



2008 Neighborhood Report

Neighborhoods included in the report:

American Village	Trinity Heights
Burch Avenue	Trinity Park
Lakewood	Walltown
Old West Durham	Watts-Hillandale
Partner's Place	

In addition, crime statistics from the following neighborhoods are included in this report:

Colony Hill/Beech Hill	Northgate Park
Duke Forest	Old North Durham
Duke Park	Tuscaloosa Lakewood
Forest Hills	Walden Pond
Forest Oaks	West End
MacKenzie Place	Woodstream Glen
Morehead Hill	



2008 Neighborhood Report

About this report

Neighborhoods listed in this report are included because 3 or more graduate/professional students, postdocs, and/or undergraduate students provided feedback about the neighborhood in the 2008 Off-Campus Housing Survey.

Neighborhood Crime Statistics

Crime statistics included in this report are compiled from Durham Police Crime Mapper, an online resource provided by the City of Durham. Statistics represent data available at the time of compilation. **Statistics are meant to give a general idea of crime in the neighborhood and are not guaranteed to be error-free.**

Crime statistics for additional neighborhoods are included in this report because the neighborhoods have been part of past reports.

2008 Off-Campus Housing Survey

Duke Community Housing conducts the off-campus housing survey annually. Previous years' reports are available on the Community Housing web site, <http://communityhousing.duke.edu>.



**2008 Off-Campus Housing Survey
Neighborhood Report**

Rating system is 1-4 where 1=Very Unsatisfied and 4=Very Satisfied

American Village

of Responses: 5

Graduate Students: 2

Professional Students: 0

Postdoc: 2

Undergraduate: 1

Rating Category	Mean	Recommended:
Condition	3.4	Yes: 5
Noise	3.6	No: 0
Safety	3.4	

Comments:

This is a good area close to Duke with quite a few graduate students in the area.

Although I have felt safe in my neighborhood, there have been a couple of reported robberies. My house is immaculate, and the price is great.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	1	3	1	8	3
Burglary	6	2	3	14	14
Homicide	0	0	0	0	0
Larceny	8	16	7	31	5
Motor Vehicle Theft	2	5	3	6	0
Robbery	0	0	0	2	0
Rape	0	0	0	0	0
Gun Related Crimes	0	1	0	1	0



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Burch Avenue

of Responses: 5
Graduate Students: 3
Professional Students: 1
Postdoc: 0
Undergraduate: 1

Rating Category	Mean	Recommended:
Condition	3.6	Yes: 5
Noise	2.8	No: 0
Safety	3.0	

Comments:

Burch Avenue is great! There is a very lively sense of neighborhood personality; I see people from all walks of life each day on the way to the bus stop. It's heterogenous, conveniently located to everything, and an amazing place to live if you like to read or chill on your front porch. :)

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	7	20	10	9	7
Burglary	16	18	9	16	5
Homicide	0	0	0	0	0
Larceny	30	33	13	22	12
Motor Vehicle Theft	5	7	1	0	1
Robbery	0	1	1	5	2
Rape	0	2	0	0	1
Gun Related Crimes	1	4	3	6	2



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Lakewood

of Responses: 5
 Graduate Students: 3
 Professional Students: 2
 Postdoc: 0
 Undergraduate: 0

Rating Category	Mean	Recommended:
Condition	3.8	Yes: 5
Noise	3.0	No: 0
Safety	2.6	

Comments:

The neighborhood I live in is fairly safe, but my commute to campus takes me down Anderson which is badly lit and not safe after dark. I do not have a car, but live within easy walking distance of campus. YET I am not in saferide boundaries. Saferide goes much further down Anderson than where I live, but only on the other side of the street. I'm less than one block off Anderson, so this is ridiculous.

I don't know if my landlord will continue to rent the house if we end up leaving the area after 2 years - it depends on his family's circumstances. We found the house rental advertised on the Duke online community housing website last summer, so I would assume that if he does again rent the house, he will advertise it there. We are very happy at our place!

