

QUESTION-BY-QUESTION RESULTS OF BROOKDALE LISTSERVE SURVEY ON POTENTIAL ZONING CHANGES

QUESTION 1:

Montgomery County is considering allowing multi-family housing to be built in Brookdale and other single-family neighborhoods in the County. The draft testimony recommends that this should not be authorized without a requirement for prior neighborhood planning to ensure community input in the specific neighborhoods where such projects would be built. **Which statement below best reflects your view?**

- A. Multi-family housing is needed wherever possible to expand housing options. There is no need to make them contingent on prior planning.
- B. The conditions under which multi-family housing should be allowed in different neighborhoods varies. There should be a planning process so that neighbors can share their concerns and the County can take steps to mitigate any potential problems before multi-family housing projects are approved.
- C. No Opinion

Results

	# respondents	No Prior Planning (A)	Prior Planning (B)	No Opinion	Skipped Question
Number	119	12	106	0	1
Percent		10.08	89.07		.01

QUESTION 2:

Montgomery County’s Planning Department’s staff has recommended to the Planning Board that the building of duplexes, triplexes, and quadplexes be permitted in residential lots zoned like Brookdale’s (“R-60”) by right. **Do you agree or disagree with this recommendation?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	14	10	7	21	67	0
%		11.76	8.40	5.88	17.65	56.30	

QUESTION 3:

The County Council recently eliminated all off-street parking requirements for new projects within a half-mile of Metro stations, including most of Brookdale. The Planning Department further proposes that new Medium Scale projects in the remainder of Brookdale and similarly-zoned areas need to have only one off-street parking space for every two units.

The Brookdale Citizens Association is concerned that increased parking on our narrow streets will impede access by emergency vehicles and make our streets more dangerous for pedestrians, cyclists, and children. **Do you agree or disagree with this position?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	73	23	2	9	11	1
%		61.34	19.33	0.02	7.56	9.24	0.01

QUESTION 4:

The Brookdale Citizens Association's proposed position is that the housing shortage can be most effectively and promptly addressed by large-scale housing developments, such as along Wisconsin Avenue and River Road (between Little Falls Pkwy. and Westbard Avenue) as well as Medium Scale housing on the current GEICO site. **Do you agree with this position?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion	Skipped Q
#	119	56	42	5	10	5	0	1
%		47.05	35.29	4.2	8.4	4.2	0	0.1

QUESTION 5:

The Brookdale Citizens Association's proposed position is that the on-going and potential new development of large-scale housing developments must also include transportation enhancements and transit planning. **Do you agree or disagree with this position?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	87	27	3	1	1	
%		73.1	22.69	2.5	0.1	0.1	0

QUESTION 6

The Brookdale Citizens Association's proposed position is that increased population density will place further demands on infrastructure and that this issue needs to be addressed before zoning changes are implemented. **Do you agree or disagree with this position?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	78	23	5	8	4	1
%		65.55	19.33	4.20	6.72	3.36	0.1

QUESTION 7

The Brookdale Citizens Association's proposed position is that local planning (i.e. a Sector Plan) specific to Brookdale (and similarly-situated neighborhoods) to avoid or mitigate potential impacts of increased population density must occur before zoning changes are implemented. **Do you agree or disagree with this position?**

Results

	# respondents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	78	22	8	4	5	2
%		65.55	18.49	6.72	3.36	4.20	1.26

QUESTION 8

The Brookdale Citizens Association’s proposed position is that county-wide zoning changes should not be approved before a process for neighborhood-specific advance planning is established. **Do you agree or disagree with this position?**

Results

	respon- dents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	77	23	7	4	7	1
%		64.71	19.33	5.88	3.36	5.88	0.1

QUESTION 9

The Brookdale Citizens Association’s proposed position is that the recently-enacted elimination of off-street parking requirements for new housing near Metro should not be implemented before neighborhood specific advance planning takes place – at least for Brookdale. **Do you agree or disagree with this position?**

Results

	respon- dents	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Opinion
#	119	77	26	5	5	5	1
%		64.7	21.85	4.20	4.20	4.20	0.1

QUESTION 10

Zoning issues related to attainable housing can move quickly in the County Council. For the Brookdale Citizens Association to respond effectively to fast-changing events, it needs to be empowered to do so even when there simply isn’t adequate time to reach out again to the residents.

