for Public Policy (<http://www.uh.edu/class/hcpp/>) and its Survey Research Institute (<http://www.uh.edu/class/hcpp/research/polling/index.php>).

The individuals who worked on this study are listed in alphabetical order:

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III. Findings

Figure 1

Option 1: Proceed with the Property Exchange and Relocation of the Maintenance Facility (N=578)

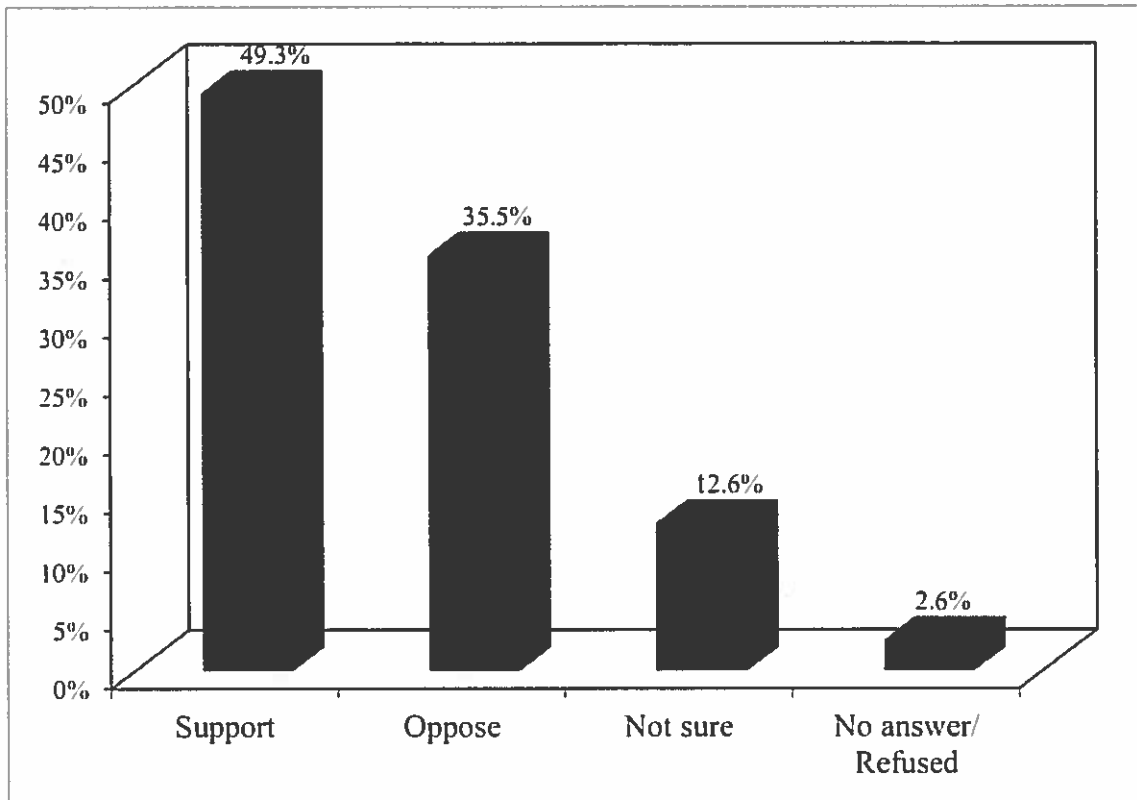


Figure 1 shows whether the respondents agree that City Council proceeds with the property exchange and relocation of the maintenance facility. Nearly half of the respondents (49.3 percent) support City Council to exchange the property and relocate the maintenance facility, whereas slightly more than one-third of the respondents (35.5 percent) oppose this option.

Figure 2
Option 2: Take No Action, Recognizing that the Baptist Church Moves Ahead with Its Initial Plan to Build Its New Youth Center within the Planned Municipal Campus Area
(N=578)

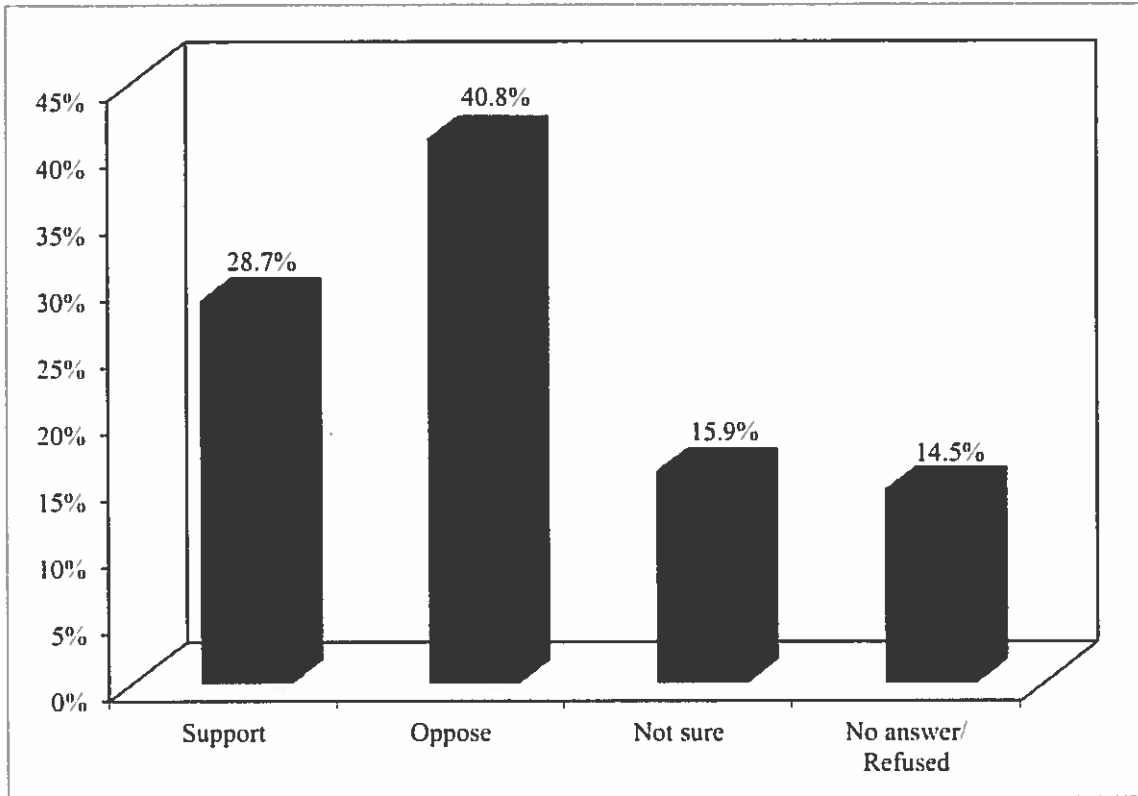


Figure 2 presents whether the respondents agree that City Council does not take any action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. The majority of respondents (40.8 percent) oppose City Council not to take action, whereas approximately three-tenths of the respondents (28.7 percent) support City Council to take no action. It is noted that also roughly three-tenths of the respondents (30.4 percent) do not express concrete opinion about this option.

Table 1
Cross Tabulation of Support for Options 1 and 2
(N=578)

Option 1	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Support	3.9%	64.6%	8.1%	23.5%	100% (285)
Oppose	67.3%	17.6%	9.3%	5.9%	100% (205)
Not sure	8.2%	21.9%	67.1%	2.7%	100% (73)
No answer/Refused	73.3%	0.0%	6.7%	20.0%	100% (15)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 1 reports the result for cross tabulation analysis of the above-mentioned two options. The respondents who support option 1 are more likely to oppose option 2, whereas those who disfavor option 1 are more likely to favor option 2. Besides, the respondents who do not express concrete opinion about option 1 are more likely to support option 2, although there is only a small number of observations (i.e., 15 observations). Overall, there is a correlation between support for options 1 and 2, and it is statistically significant at the 0.001 level.