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	1	0	0
Assault	23	37	19	24	23
Burglary	32	33	42	18	24
Homicide	2	1	0	0	1
Larceny	51	50	48	21	16
Motor Vehicle Theft	17	12	6	8	4
Robbery	20	9	6	8	6
Rape	1	1	3	1	1
Gun Related Crimes	14	21	7	13	10



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Old West Durham

of Responses: 8
 Graduate Students: 2
 Professional Students: 5
 Postdoc: 0
 Undergraduate: 1

Rating Category	Mean	Recommended:
Condition	3.5	Yes: 8
Noise	3.4	No: 0
Safety	3.1	

Comments:

A very good -- and probably rare -- rental situation. I would never rent from large rental companies as they inflate the rents and do not really care about the quality of the living situation.

I looked at Station Nine apartments, but ended up in a 1BR duplex instead. It's in the same neighborhood and has all the same features as Station Nine's apts but is half the price- and I have my own yard! So, I'd definitely recommend looking around for places if you can- don't feel pressured to live in an overpriced apartment complex.

Excellent location. 3 blocks down 9th street from Charlie's. Beside fire department, which is noisy at times, but one easily adjusts. Plus that reinsures the safety of the location.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	1	2	0	0	0
Assault	12	12	12	8	9
Burglary	67	36	24	27	41
Homicide	0	0	0	0	0
Larceny	113	135	61	74	64
Motor Vehicle Theft	16	15	9	6	6
Robbery	11	3	9	6	0
Rape	1	0	0	0	2
Gun Related Crimes	8	5	5	6	6



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Partner's Place

of Responses: 14
 Graduate Students: 0
 Professional Students: 0
 Postdoc: 0
 Undergraduate: 14

Rating Category	Mean	Recommended:
Condition	3.21	Yes: 10
Noise	2.50	No: 4
Safety	2.57	

Comments:

Griffin Realtors is very very unresponsive and unhelpful. Our apartment is falling apart because they don't maintain the apartments well at all.

The parking is HORRIBLE. Not nearly enough spaces, and people park EVERYWHERE. Lots of damage in the parking lot due to these issues.

Duke needs to be far more involved with off campus housing b/c many of its students live off campus due to finances and space capacity on campus. Campus police should be circling around partner's place because of the recent shootings and robberies.

In another unit in the same complex, it's pretty quiet, but I live above a unit that throws a lot of loud parties. Also, the parking at Partners PLace is terrible. Often times I'll spend the night at friends houses because I either can't park or it's too loud for me to fall asleep.

We got robbed first semester. I think someone who cleaned it left the window unlocked on purpose because it was evident by handprints that the robbers knew that window would be unlocked. I also dislike the landlord. He is unhelpful, returns calls very late, and unkind.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	N/A	N/A	N/A	0	0
Assault	N/A	N/A	N/A	0	0
Burglary	N/A	N/A	N/A	3	1
Homicide	N/A	N/A	N/A	0	0
Larceny	N/A	N/A	N/A	3	4
Motor Vehicle Theft	N/A	N/A	N/A	1	0
Robbery	N/A	N/A	N/A	1	1
Rape	N/A	N/A	N/A	0	0
Gun Related Crimes	N/A	N/A	N/A	1	1



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Trinity Heights

of Responses: 9
 Graduate Students: 3
 Professional Students: 2
 Postdoc: 0
 Undergraduate: 4

Rating Category	Mean	Recommended:
Condition	2.8	Yes: 8
Noise	3.3	No: 1
Safety	2.9	

Comments:

I love these townhouses. At the rate we had, I would suggest renting here to anyone. The only annoyance is loud pedestrians walking by when the weather is nice which you can hear in the street-side bedroom.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	1	0	0	0	0
Assault	4	1	3	2	1
Burglary	8	9	6	6	16
Homicide	0	0	0	0	0
Larceny	12	15	15	33	12
Motor Vehicle Theft	8	1	3	2	3
Robbery	2	1	1	0	1
Rape	0	0	0	0	0
Gun Related Crimes	0	0	1	0	0



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Trinity Park

of Responses: 28
 Graduate Students: 11
 Professional Students: 5
 Postdoc: 2
 Undergraduate: 10

Rating Category	Mean	Recommended:
Condition	3.0	Yes: 24
Noise	3.2	No: 4
Safety	2.8	

Comments:

We are in part of a large old house. The amount of space is great, but the house itself is not in great condition and heating bills are very high.