Do you support allowing BCA to make points consistent with those articulated in the testimony to the Planning Department in the future if the need arises? (Note: The Board intends to take public positions on entirely new issues only after seeking input from the residents whenever feasible.)

Results

	respondents	Yes	No	No Opinion
#	119	95	14	10
%		79.83	11.76	8.40

QUESTION 11

Do you have any other comments about the draft of the testimony to the Planning Department's staff? If so, please provide your comments in 25 words or fewer in the space provided.

Verbatim Responses

Any propose in zoning changes should be discussed with Brookdale Citizens Association. For instance, the construction of small apartments in part of Brookdale including River Road. We live in River Road and this might have a negative impact on us.

Be clear of the threshold of participation and support needed for BCA to legitimately articulate a position for the neighborhood.

Concerned about the traffic on western due to increased housing, businesses and bus station. At minimum, we need indication on the road so that our exits from brookdale remain not blocked. Also need better indicators for crosswalk on western between river and geico.

Disingenuous to suggest geico or other commercial lots where owners don't plan to sell. Also we shud be more supportive of multi units with caveat of adequate infrastructure. If all neighborhoods have the same as ours, next generation won't have affordable housing.

Fear that Brookdale could be overrun with multi-units is wildly overblown. Market reality is that big, luxury homes are more profitable than multis and are our future.

GEICO SHOULD BE SAVED AS A GREEN SPACE!

Housing developments must also include public school planning and enhancements.

I agree in principle with the BCA positions as outlined here. My concern, however, is that they are not used as a cover for stalling and delaying solutions to a legitimate housing crisis. Decent husing is a human right and i would hate to see Brookdale misuse procedural roadblocks as a clever substitute for NIMBY. in other words, yes to the above positions but balanced with genuine and urgent concern for the un- and under-housed.

I am concerned that BCA members are reflexively NIMBYish and that we should allow for significant new housing choices and not look for reasons to say no all the time.

I support the addition of duplexes, as well as "small houses" and in-house apartments in our community as long as parking is required.

I think Brookdale Citizens Association might consider supporting higher density on the Geico property, as long as a significant green buffer is maintained. Since we are so close

to Metro, I do feel development should have denser residential planning on former commercial properties. And I live 3 houses from Geico.

I think the citizens association should reconsider as historic designation. constraints imposed by such a designation, seem preferable to the destruction of the historic character of our neighborhood by these sorts of changes.

I think we should be stronger and specifically oppose changes such as those to parking requirements for new housing so that developers are still required to provide enough indoor parking. I also think we should completely oppose the multifamily housing in single family housing neighborhoods.

I would fully support duplexes and maybe triplexes. Quadplexes seems excessive for a small neighborhood.

I would rather have multi-unit housing over the large-scale single homes being currently built in our neighborhood. The latter is not sustainable.

In street parking will be a big issue if this is allowed. On some streets, we can barely pass by with one car let alone garbage trucks and emergency vehicles. A study has to be made.

It seems like the planning board has not considered the long term consequences of their proposal. What if the Federal Government removed the estate tax for 2 years. Many people would move and housing would free up. In 10-20 years we will have a housing glut and all these beautiful neighborhoods will have been forever changed, and older homes will not be able to sell.

Our streets don't have sidewalks, so kids and pets are out in the street. Increased traffic is dangerous.

Planning told us these plans will not generate the volume and price needed so why destroy the old neighborhoods? Also, others tried and failed with the same approaches.

Street parking is a main concern. More off street parking, installation of sidewalks and curbs, would be great to push for.

Testimony is outstanding. Thanks for everyone's care and hard work pulling it together.

The Board and CCCFH demonstrates thorough investigation into and appropriate reservations for the County's Plan. I am grateful to each participant in our behalf.