Figure 3
Years of Residing in West University Place
(N=578)

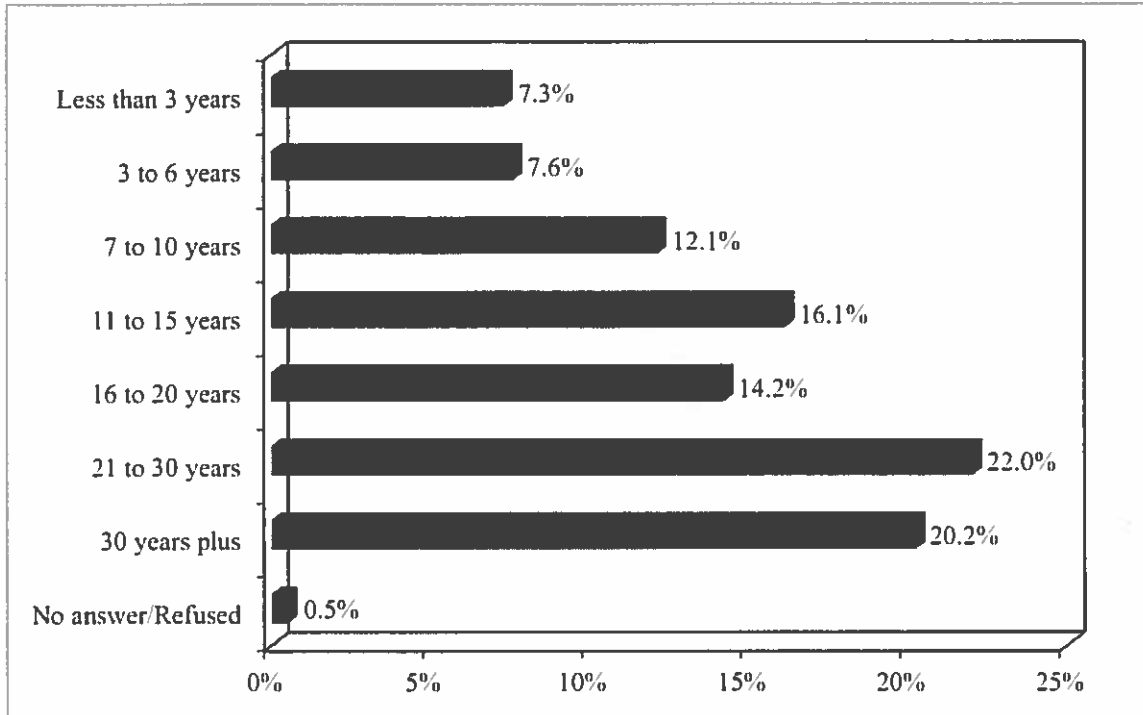


Figure 3 reports how many years the respondents have resided in West University Place. Slightly more than two-fifths of the respondents (42.2 percent) have lived in West University Place for more than twenty years, whereas only 14.9 percent of the respondents have resided in this area for less than six years.

Figure 4
Follow the Municipal Land Use Issue
(N=578)

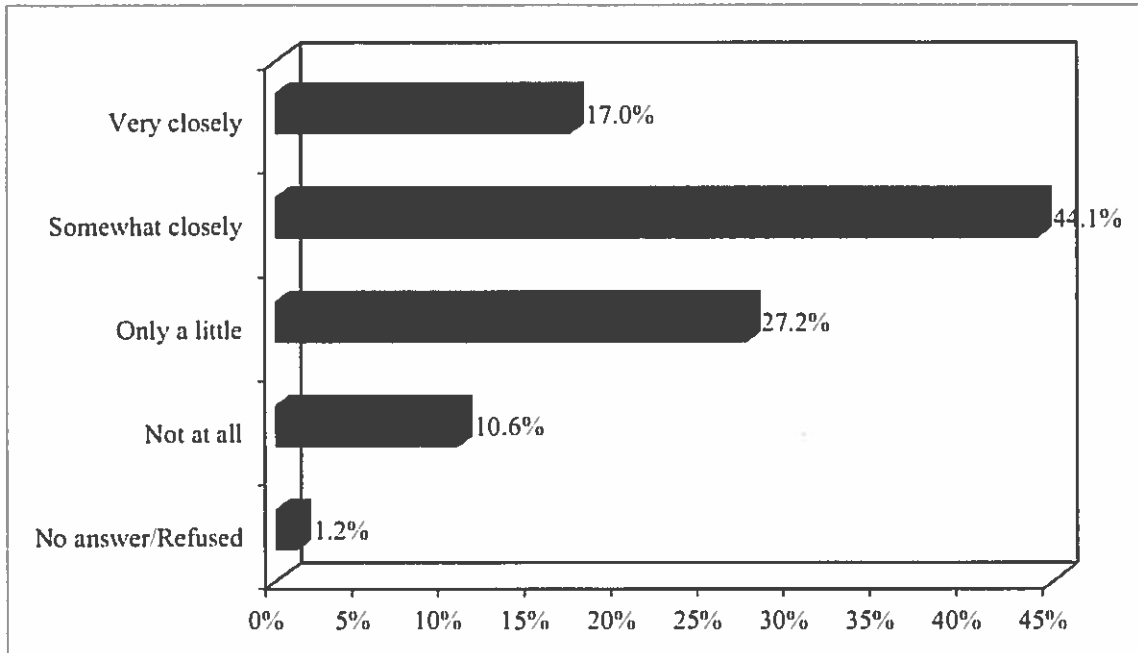


Figure 4 presents how closely the respondents have followed the municipal land use issue currently before City Council. The great majority of the respondents have paid attention to the municipal land use issue either very closely (17.0 percent) or somewhat closely (44.1 percent). Besides, approximately one-tenth of the respondents (10.6 percent) have not followed the municipal land use issue at all.

Table 2
Actions Taken by the Respondents with Respect to the Municipal Land Use Issue

Types of Actions	Yes	No
Attend City Council or town hall meeting (N=578)	69 (11.9%)	509 (88.1%)
Speak on issue at council or in other venue (N=578)	18 (3.1%)	560 (96.9%)
Send or receive email messages on issue (N=578)	234 (40.5%)	344 (59.5%)
Discuss issue with family, friends (N=578)	421 (72.8%)	157 (27.2%)
Read about issue in local community papers (N=578)	480 (83.0%)	98 (17.0%)
Read about issue in materials sent by City (N=578)	440 (76.1%)	138 (23.9%)
Hear about issue on radio/television (N=578)	84 (14.5%)	494 (85.5%)

Table 2 reports the actions taken by the respondents with respect to the municipal land use issue. The vast majority of the respondents have discussed the municipal land use issue with their family and friends (72.8 percent), and read about the municipal land use issue in local community papers (83.0 percent) and in materials sent by City (76.1 percent). By contrast, only few respondents have attended City Council or town hall meeting (11.9 percent), spoken on the municipal land use issue at council or in other venue (3.1 percent), and heard about the municipal land use issue on radio/television (14.5 percent).

