



Sector Plan Ideas - Build a Better Burb

Prepared for: MNCPPC

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EXECUTIVE SUMMARY

Objective

The focus of this series of online surveys was (conducted from Oct 7th to the 14th) to solicit feedback and engage neighbors in the Linden Areas Civic organization. Consisting of three general ideas posted on social media in an instal-poll format, nearly 30 individual suggested changes to the neighborhood proposed for public selection. One choice was permitted for each poll. The aim of this exercise was to engage neighbors and begin the thought process of prioritizing necessary improvements.

Goals

The goal of the series of polls is to set a consistent tone in establishing needed improvements to neighborhood infrastructure, amenities and general quality of life. As an option, each voter can reply with their own suggestions as well as posting questions. Of the three polls, nearly 100 individual votes were cast for a neighborhood of about 250 homes. In addition, about 13 individual suggestions were added in the comment section.

Solution

From the collection of votes cast, suggestions added the Board will present our findings to the planning members of MNCPPC to demonstrate our commitment to constructive engagement with neighbors, planners, business and stakeholders alike to generate improvements to quality of life for today and days ahead.

Master Planning - Write-in Suggestion

As stated: the online polling reply tools allow voters (and non-voters) to suggest new additions to the list of polled items as well as an opportunity to disagree with the premise of poll items. Others reply requested clarification to poll items that voters were not familiar with in order to gain insight and formulate an opinion.

Clarifications:

- Maker Spaces - as defined by makerspace.com was posted to aid the understanding of this new business/assembly/educational occupancy.
- Question regarding which Tudor style buildings in the poll for removal and replacement: The Tudor building housing Armonds Pizza. Not listed historic but, was considered in 2013 and not recommended for inclusion.

Poll Item replies in favor:

- Bike lanes on GA Ave (the new ones in downtown silver spring are awesome)
 - Better traffic flow for incoming/outgoing traffic from Montgomery Hills Car Wash and the shopping center behind.
 - A coffee shop/bakery would be a definite plus!
 - Clean up facades of old buildings on either side of Georgia ave.
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- Remove gas stations, leaving one northbound and one southbound. Generating more community friendly business development.
- Attract more small retail, coffee/bakery, etc.
- Study ways to reduce traffic congestion along Linden and Seminary roads.
- More trees along walking paths and sidewalks and new bike lanes for Seminary, GA Ave and Forest Glen road.

Poll Item replies not in favor:

- Keep the parking. I know it's an eyesore but it's great to have.
- We really do need to preserve history as much as we can, not demolish for something that would be so ugly at the end...
- Three replies looking to keep the Tudor styled buildings that house family run businesses.
- Upgrading the Seminary Place Shopping center in lieu of complete replacement.
- Reply against installation of bus shelters, or canopies.
- GA Ave plan from SHA calls for 35 to 40 structures to be impacted or removed. Does anyone really think that the new spaces will be used for coffee shops, on street parking and tree filled buffers? I expect more concrete, traffic and 'wig shops'

PRELIMINARY PROGRAM

Community Voices a Desire for Better Engagement with local amenities.

The top recipients in all three polls indicate a strong desire for stronger community engagement with neighborhood amenities in a multi-faceted manner. The implications are that today most neighbors travel to GA Ave: when they have to, and by car. Neighbors don't feel comfortable walking to and from existing options. An increase in smaller retail options, in particular a coffee establishment, is a top choice. Replacing aging buildings with new multi-purpose designs are highly favored. In addition, neighbors expressed a preference to utilize safe walking options to major destinations such as: Metro, Woodlin and primary neighborhood streets.

Top Vote Recipients are:

1. Replace Seminary Place Shopping with new mixed use.
 2. Retail: Shoes, Office Supply, Drug Store, Coffee/Bakery, Pet Supply, Yoga Studio/Gym, Toy Store, Garden Supply, Nail Salon/Spa, Consignment Shop.
 3. Sidewalks on both sides of Seminary Place, Road and Linden.
 4. (Tie) Demolish Tudor Buildings Replace with Modern Retail/Office/Apt Bldg.
(Tie) Widen and protect sidewalk routes to Forest Glen Metro from Seminary Road. Incorporate Bike lane to Metro.
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5. (Tie) Increase/Widen sidewalk routes to Woodlin Elem.
 (Tie) GA Ave Coffee Shop.

Description	Votes
Maker Space	1
Community Meeting Space	1
Community Garden	0
Age Restricted Infill Housing for Seniors	1
Mixed Use Buildings to Replace Parking Lots	2
GA Ave Coffee Shop	6
Wine/Beer Garden (Rooftop Deck)	3
Retail: Shoes, Office Supply, Drug Store, Coffee/Bakery, Pet Supply, Yoga Studio/Gym, Toy Store, Garden Supply, Nail Salon/Spa, Consignment Shop	9
New Wider sidewalks throughout neighborhood 6' wide minimum	1
Bike lanes on Major Streets	5
Sidewalk Scale Lamp Posts Lighting	2
Tree lined and grass filled median	1
Tree lined/planter box sidewalks	2
Sidewalks on both sides of Seminary Place, Road and Linden	8
Demolish Tudor Buildings Replace with Modern Retail/Office/Apt Bldg	7
Build greenhouse garden on Snyder's rooftop for local produce	1
Shuttle Bus to Forest Glen Metro	4
Allow accessory dwelling units	1
Increase/Widen sidewalk routes to Woodlin Elem	6
Allow Co-housing Development	0
Live/Work space for artists	2
Widen and protect sidewalk routes to Forest Glen Metro from Seminary Road. Incorporate Bike lane to Metro	7
Parking Passes for all LCA neighbors	1

Description	Votes
Co-Working Space	0
Upgraded lighting on pedestrian bridge to Metro	4
More Trees along all walking paths, sidewalks	4
Consistent crosswalk markings at all major intersections	0
Increased tree buffer along Beltway	1
Install covered bus stop shelters	2
Replace Seminary Place Shopping with new mixed use.	12
Total number of votes cast:	94

NOTE: The this poll was conducted via NextDoor, three separate polls with ten suggested items each. Only a rough estimate of the participation suggests that 10-20% of members participated. The polls opened October 7th, 2017 and closed October 14th, 2017. The results are not scientific and number of voters cannot be verified due to the nature of the NextDoor platform.