The statement strikes a balance between favoring development and at the same time highlighting the importance of doing so in a cohesive manner. Thanks!

There are already plans in process to exponentially expand housing along Wisconsin and other streets immediately adjacent to the Metro. I strongly believe that a wait-and-see approach should be adopted: we should see if these housing units prove to be sufficient (or even excessive) to meet demand before unreflexively allowing multi-unit development in Brookdale, which is further from transport corridors and already struggles with narrow streets, closely located lots and limited parking.

These questions are worded to support the Board’s position/opinion and do not seem to ask for our opinions.

This is already a dense neighborhood with narrow streets and few garages, meaning a lot of on-street parking. And it's difficult to turn in and of the neighborhood because major arteries -- Western Ave., River Rd., Little Falls Parkway are already quite congested. Best to have multi-unit development along the main arteries.

Urban centric housing in areas with access to public transportation is not just good but essential given the impact of climate change.

We may want to add something about the proportion of senior citizens in Brookdale. I suspect it is high, and their preferences and special needs could conflict with those wishing to go along with the County's current approach.

QUESTION 12

Do you think that a survey like this is a good way for the Board of the Brookdale Citizens Association to get input from the residents?

Results

	respondents	Yes	No	No Opinion	Skipped Q
#	119	112	3	2	2
%		94.12	2.52	1.68	1.68

QUESTION 13

Do you have a suggestion for additional or better ways that the Board of the Brookdale Citizens Association can get input from the residents quickly as issues arise in the future? If so, please describe in 25 words or fewer.

Verbatim Responses

Housing shortage should be addressed by large-scale housing developments, such as along Wisconsin Avenue and River Road

An email survey will get us some percentage of home owners. If we also went door to door, we could up the percentage of survey takers by a notable margin.

An open forum would be a better method for getting resident input.

As long as you have an option in each survey for neighbors to share their thoughts and ideas, I think this is the best way to reach out to people. And a follow up that share's these ideas is also important.

At least two time options for a Zoom meeting for folks to share their inputs as a community for a controversial decision to be made. Thank you for all of your efforts.

Cottage meetings in homes scattered around the neighborhood could be organized on short notice to have constructive conversations to inform residents on these complex issues and gather input. These would be more constructive than the annual meeting, which is too large of a gathering.

Given the constant changes in Friendship Heights, better to have virtual meetings regularly.

Great idea to have a survey to gather inputs. Thanks you

group discussions with representatives of both "sides" present, so that everyone understands the full complexity of each other's positions, rather than presenting just "yes" or "no" answers to pre-selected questions

hold public forums presenting pros and cons

Instead of inane 25 word answers, provide a forum for larger more thoughtful input.

No

Not at the moment.

Nothing that you aren't already doing.

Perhaps a door-to-door survey.

Perhaps have the local reps invite to mini sessions. Encourage more micro-meetings for people to exchange ideas and thoughts.

Quick short requests for input with deadline for submission either as questionnaire or open end questions. Provide more space to elaborate on areas of disagreement or for suggestions.

Surveys are great. Please don't rely solely on the positions of those who are most vocal and attend meetings. Research shows they are not representative of all residents and are often the greatest barriers to more equitable and transit oriented development.

Thank you, and keep up the good work!

The best way to solve housing affordability issues and provide choices across the income spectrum is to allow more housing in Brookdale as a matter of right.

There are many competing and overlapping issues at present, such as development along Wisconsin, the constriction of Little Falls Parkway, and the zoning issue that is the subject of this survey. This can be confusing to busy residents who may only be skimming the many communications on these topics. I'd suggest that the language be as clear and succinct as possible, that the urgency and timeline of particular matters be clearly flagged, and that the "bottom line" required action and potential consequences are highlighted in any communications. For particularly urgent matters, explanatory fliers delivered door-to-door may an effective additional strategy. Lastly, thank you for taking the time to step up and give careful consideration to these critically important issues! The neighborhood is grateful for your contributions.