Figure 5
Closeness to City Hall
(N=578)

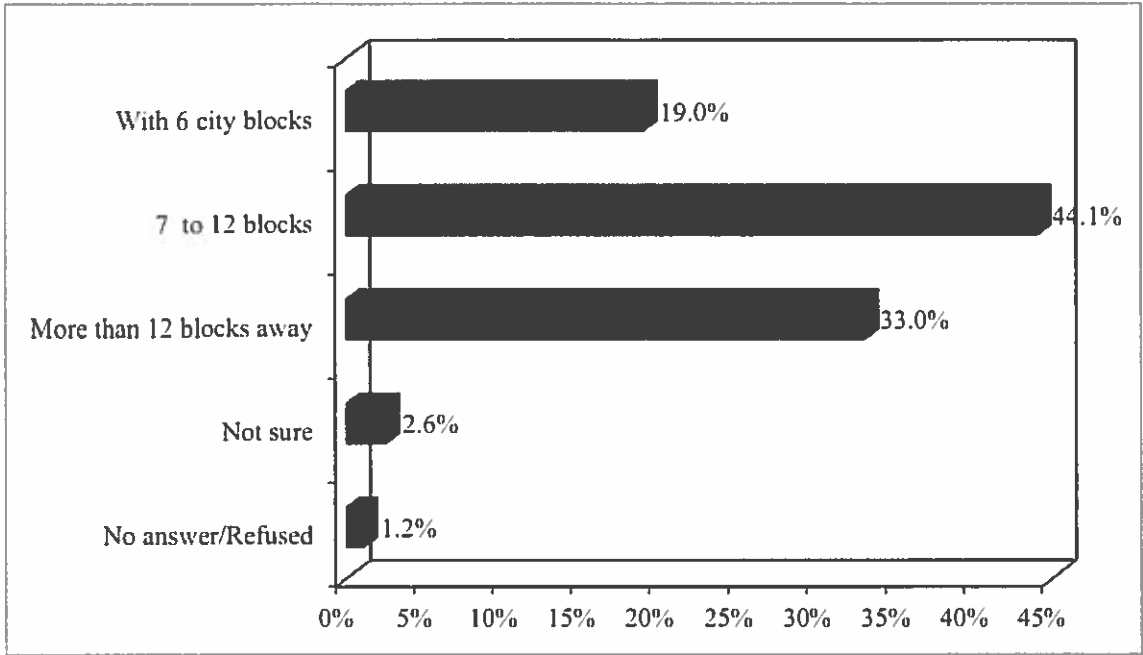


Figure 5 shows how close the respondents' homes are to City Hall. Slightly more than two-fifths of the respondents (44.1 percent) indicate that there are 7 to 12 blocks between their homes and City Hall, whereas 33.0 percent of the respondents report that there are more than 12 blocks between their homes and City Hall. Moreover, slightly less than one-fifth of the respondents (19.0 percent) live within 6 blocks of City Hall.

Table 3
Cross Tabulation of Years of Residing in West University Place and Support for Option 1
(N=578)

Years of residing in West University Place	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Less than 3 years	59.5%	28.6%	11.9%	0.0%	100% (42)
3 to 6 years	54.6%	27.3%	18.2%	0.0%	100% (44)
7 to 10 years	57.1%	31.4%	10.0%	1.4%	100% (70)
11 to 15 years	50.5%	31.2%	14.0%	4.3%	100% (93)
16 to 20 years	40.2%	43.9%	9.8%	6.1%	100% (82)
20 to 30 years	48.8%	36.2%	12.6%	2.4%	100% (127)
30 years plus	46.2%	39.3%	12.8%	1.7%	100% (117)
No answer/Refused	0.0%	66.7%	33.3%	0.0%	100% (3)

Note: The result of the chi-square test is not statistically significant at $p < 0.05$ level.

Table 3 reports the result for cross tabulation analysis of years of residing in West University Place and support for option 1. The majority of the respondents support City Council to exchange the property and relocate the maintenance facility no matter how long they have lived in West University Place except for those who have resided in this area for sixteen to twenty years. However, the result of the chi-square test indicates that there is no correlation between years of residing in West University Place and support for option 1.

Table 4
Cross Tabulation of Years of Residing in West University Place and Support for Option 2
(N=578)

Years of residing in West University Place	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Less than 3 years	35.7%	40.5%	9.5%	14.3%	100% (42)
3 to 6 years	15.9%	40.9%	29.6%	13.6%	100% (44)
7 to 10 years	24.3%	42.9%	18.6%	14.3%	100% (70)
11 to 15 years	25.8%	48.4%	15.1%	10.8%	100% (93)
16 to 20 years	39.0%	35.4%	13.4%	12.2%	100% (82)
20 to 30 years	27.6%	40.9%	15.8%	15.8%	100% (127)
30 years plus	29.1%	38.5%	14.5%	18.0%	100% (117)
No answer/Refused	66.7%	0.0%	0.0%	33.3%	100% (3)

Note: The result of the chi-square test is not statistically significant at $p < 0.05$ level.

Table 4 reports the result for cross tabulation analysis of years of residing in West University Place and support for option 2. The majority of the respondents oppose City Council not to take action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area except for those who have resided in this area for sixteen to twenty years. The result of the chi-square test shows that there is no correlation between years of residing in West University Place and support for option 2.

Table 5
Cross Tabulation of Following the Municipal Land Use Issue and Support for Option 1
(N=578)

Following the municipal land use issue	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Very closely	26.5%	65.3%	7.1%	1.0%	100% (98)
Somewhat closely	49.8%	39.6%	7.1%	3.5%	100% (255)
Only a little	61.2%	18.5%	17.8%	2.6%	100% (157)
Not at all	55.7%	13.1%	29.5%	1.6%	100% (61)
No answer/Refused	28.6%	42.9%	28.6%	0.0%	100% (7)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 5 reports the result for cross tabulation analysis of following the municipal land use issue and support for option 1. The respondents who have followed the municipal land use issue very closely are more likely to oppose City Council to exchange the property and relocate the maintenance facility. By contrast, those who have paid attention to the municipal land use issue somewhat closely, only a little, or not at all are more likely to support City Council to exchange the property and relocate the maintenance facility. The result of the chi-square test indicates that there is a significant correlation between following the municipal land use issue and support for option 1, and it is statistically significant at the 0.001 level.

Table 6
Cross Tabulation of Following the Municipal Land Use Issue and Support for Option 2
(N=578)

Following the municipal land use issue	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Very closely	45.9%	34.7%	7.1%	12.2%	100% (98)
Somewhat closely	30.6%	44.3%	11.8%	13.3%	100% (255)
Only a little	19.1%	43.3%	21.7%	15.9%	100% (157)
Not at all	16.4%	31.2%	32.8%	19.7%	100% (61)
No answer/Refused	42.9%	28.6%	14.3%	14.3%	100% (7)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 6 reports the result for cross tabulation analysis of following the municipal land use issue and support for option 2. The respondents who have followed the municipal land use issue very closely are more likely to support City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. By contrast, those who have paid attention to the municipal land use issue somewhat closely, only a little, or not at all are more likely to oppose City Council not to take action. The result of the chi-square test indicates that there is a significant correlation between following the municipal land use issue and support for option 2, and it is statistically significant at the 0.001 level.

Table 7
Cross Tabulation of Attending City Council or Town Hall Meeting and Support for Option 1
(N=578)

Attending City Council or town hall meeting	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	20.3%	65.2%	8.7%	5.8%	100% (69)
No	53.2%	31.4%	13.2%	2.2%	100% (509)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 7 reports the result for cross tabulation analysis of attending City Council or town hall meeting and support for option 1. The respondents who have attended City Council or town hall meeting are more likely to oppose City Council to exchange the property and relocate the maintenance facility. By contrast, those who have not attended City Council or town hall meeting are more likely to support City Council to exchange the property and relocate the maintenance facility. The result of the chi-square test indicates that there is a significant correlation between attending City Council or town hall meeting and support for option 1, and it is statistically significant at the 0.001 level.