If I had known how awful it was going to be having to park in the blue-zone and basically add 30 minutes into my schedule whenever I want to be anywhere on campus, I would have chosen to live on campus. I think there should be alternative parking for students who live off-campus.

Trinity is okay at fixing critical problems, but negligent when there is not a safety risk. The house is quite drafty, so gas bills are astronomical (\$230/mo easily in winter to heat to 64 night/68 day). I feel mildly uncomfortable at times in the neighborhood, and particularly avoid going outside at night, but the risk seems acceptable for the convenience and price of the house if moderate precaution is taken. In general, I am pleased with the house, location, safety, and am not actively displeased with the landlord.

The neighborhood is wonderful, but our apartment has not been kept up well. The floors are slanty, none of the screens fit the windows, and all repairs are shabbily done. Also, the apartment is horribly inefficient, gas cost during winter are ridiculous and bring my rent up to at least \$625. Also, the landlord does not deal with issues very promptly.

While I feel safe in my apartment due to the recent spate of crimes in the area I do not feel comfortable walking through my neighborhood after sunset.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	20	20	31	11	7
Burglary	107	49	47	48	53
Homicide	0	0	1	0	0
Larceny	132	132	N/A	88	29
Motor Vehicle Theft	17	15	30	11	9
Robbery	6	8	4	10	5
Rape	0	2	0	2	0
Gun Related Crimes	3	4	6	5	5



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Walltown

of Responses: 4
 Graduate Students: 1
 Professional Students: 2
 Postdoc: 1
 Undergraduate: 0

Rating Category	Mean	Recommended:
Condition	3.8	Yes: 4
Noise	3.0	No: 0
Safety	2.8	

Comments:

i have recently moved from Swift St to Clarendon St. considering safety issues.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	1	0	0	0	0
Assault	49	23	32	28	26
Burglary	47	43	31	29	39
Homicide	1	1	0	1	1
Larceny	60	53	67	47	44
Motor Vehicle Theft	16	10	9	5	18
Robbery	7	9	10	6	15
Rape	1	1	0	0	2
Gun Related Crimes	2	12	11	12	16



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Watts Hillandale

of Responses: 9
 Graduate Students: 6
 Professional Students: 3
 Postdoc: 0
 Undergraduate: 0

Rating Category	Mean	Recommended:
Condition	3.4	Yes: 8
Noise	3.4	No: 1
Safety	3.3	

Comments:

Bob Schmitz overcharges for the rental I am in. While the property is in a lovely neighborhood, the rental is in terrible condition and I've had issues with heating/cooling, water pressure, mice, cockroaches, etc. I would not recommend the property owner.

Apple Realty has been very responsive to my concerns. My neighbors are friendly and helpful. I would definitely recommend being on neighborhood listserves (for Watts Hillandale and for Old West Durham).

I would recommend this place to a student who owns a car. Although biking is possible, it is rather far.

Neighborhood Crime Statistics

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	14	9	6	10	7
Burglary	65	35	22	22	21
Homicide	0	0	0	0	0
Larceny	63	70	63	47	67
Motor Vehicle Theft	5	18	7	8	8
Robbery	7	7	1	11	5
Rape	2	0	0	0	2
Gun Related Crimes	6	5	1	9	5



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Crime statistics for additional neighborhoods

Colony-Beech Hill:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	0	0	0	0	2
Burglary	1	1	0	0	3
Homicide	0	0	0	0	0
Larceny	2	6	3	3	3
Motor Vehicle Theft	0	0	0	0	1
Robbery	0	0	0	0	0
Rape	0	0	0	0	0
Gun Related Crimes	0	0	0	0	0

Duke Forest:

Crime Type	2003	2004	2005	2006	2007
Arson	N/A	N/A	0	0	0
Assault	N/A	N/A	3	1	3
Burglary	N/A	N/A	14	9	15
Homicide	N/A	N/A	0	0	0
Larceny	N/A	N/A	22	19	33
Motor Vehicle Theft	N/A	N/A	4	2	3
Robbery	N/A	N/A	2	1	2
Rape	N/A	N/A	0	0	0
Gun Related Crimes	N/A	N/A	0	0	1