Table 8
Cross Tabulation of Attending City Council or Town Hall Meeting and Support for Option 2
(N=578)

Attending City Council or town hall meeting	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	50.7%	34.8%	8.7%	5.8%	100% (69)
No	25.7%	41.7%	16.9%	15.7%	100% (509)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 8 reports the result for cross tabulation analysis of attending City Council or town hall meeting and support for option 2. The respondents who have attended City Council or town hall meeting are more likely to support City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. By contrast, those who have not attended City Council or town hall meeting are more likely to oppose City Council not to take action. The result of the chi-square test indicates that there is a significant correlation between attending City Council or town hall meeting and support for option 2, and it is statistically significant at the 0.001 level.

Table 9
Cross Tabulation of Speaking on Issue at Council or in Other Venue and Support for Option 1
(N=578)

Speaking on issue at council or in other venue	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	11.1%	77.8%	5.6%	5.6%	100% (18)
No	50.5%	34.1%	12.9%	2.5%	100% (560)

Note: The result of the chi-square test is statistically significant at $p < 0.01$ level.

Table 9 reports the result for cross tabulation analysis of speaking on issue at council or in other venue and support for option 1. The respondents who have spoken on issue at council or in other venue are more likely to oppose City Council to exchange the property and relocate the maintenance facility. By contrast, those who have not spoken on issue at council or in other venue are more likely to support City Council to exchange the property and relocate the maintenance facility. The result of the chi-square test indicates that there is a significant correlation between speaking on issue at council or in other venue and support for option 1, and it is statistically significant at the 0.01 level.

Table 10
Cross Tabulation of Speaking on Issue at Council or in Other Venue and Support for Option 2
(N=578)

Speaking on issue at council or in other venue	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Yes	61.1%	38.9%	0.0%	0.0%	100% (18)
No	27.7%	40.9%	16.4%	15.0%	100% (560)

Note: The result of the chi-square test is statistically significant at $p < 0.01$ level.

Table 10 reports the result for cross tabulation analysis of speaking on issue at council or in other venue and support for option 2. The respondents who have spoken on issue at council or in other venue are more likely to support City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. By contrast, those who have not spoken on issue at council or in other venue are more likely to oppose City Council not to take action. The result of the chi-square test indicates that there is a significant correlation between speaking on issue at council or in other venue and support for option 2, and it is statistically significant at the 0.01 level.

Table 11
Cross Tabulation of Sending or Receiving Email Messages on Issue and Support for Option 1
(N=578)

Sending or receiving email messages on issue	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	38.5%	47.4%	11.1%	3.0%	100% (234)
No	56.7%	27.3%	13.7%	2.3%	100% (344)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 11 reports the result for cross tabulation analysis of sending or receiving email messages on the municipal land use issue and support for option 1. The respondents who have sent or received email messages on the municipal land use issue are more likely to oppose City Council to exchange the property and relocate the maintenance facility. By contrast, those who have not sent or received email messages on the municipal land use issue are more likely to support City Council to exchange the property and relocate the maintenance facility. The result of the chi-square test indicates that there is a significant correlation between sending or receiving email messages on the municipal land use issue and support for option 1, and it is statistically significant at the 0.001 level.

Table 12
Cross Tabulation of Sending or Receiving Email Messages on Issue and Support for Option 2
(N=578)

Sending or receiving email messages on issue	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Yes	36.8%	40.6%	11.5%	11.1%	100% (234)
No	23.3%	41.0%	18.9%	16.9%	100% (344)

Note: The result of the chi-square test is statistically significant at $p < 0.01$ level.

Table 12 reports the result for cross tabulation analysis of sending or receiving email messages on the municipal land use issue and support for option 2. No matter whether the respondents have sent or received email messages on the municipal land use issue, they are more likely to oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. However, the respondents who have sent or received email messages on the municipal land use issue are more likely to support City Council not to take action than their counterparts. The result of the chi-square test indicates that there is a significant correlation between sending or receiving email messages on the municipal land use issue and support for option 2, and it is statistically significant at the 0.01 level.

Table 13
Cross Tabulation of Discussing Issue with Family and Friends and Support for Option 1
(N=578)

Discussing issue with family and friends	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	44.7%	42.8%	9.0%	3.6%	100% (421)
No	61.8%	15.9%	22.3%	0.0%	100% (157)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 13 reports the result for cross tabulation analysis of discussing the municipal land use issue with family and friends and support for option 1. The respondents who have not discussed the municipal land use issue with family and friends are more likely to support City Council to exchange the property and relocate the maintenance facility. On the other hand, there are almost equal percentages of supporting and opposing City Council to exchange the property and relocate the maintenance facility for the respondents who have discussed the municipal land use issue with family and friends. The result of the chi-square test indicates that there is a significant correlation between discussing the municipal land use issue with family and friends and support for option 1, and it is statistically significant at the 0.001 level.

Table 14
Cross Tabulation of Discussing Issue with Family and Friends and Support for Option 2
(N=578)

Discussing issue with family and friends	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	34.2%	39.4%	11.9%	14.5%	100% (421)
No	14.0%	44.6%	26.8%	14.7%	100% (157)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 14 reports the result for cross tabulation analysis of discussing the municipal land use issue with family and friends and support for option 2. No matter whether the respondents have discussed the municipal land use issue with family and friends, they are more likely to oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. However, the respondents who have discussed the municipal land use issue with family and friends are more likely to support City Council not to take action compared to their counterparts. The result of the chi-square test indicates that there is a significant correlation between discussing the municipal land use issue with family and friends and support for option 2, and it is statistically significant at the 0.001 level.

Table 15
Cross Tabulation of Reading about Issue in Local Community Papers and Support for Option 1
(N=578)

Reading about issue in local community papers	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Yes	49.4%	38.5%	9.6%	2.5%	100% (480)
No	49.0%	20.4%	27.6%	3.1%	100% (98)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 15 reports the result for cross tabulation analysis of reading about the municipal land use issue in local community papers and support for option 1. No matter whether the respondents have read about the municipal land use issue in local community papers, they are more likely to support City Council to exchange the property and relocate the maintenance facility. Nevertheless, the respondents who have read about the municipal land use issue in local community papers are more likely to oppose City Council to exchange the property and relocate the maintenance facility than their counterparts. The result of the chi-square test indicates that there is a significant correlation between reading about the municipal land use issue in local community papers and support for option 1, and it is statistically significant at the 0.001 level.

Table 16**Cross Tabulation of Reading about Issue in Local Community Papers and Support for Option 2
(N=578)**

Reading about issue in local community papers	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	30.4%	41.5%	14.2%	14.0%	100% (480)
No	20.4%	37.8%	24.5%	17.4%	100% (98)

Note: The result of the chi-square test is statistically significant at $p < 0.05$ level.

Table 16 reports the result for cross tabulation analysis of reading about the municipal land use issue in local community papers and support for option 2. No matter whether the respondents have read about the municipal land use issue in local community papers, they are more likely to oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. However, the respondents who have read about the municipal land use issue in local community papers are more likely to support City Council not to take action compared to their counterparts. The result of the chi-square test indicates that there is a significant correlation between reading about the municipal land use issue in local community papers and support for option 2, and it is statistically significant at the 0.05 level.

Table 17
Cross Tabulation of Reading about Issue in Materials Sent by City and Support for Option 1
(N=578)

Reading about issue in materials sent by City	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/Refused	
Yes	49.6%	38.6%	8.9%	3.0%	100% (440)
No	48.6%	25.4%	24.6%	1.5%	100% (138)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 17 reports the result for cross tabulation analysis of reading about the municipal land use issue in materials sent by City and support for option 1. No matter whether the respondents have read about the municipal land use issue in materials sent by City, they are more likely to support City Council to exchange the property and relocate the maintenance facility. Nonetheless, the respondents who have read about the municipal land use issue in materials sent by City are more likely to oppose City Council to exchange the property and relocate the maintenance facility compared to their counterparts. The result of the chi-square test indicates that there is a significant correlation between reading about the municipal land use issue in materials sent by City and support for option 1, and it is statistically significant at the 0.001 level.

Table 18
Cross Tabulation of Reading about Issue in Materials Sent by City and Support for Option 2
(N=578)

Reading about issue in materials sent by City	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	31.4%	43.4%	12.5%	12.7%	100% (440)
No	20.3%	32.6%	26.8%	20.3%	100% (138)

Note: The result of the chi-square test is statistically significant at $p < 0.001$ level.

Table 18 reports the result for cross tabulation analysis of reading about the municipal land use issue in materials sent by City and support for option 2. No matter whether the respondents have read about the municipal land use issue in materials sent by City, they are more likely to oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. However, the respondents who have read about the municipal land use issue in materials sent by City are more likely to support City Council not to take action compared to their counterparts. The result of the chi-square test indicates that there is a significant correlation between reading about the municipal land use issue in materials sent by City and support for option 2, and it is statistically significant at the 0.001 level.

Table 19
Cross Tabulation of Hearing about Issue on Radio/Television and Support for Option 1
(N=578)

Hearing about issue on radio/television	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	39.3%	45.2%	14.3%	1.2%	100% (84)
No	51.0%	33.8%	12.4%	2.8%	100% (494)

Note: The result of the chi-square test is not statistically significant at $p < 0.05$ level.

Table 19 reports the result for cross tabulation analysis of hearing about the municipal land use issue on radio/television and support for option 1. The respondents who have heard about the municipal land use issue on radio/television are more likely to oppose City Council to exchange the property and relocate the maintenance facility, whereas those who have not heard about the municipal land use issue on radio/television are more likely to support City Council to exchange the property and relocate the maintenance facility. However, the result of the chi-square test indicates no significant correlation between hearing about the municipal land use issue on radio/television and support for option 1.

Table 20
Cross Tabulation of Hearing about Issue on Radio/Television and Support for Option 2
(N=578)

Hearing about issue on radio/television	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
Yes	28.6%	44.1%	20.2%	7.1%	100% (84)
No	28.7%	40.3%	15.2%	15.8%	100% (494)

Note: The result of the chi-square test is not statistically significant at $p < 0.05$ level.

Table 20 reports the result for cross tabulation analysis of hearing about the municipal land use issue on radio/television and support for option 2. No matter whether the respondents have heard about the municipal land use issue on radio/television, they are more likely to oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. Furthermore, there is a slight difference in support for no action by City Council between the respondents who have and have not heard about the municipal land use issue on radio/television. The result of the chi-square test indicates no significant correlation between hearing about the municipal land use issue on radio/television and support for option 2.

Table 21
Cross Tabulation of Closeness to City Hall and Support for Support for Option 1
(N=578)

Closeness to City Hall	Option 1				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
With 6 city blocks	44.6%	47.3%	5.5%	2.7%	100% (110)
7 to 12 blocks	50.2%	31.8%	14.5%	3.5%	100% (255)
More than 12 blocks away	54.5%	30.4%	13.6%	1.6%	100% (191)
Not sure	20.0%	60.0%	20.0%	0.0%	100% (15)
No answer/Refused	14.3%	71.4%	14.3%	0.0%	100% (7)

Note: The result of the chi-square test is statistically significant at $p < 0.05$ level.

Table 21 reports the result for cross tabulation analysis of closeness to City Hall and support for option 1. The respondents living within 7 to 12 blocks of City Hall and more than 12 blocks away are more likely to support City Council to exchange the property and relocate the maintenance facility. On the other hand, there is no much difference between supporting and opposing City Council to exchange the property and relocate the maintenance facility among the respondents who live within 6 blocks of City Hall. The result of the chi-square test indicates a significant correlation between closeness to City Hall and support for option 1, and it is statistically significant at the 0.05 level.

Table 22
Cross Tabulation of Closeness to City Hall and Support for Option 2
(N=578)

Closeness to City Hall	Option 2				Total (N)
	Support	Oppose	Not sure	No answer/ Refused	
With 6 city blocks	36.4%	40.0%	10.0%	13.6%	100% (110)
7 to 12 blocks	29.0%	39.2%	17.3%	14.5%	100% (255)
More than 12 blocks away	22.0%	45.6%	17.3%	15.2%	100% (191)
Not sure	46.7%	20.0%	26.7%	6.7%	100% (15)
No answer/Refused	42.9%	28.6%	0.0%	28.6%	100% (7)

Note: The result of the chi-square test is not statistically significant at $p < 0.05$ level.

Table 22 reports the result for cross tabulation analysis of closeness to City Hall and support for option 2. The respondents living within 7 to 12 blocks of City Hall and more than 12 blocks away are more likely to oppose City Council not to take action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. On the other hand, there is a slight difference between supporting and opposing no action by City Council among the respondents who live within 6 blocks of City Hall. Nevertheless, the result of the chi-square test indicates no significant correlation between closeness to City Hall and support for option 2.

Figure 6
Survey Modes
(N=578)

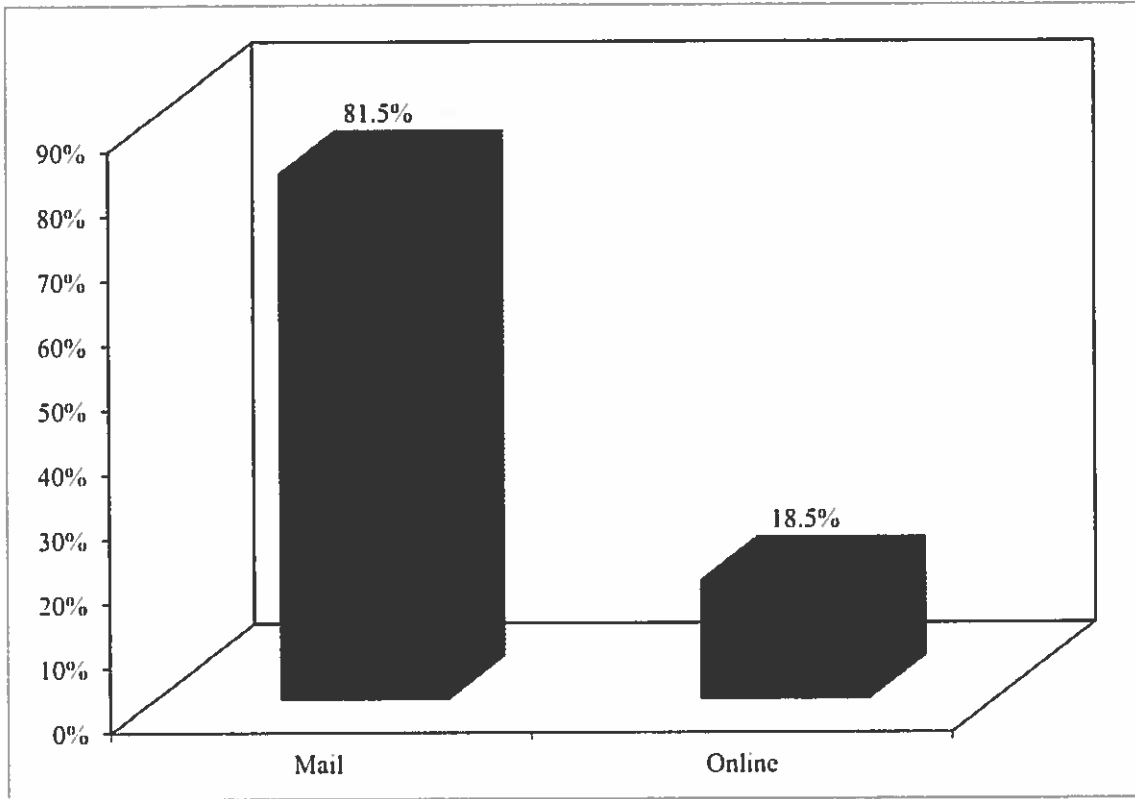


Figure 6 shows how the respondents respond to the survey. Approximately four-fifths of the respondents (81.5 percent) fill out and mail back the questionnaires, whereas slightly less than one-fifth of the respondents (18.5 percent) answer survey questions online.