Duke Park:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	11	25	23	11	14
Burglary	21	41	27	25	21
Homicide	1	0	0	0	1
Larceny	77	72	61	41	31
Motor Vehicle Theft	15	10	11	9	12
Robbery	5	4	2	3	1
Rape	0	1	0	0	1
Gun Related Crimes	5	4	7	2	1



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Forest Hills:

Crime Type	2003	2004	2005	2006	2007
Arson	N/A	N/A	0	0	0
Assault			21	25	8
Burglary			37	34	30
Homicide			0	0	0
Larceny			40	66	17
Motor Vehicle Theft			11	11	6
Robbery			2	4	0
Rape			2	1	0
Gun Related Crimes			5	6	2

Forest Oaks:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	0	0	1	1	0
Burglary	0	0	0	1	0
Homicide	0	0	0	0	0
Larceny	1	2	1	1	0
Motor Vehicle Theft	0	1	0	0	0
Robbery	0	0	0	1	0
Rape	0	0	0	0	0
Gun Related Crimes	0	0	0	0	0

MacKenzie Place:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	0	0	0	0	0
Burglary	0	0	2	2	0
Homicide	0	0	0	0	0
Larceny	0	2	0	0	0
Motor Vehicle Theft	0	0	0	0	0
Robbery	0	0	0	0	0
Rape	0	0	0	0	0
Gun Related Crimes	0	0	0	0	0



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Morehead Hill:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	3	6	3	1	2
Burglary	38	27	26	21	16
Homicide	0	0	0	0	0
Larceny	42	35	30	15	13
Motor Vehicle Theft	5	5	6	3	1
Robbery	3	1	0	2	1
Rape	0	0	1	0	0
Gun Related Crimes	3	1	1	1	0

Northgate Park:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	11	8	4	7	7
Burglary	23	11	14	6	20
Homicide	0	0	1	0	0
Larceny	35	15	33	26	23
Motor Vehicle Theft	4	5	7	5	6
Robbery	1	0	1	6	0
Rape	0	0	0	0	0
Gun Related Crimes	3	0	3	6	0

Old North Durham:

Crime Type	2003	2004	2005	2006	2007
Arson	2	0	0	0	0
Assault	25	28	15	20	19
Burglary	106	71	37	49	55
Homicide	0	0	1	0	0
Larceny	107	104	68	57	96
Motor Vehicle Theft	25	20	13	14	6
Robbery	19	15	13	13	5
Rape	0	0	0	1	0
Gun Related Crimes	14	14	10	11	10



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Tuscaloosa-Lakewood:

Crime Type	2003	2004	2005	2006	2007
Arson	1	0	0	0	0
Assault	30	19	8	16	16
Burglary	24	43	18	28	35
Homicide	0	1	0	0	0
Larceny	55	67	35	48	55
Motor Vehicle Theft	14	10	3	13	9
Robbery	6	2	1	1	4
Rape	1	1	0	1	1
Gun Related Crimes	5	4	1	5	5

Walden Pond:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	1	0	2	3	4
Burglary	2	1	2	8	5
Homicide	0	0	0	0	0
Larceny	5	11	6	5	9
Motor Vehicle Theft	3	2	1	2	1
Robbery	0	0	0	0	0
Rape	0	0	0	0	0
Gun Related Crimes	0	0	0	0	0

West End:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	29	30	12	16	12
Burglary	24	20	13	24	16
Homicide	0	1	0	0	0
Larceny	22	29	14	20	13
Motor Vehicle Theft	5	7	0	1	3
Robbery	1	5	1	3	5
Rape	0	0	0	0	1
Gun Related Crimes	3	8	4	7	6



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Woodstream Glen:

Crime Type	2003	2004	2005	2006	2007
Arson	0	0	0	0	0
Assault	0	0	0	0	1
Burglary	0	0	2	0	0
Homicide	0	0	0	0	0
Larceny	1	1	3	2	0
Motor Vehicle Theft	0	0	1	0	0
Robbery	0	0	0	0	0
Rape	0	0	0	0	0
Gun Related Crimes	0	0	0	0	0