IV. Summary

This study investigates the residents' opinions on the municipal land use issue in the City of West University Place. The following are key findings of this study:

- Nearly half of the respondents (49.3 percent) prefer City Council to proceed with the property exchange and relocation of the maintenance facility, whereas slightly more than one-third of the respondents (35.5 percent) oppose City Council to exchange the property and relocate the maintenance facility.
- Approximately two-fifths of the respondents (40.8 percent) oppose City Council to take no action, recognizing that the Baptist Church moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area. By contrast, nearly three-tenths of the respondents (28.7 percent) support City Council not to take action.
- The respondents who support City Council to exchange the property and relocate the maintenance facility are more likely to oppose City Council to take no action. By contrast, the respondents who oppose the property exchange and relocation of the maintenance facility are more likely to support City Council not to take action.
- Some factors are significantly associated with support for the property exchange and relocation of the maintenance facility, including following the municipal land use issue, attending City Council or town hall meeting, speaking on the municipal land use issue at council or in other venue, sending or receiving email messages on the municipal land use issue, discussing on the municipal land use issue with family and friends, reading about the municipal land use issue in local community papers, reading about the municipal land use issue in materials sent by City, and closeness of the respondents' homes to City Hall.
- Some factors are significantly associated with support for no action taken by City Council, including following the municipal land use issue, attending City Council or town hall meeting, speaking on the municipal land use issue at council or in other venue, sending or receiving email messages on the municipal land use issue, discussing on the municipal land use issue with family and friends, reading about the municipal land use issue in local community papers, and reading about the municipal land use issue in materials sent by City.
- Some respondents provide their comments on the two options and their comments can be summarized as follows (see the respondents' comments in Appendix 4):
 - Some respondents cannot express their opinions on the two options because they need more information.
 - In addition to the two options provided by this survey, some respondents think that City Council should think about other options to deal with this municipal land use issue.

- Regarding the cost of relocating the maintenance facility, some respondents are concerned about who will pay the cost and even think that the church should also pay the cost to relocate the maintenance facility.
- Some respondents worry about whether the construction of the youth center will increase traffic congestion and influence parking space in this area.
- Some respondents doubt that the church can build the youth center because of zoning restrictions. They think that the City should enforce its zoning rules and prevent the church from building a youth center in a residential zone.
- Some respondents suggest that the City should hold public hearings about the municipal land use issue.

Appendix 1. Questionnaire

Questionnaire for WUP Residents

<FIRST> <LAST>
<ADDRESS>
<CITY>, TX <ZIP>
PIN: <PIN>

Part 1 - Introduction: In recent weeks there has been a good deal of discussion about an important land use issue facing the City of West University Place. In March 2014, City Council adopted a long range plan – looking ahead several decades – that envisioned gradually acquiring several properties west of the existing City Hall to create a Municipal Campus that would give future City Councils the option of consolidating all city services to improve efficiency and convenience. These residential properties would be purchased at market rates whenever the current owners chose to sell, and not acquired by exercise of the City’s power of eminent domain.

The timeline for this long range plan was unexpectedly upset when the West University Baptist Church, just north of this planned Municipal Campus area, received a large gift dedicated to building a new youth center. The Church, pressed by the donor to move quickly, initially indicated it would build the new youth center on three of the six lots the Church owns just west of City Hall that are within the planned Municipal Campus area. While the City has zoned these lots as residential, federal law and court decisions indicate that the Baptist Church has the right to develop this property for a clearly religious purpose despite local municipal rules.

The West University Baptist Church, however, has indicated a willingness to swap their lots in the proposed Municipal Campus area for an equivalent amount of square footage north of Amherst Street. That swap would require the City to move its Milton Street vehicle maintenance operations used to store garbage and other vehicles outside the municipality. Moving this facility outside West University Place has been under consideration for years, but the new youth center issue puts it on the front burner in 2015. The estimated cost of relocating the facility is \$2 million.

Part 2: The Basic Choices. While there are a number of side issues associated with the proposed land swap, such as the cost of relocating the maintenance facility, the current City Council sees itself facing an either/or choice – executing the land swap, or doing nothing which effectively blocks the Municipal Campus plan because once a multi-million dollar youth facility is sited in the area, the long range plan is not realistic. Which of the following options would you prefer City Council take?

Option 1: Proceed with the property exchange and relocation of the maintenance facility:
Support this ___ Oppose this ___ Not Sure ___

Option 2: Take no action, recognizing that the Baptist Church then moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area.
Support this ___ Oppose this ___ Not Sure ___

Part 3: Background Questions. Finally, we have a few short questions for background, which will help the Hobby Center analyze the results of the previous answers.

3. How long have you resided in West University Place? (SELECT ONE)

- Less than three years
- Three to six years
- Seven to 10 years
- Eleven to 15 years
- Sixteen to 20 years
- Twenty one to 30 years
- Thirty years plus

4. How closely have you followed this municipal land use issue currently before Council? (SELECT ONE)

- Very closely
- Somewhat closely
- Only a little
- Not at all

5. Which, if any, of the following have you done with respect to this municipal land use issue? (CHECK ALL THAT APPLY)

	YES	NO
Attended City Council or town hall meeting	<input type="checkbox"/>	<input type="checkbox"/>
Spoke on issue at council or in other venue	<input type="checkbox"/>	<input type="checkbox"/>
Sent or received email messages on issue	<input type="checkbox"/>	<input type="checkbox"/>
Discussed issue with family, friends	<input type="checkbox"/>	<input type="checkbox"/>
Read about issue in local community papers	<input type="checkbox"/>	<input type="checkbox"/>
Read about issue in materials sent by City	<input type="checkbox"/>	<input type="checkbox"/>
Heard about issue on radio/television	<input type="checkbox"/>	<input type="checkbox"/>

6. How close would you estimate your home is to City Hall?

- With six city blocks
- Seven to 12 blocks
- More than 12 blocks away
- NOT SURE

Thank you for taking time to complete our survey. Please use the addressed envelope enclosed to return the questionnaire to the Hobby Center at:

**University of Houston
Hobby Center for Public Policy
306 McElhinney Hall
Houston, Texas 77204-5021**

You may also complete the survey on-line at <http://tinyurl.com/nw8zbph>. To exercise that option, you will need to enter the unique four-digit code on the first page of this questionnaire.

Appendix 2. Pre-Survey Letter

Dear West University City residents:

The Hobby Center for Public Policy at the University of Houston was asked by the West University Place city council to conduct a survey of approximately 1300 households in the city – or about one in four – that would be randomly chosen by our center to receive a short questionnaire asking residents' opinion on an important land use issue facing the community.

Your household was selected for inclusion in this random sample. Using a random sampling of households reduces the overall cost of the survey to the city and permits a more intensive effort to increase participation rates from those residents included in the sample. Lowering non-response rates will provide a more accurate representation of the views of the broader population of the city.

The survey will take less than five minutes to complete and will provide the city with valuable input on an issue – the siting of public facilities in coming decades – that will affect the quality of life in the community.

The City of West University Place contracted with the Hobby Center to help design the questionnaire, collect and analyze the results, and prepare a summary of the responses. Your responses will be confidential, and the Hobby Center will destroy all copies of the survey forms that are returned after entering the information received in a database.

The survey itself will be mailed from the Hobby Center in about five days and will include a self-addressed stamped envelope to mail the completed form back to the Hobby Center.

For those who would prefer to complete the survey online, the mailed questionnaire will also provide a URL address so you can answer the questions online at your convenience.

Your household will receive one questionnaire which will be assigned a unique four digit code and can be completed by any adult resident. If you prefer to complete the survey online, you will need to enter that four digit code to ensure that only one questionnaire per household is entered into the database.

In closing, we stress the importance of providing your input on this important land-use issue facing your city.

Sincerely,

Richard Murray
Director of Surveying
Hobby Center for Public Policy
University of Houston
Houston, Texas 77204-5021

Appendix 3. Thank You/Reminder Postcard

Dear West University Place residents:

Last week your household should have received a short survey from the Hobby Center for Public Policy at the University of Houston asking your opinions about an important land-use issue facing the City of West University Place. If you have completed the survey on-line, or mailed it back to the Hobby Center in a self-addressed, stamped envelope, we appreciate your input. If you have not had time or an opportunity to complete the survey, we would urge you to do so either by mailing the survey back to the center, or completing it on-line at <http://tinyurl.com/nw8zbph>. (Remember to enter the four-digit code if you complete the survey online: XXXX)

The survey takes less than five minutes to complete, and it is important that we get responses from a wide range of residents to ensure the results are representative of all citizens in the community.

Sincerely,

Richard Murray
Director of Surveying
Hobby Center for Public Policy
University of Houston

Appendix 4. Respondents' Comments on Two Options

They have no automatic right to get residential lots redeemed and consolidated.
West U needs to develop service and facilities commensurate with the property values today, rather than the property values in 1985. The Municipal Campus Plan is a step in the right direction.
West U Council can block the option 2. All should be embarrassed to conduct this land survey. Why does the West U government need to expand?
Good idea to proceed. Handled by mayor and city council poorly.
Regarding relocation of the maintenance, concerned about costs now and in future (taxes).
For option 1, support this, but get the church to pay some of money.
Regarding "passed by the donor to move quickly," displeased that the city's actions are dictated by an individual and conditions he set.
I am concerned about lack of parking. The city center designs do not have a high enough ratio for parking to holding it. Residents chose to relocate church youth center (if relocated) would have to deal with this issue. I think it is unfair.
Suggestions for survey: <ul style="list-style-type: none"> • Reference the "Facility Master Planning" booklet sent to residents, I could not finalize the options from the description on page 1 of the survey. • Self-address the return envelope might boost response rate.
Problem most people have is lack of transparency. Here is the rule: we cannot/ should not be asked to make a decision without reasonably accurate cost estimates to move maintenance facility.
Support option 1 but no new taxes. Not sure about option 2; no new taxes.
Not sure about options 1 and 2. Need more information about the financial impact on each home owner before approving or opposing.
The purpose of this survey, which is paid for by West U residents, "...is to gather feedback about the possible property exchange with West University Baptist Church, relocation of the public works building and the long term vision for a municipal campus." (City of West University Facility Master Planning: Resident Information p.s. Next steps section). This survey fails to meet the purpose. There are no questions about the City's long term plan for a municipal campus and whether the residents support or oppose it. Second, there are more questions about the resident (ten) than the land swap (two). Third, the University of Houston has attempted to manipulate the results by making assertions of how the relevant law applies to the facts. It is not certain that the Baptist Church would prevail in a sentence.
Why are these the only questions?
I do not support the Baptist Church building a youth center either. Parking in that area is a nightmare already with West U Elementary and Little League.
Why cannot zoning apply to a church? I cannot run a daycare out of my home the church is wanting to.
Homes! They purchased the land knowing this! I want the city to pursue some zoning limitations with the church.
Not sure about option 2. Need more information on what city services would be consolidated.
I support the city taking no action to sell properties. Development in residential zones should be limited to residents. The city does not need a "super block."
Relocation without land swap is possible. Sue church to stop construction.
This is a bad survey as it assumes the church has the right to build.

How do you expect us to make a decision without more information? What are the short term and long term tax situation? Will this ever close down the library?

We do not need a municipal campus. The facilities are all in a 2 block area now.

Support option 2 in exchange for church to create more public parking space and/or release reserved parking spots behind library to public parking. Not sure about option 2 if church makes no concession on parking.

The municipal garbage trucks, etc, are quiet night and on weekends. I do not believe the proposed youth center will not impact the area. They are replacing activities now in a few houses with a large structure? And no impact? How naïve do you think we are? Our county commissioner says there is a deed restriction which prevents the city from selling/exchanging city land. Council seems hell bent on making this come about. We should vote all of them out. There is a hidden agenda here. We do not need to do this. Let the church go ahead with their plans on land they now own.

You failed to answer the question whether the external garbage/ vehicle facility will be owned by West U, whether West U will be renting, agree as an ongoing new expenditure in relation to the "\$2 m move out" cost.

Need more information.

Not sure about option 1. Need more information: cost of this option. Not sure about option 2. Need more information on other options the church could pursue.

Support option 2 (not the only option!)

Materials sent by City are very one sided.

We indicated above that we support Option 2, but we want to add that we want the City to enforce its zoning rules and prevent the Baptist Church from building a youth center in a residential zone. If West U wants to be the "Neighborhood City," it must protect its residential character and prevent residential zones from being converted to any non-residential uses, be they for Whole Foods or a YMCA or some other youth center

Enforcing the City's residential zoning will NOT violate federal law (RLUIPA) because it does not impose a substantial burden on the ability of the Church to carry out its religious mission. The City should get outside legal assistance to fight any legal action the Church may take to overrule the zoning rule.

I am very disappointed by this questionnaire: It incorrectly – and misleadingly – says that federal law allows the Church to build a youth center despite City zoning rules; and it fails to mention that the City has the option to take legal action to prevent the Church from violating its zoning rules.

The questionnaire also fails to address the broader issues that residents are upset about regarding the long-range plan and the Municipal Campus, even though City Council promised in November 2014 that they would survey all residents on these issues.

My comments regarding some of these broader issues are:

- The City should get input (via a survey) from all residents on the proposed long-range plan and Municipal Campus before taking any definite action on the plan. Residents have not given City Council a blank check; they expect City Council to survey resident opinion on all important matters such as a long-range plans and a Municipal Campus, as has always been done in the past.
- The survey should ask residents if they want a youth center in a residential block. If residents say "no," the City should ask the Church to be a good neighbor and not build the center.

<ul style="list-style-type: none"> • The City is being pressured to act quickly and without proper study and public input because somebody will give money to the Church if it builds quickly. But the Church should not dictate the future of West U. A land swap and construction of new City infrastructure will be expensive for all residents; more study and public input is required. • Parks and open green space should be included in any long-range plan and Municipal Campus. Some/all of the playing fields between West U Elementary and City Hall should be converted to parks and open green space.
Oppose option 1, but could support with more disclosure from city. Oppose option 2: more public hearings to address residents concerns.
I do not think the current property owners will sell to the church.
I certainly hope that someone can determine other options ...this is not as simple as you present it above.
Church should contribute to cost of moving maintenance facility.
Support option 2. Noted that this plan subject to zoning approval.
I disagree with the basic premise of the "Master Plan", which assumes that the city government should acquire additional real estate within the city for a "campus." The city's footprint is net increasing, so why should city government expand?
The Church should be held to the same strict zoning scrutiny as residents. Any variance to code should require public hearing.
I disagree that there are only two options. City Council has never considered whether it could deny a permit for the youth center. No legal opinion has ever sought!
Please note my concern is whether it affects congestion that will occur from this youth center and children's safety. Also, the \$2 million cost to relocate becomes the residents' burden while the church has paid no taxes on its property while no worship occurred on the empty loss!
For option 1, only if the church pays for relocation. For option 2, City of West University Place should fight proposed religious building on property zoned residential.
Do not understand why city is not sending information on this to citizens!
After reviewing the City's Facility Master Planning Resident Information brochure, I am opposed to the Option 1 property exchange and relocation of the Milton Street maintenance facility or "Swap". All that the Swap would do for the City is raise taxes, increase traffic and parking congestion, add to future building costs and uncertainty. The City now has facilities in three adjacent blocks bounded by University, Rice, College and Auden. If the Swap occurs, the City will still have facilities in the same three adjacent blocks plus a remote maintenance facility at a yet to be named location. Where is the added value in that? If the Swap occurs, the City (after 10 years) will either have to pay unspecified rent to the Church for the City's relatively new administration building; or incur the cost of demolition and rebuilding a new administration building somewhere else if the lease was not renewed. If the Swap occurs, the City will have to incur the cost of demolition of the Milton Street Facility, and spend \$2 million (excluding land) for a new maintenance facility away from City Center. On January 26, 2015, City Council approved \$609,000 for rehabilitation of the Milton Street Facility Ground Storage Tank. That money will be totally wasted if the Option 1 Swap occurs and the facility is to be moved elsewhere. The City's brochure and questionnaire outlining Options 1 & 2, "Swap or No-Swap," ignores many of the citizen's concerns regarding any new Youth Facility at all. As reported in the Village News, 2/3/15, Reverend Patterson said that 120 students presently participate in their

youth program, and that the proposed Youth Center will accommodate 240 students. The City's brochure says of the new Youth Center "the traffic and parking would be generally the same." This does not seem likely.

The City's brochure and questionnaire ignore the fact that the Church's right to build a Youth Facility on land they own is not absolute and could be subject to challenge.

I recommend that the citizens of West U:

1. Rejection both Options 1 and 2, especially Option 1, Property Exchange [Swap].
2. Attempt to discourage the Church from building their Youth Center in West U.
3. Encourage the Church to consider an alternative location: For example their larger, more accessible Crosspoint campus at Bellaire Blvd and Avenue "B" in Bellaire.

The interests of West U and its citizens should come before the immediate interests or convenience of specific institutions or individuals.

Ordinances of West University Place. In Opposition to W U Baptist Church Youth Center Section 4.01. – Single Family Residential. 4.01 (d) Ingress and egress to higher intensity land uses should be designed so that non-local traffic will be discouraged from passing directly through single-family residential districts.

Section 4.04. – Zoning Ordinance. 4.04 (a) By careful and consistent application of the zoning ordinance, the City should be able to preserve and enhance property values and the traditional character of the community and quality of life for its residents.

Section 6.03. – Parking. Street storage of vehicles and street parking should be discouraged where possible to prevent impeding the easy flow of traffic.

Section 8.01. – General. Expansion should be allowed only where appropriate so as to preserve a positive impact on the residential area, based upon an individual consideration of the particular expansion.

I answer this in the thought of no eminent domain is done!

Option 1 is my main option and I oppose it. Support option 2: "Taking no action."

What is to lead other churches to want land swaps from the City of West University Place.

Support option 1 based on above presentation.

Option 3: I think the City should use its power of eminent domain to accelerate time line if option 1 chosen.

I oppose moving the maintenance facility due to 2 million cost, too expensive to relocate facility. Stop spending money!

Need more information to express opinions on options 1 and 2.

Gentlemen:

I am returning your West University Place survey form (addressed to my wife) unanswered. I have several reasons for doing so, which I will outline below.

I have no idea who engaged you to do this survey, since you fail to identify the contracting party.

One suspects that this failure is deliberate and that the contracting party would like to remain anonymous as it seeks to influence the community via subterfuge.

My objections to your survey are as follows:

The Alternatives:

In your second paragraph, you misrepresent the law and court decisions in asserting that "the Baptist Church has the right to develop the property for a clearly religious purpose despite local municipal rule."

This is simply false. The Religious Land Use and Institutionalized Persons Act (PLUIPA) prohibits municipalities from using a land use regulation in a manner which imposes a

“substantial burden” on the religious exercise of a person. I submit that the property use restrictions currently in force with respect to the properties in question do not place a “substantial burden” on the practice of religion by the Baptist Church and that the courts would likely hold that RLUIPA is not applicable in this case.

I further assert that West U could use eminent domain to obtain the properties in question and that such actions has been upheld by the courts in other cases where churches have tried to invoke RLUIPA. (Consider St. Johns United Church of Christ vs. City of Chicago for example.) As a result of your unsupported assertion about the law, you present only two alternatives in your survey: (1) engage in the land swap, and (2) allow the Baptist Church to proceed unimpeded.

There are at least two other alternatives for the city: (1) Defend the zoning restrictions (in court, if necessary) and acquire the properties in question (for use by the city) via ordinary business transactions, (2) Use eminent domain to obtain the properties needed to execute the city’s plans. Thus, I conclude that you have constructed and sent out a “loaded” questionnaire, intended to further the interest of a particular group.

Let me add that your questionnaire contains very little information on the financial impact on the city of the alternatives, a matter which is of interest to any property owner. You advise that one proposal involves a facility relocation cost of \$2 million, but do not inform as to who pays this. You include zero information on the comparative market values of properties involved or future impact on city property tax revenues. This reinforces my opinion that your survey is intended to obscure essential information in order to further the interest of a particular group.

Background Questions:

I find the background questions section of your survey both illegitimate and offensive.

You inquire as to length of residence. Does this have something to do with the weight of my opinion? If I have only lived here 3 years instead of twenty, is my opinion somehow worth more or less than the weight of an old timer. I find the very presence of this question offensive, inconsistent with principles of equal protection, and further indication of someone’s effort to “load the dice.”

You inquire as to how closely I have followed this particular issue. Again, what difference does that make to you survey? I suspect that the question is intended to address “How likely is this person to make noise?”

You inquire as to what I have done with respect to the issue. I have the same objections as to the previous question.

Finally, you inquire as to how far I live from City Hall. Another irrelevant question, which seems to be predicated on the notion that proximity to City Hall is some sort of surrogate for level of interest or importance of opinion with regard to matters of city governance. It is also a stupid question. You used my address in mailing the questionnaire, so you already had the required information.

In Summary:

I am sufficiently irritated and offended by this questionnaire that I refuse to participate by responding.

I am further bothered that the Hobby Center for Public Policy, which I take to be attached to and/or a part of a publicly supported academic institution, would conduct a survey of this sort and in this amateurish fashion. Should the opportunity arise, you can be assured that I will advise anyone who wants a survey conducted to engage parties other than the Hobby Center for Public Policy.

<p>Is a youth center a “clearly religious purpose”? Regarding the cost of relocating the maintenance facility, does this require a priori approval by voters? Another long range plan can be developed. Not sure this is a given that the Baptist Church then moves ahead with its initial plan to build its new youth center within the planned Municipal Campus area.</p>
<p>Support option I, especially with use of directions for vehicle operations.</p>
<p>I am opposed to any option that increases traffic and commercialism around the elementary school. This is not an either/or situation. Other opinions must be investigated.</p>
<p>Support option I as long as this is a fair price exchange. Has the land been appraised?</p>
<p>I do not want a huge church complex in my neighborhood. I do not like how this “good ole boy network” does things behind people’s backs.</p>
<p>My big concern is there is already no parking around West Elementary. It annoys me when I get a ticket or asked to move by police when the issue is really a function of insufficient parking given demand for parking. Anything that adds congestion I generally question.</p>
<p>Council should have been more open with residents in the beginning. They should have realized we would be concerned, especially the mayor.</p>
<p>We love West Universtiy and would enjoy having a safe place for our youth to gather.</p>