

Americana Finnmark Condominiums - Survey on the Future of Our Community

Montgomery County is modifying the zoning for our neighborhood. Developers and their supporters are proposing some dramatic changes that will impact our quality of life in Forest Glen. The Americana Finnmark Board has established the Community Relations Committee to study the problem and develop recommendations. We want to know what changes in our community our residents and owners would support or oppose. We need your help so please fill out this survey and return it to the office, or to the large envelopes attached to the bulletin board in your building.

We will send you a summary of the results after we collect and tally the surveys. This survey will be used as a tool and responses will be confidential.

Thanks for your help,

The Americana Finnmark Community Relations Committee

Traffic Safety; Walkability:

1. **Install traffic light and crosswalk - ban u-turns – improve “Do Not Block” signage at Americana Finnmark Georgia Ave entrance** - To facilitate orderly, safe entrance, exit, left turns and crossing Georgia Avenue.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

2. **Install left turn signals, northbound and southbound, at the Georgia Avenue intersection with Forest Glen Road** – To facilitate orderly flow of traffic onto Forest Glen Road.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

3. **Ban right-turn-on-red at traffic signals at intersection of Georgia Ave and Forest Glen Rd during rush hour** – To ensure safety of pedestrian and bicyclist traffic crossing both Georgia Ave and Forest Glen Rd.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

4. **To allow easier and safer access for pedestrians, bicyclists and to ensure ADA compliance:**

a. Widen sidewalk on southbound side of Georgia Ave between AF Pedestrian Gate and corner of Forest Glen Rd.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

b. Place utilities underground and eliminate utility poles at northwest corner of Forest Glen Rd and Georgia Ave.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

c. Monitor and install noise barrier at northwest corner of Forest Glen Rd and Georgia Ave, to protect Americana Finnmark residents from noise emanating from WMATA vent shaft exhaust engines.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

d. Improve water drainage and snow removal from pedestrian gate on Georgia Ave to Forest Glen Road to allow safe usage for pedestrians, bus riders, bicyclists and vehicles during inclement weather.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

Improved Access to Forest Glen Metro Station:

To provide safer access to bus stops and the Metro station from the northbound side of Georgia Avenue and the westbound side of Forest Glen Road.

1. Provide an outdoor elevator on the Americana Finnmark side of Forest Glen Road for safer access to Metro trains for the disabled and children in strollers, etc.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

2. Build an ADA compliant skywalk over the Georgia Avenue/ Forest Glen Road intersection with stairway/elevator providing safe and easy access to 1) bus stops on Georgia Avenue and Forest Glen Road and 2) the Metro entrance located on the South side of Forest Glen Road

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

(continued on reverse side)

3. Build a tunnel under Georgia/Forest Glen intersection from Medical Building to Metro turnstiles. Include stairway/ elevator access from Americana Finnmark to tunnel. Use construction methods that prevent damage to Americana Finnmark structures and minimal disruption to road traffic while digging under the intersection.

☐ 1 Strongly agree ☐ 2 Agree ☐ 3 Neither agree nor disagree ☐ 4 Disagree ☐ 5 Strongly disagree

Proposed Development at Forest Glen Metro Station Parking Lot West of Americana Finnmark

1. What type of community/civic spaces would you approve for this site:

Community Benefits from Developing Metro Parking Lot	Strongly support	Support	Don't care	Don't support	Strongly don't
Community Center with weekday Childcare					
Satellite Library with telecommuting workstations					
Park/Playground with Outdoor seating					
Other:					

2. Currently, the Metro Parking Lot is zoned for single family homes and townhouses. Pro-developer groups support changing the zoning to include mid-rise apartments and multi story office parks. Please mark the type of additional housing you feel is most desirable for redeveloping the Metro parking lot:

<input type="checkbox"/> Single family home	<input type="checkbox"/> Town House	<input type="checkbox"/> Garden Apartments	<input type="checkbox"/> Large 5 story Apt buildings	<input type="checkbox"/> Large 5 story office buildings	<input type="checkbox"/> None
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3. What type of commercial establishments you approve for this site:

Commercial Establishments	Yes	No
<u>Shops serving needs of the neighborhood:</u> coffee shop, small grocery/ convenience store, dry cleaners		
<u>Shops which attract patrons from outside of Forest Glen:</u> hardware store, clothing store, small department store, commercial offices buildings, warehouses.		
Establishments which will require dumpsters and rodent control		
Other:		

4. Parking – Metro wants to add density to its Forest Glen Station by commercially developing its parking lot. It will still need parking so the options are threefold. Twenty-two years ago Montgomery County officials promised a community center and park, and promised all new development would retain our unique neighborhood feel. What kind of parking lot or garage would you prefer?

Type of Parking You Prefer	Yes	No
Above-ground multi-story parking-garage		
Underground multi-story parking-garage with playground on top at ground level		
Parking garage three stories above and three stories below ground level		

PLEASE RETURN YOUR COMPLETED SURVEY TO:

- 1) The Americana Finnmark office in the Mid-Rise at 9900 Georgia Ave, or
- 2) The large envelope fixed to each bulletin board in the garden apartment buildings.

Demographics of Americana Finnmark Residents and Owners

Please complete this form so we can better describe to Montgomery County the demographic make-up of the Americana Finnmark Community. For each of the questions below, ***please circle the answer that best describes you.***

1. **Gender?** Female Male **2. Age?** 18-25 26-35 36-45 46-55 56-65 65+
3. **How long have you lived in Forest Glen?** 0-5 yrs 5-10 yrs 10-20 yrs 20+ yrs
4. **Residency?** -Resident Homeowner- -Non-Resident Homeowner- -Renter-
5. **Are you a tele-commuter?** Yes No
6. **Are you willing to help the Community Relations Committee spread the word?** Yes No

The below information is optional but it will help us stay in touch with you about developments in our neighborhood:

Name

email address

Building Number

Report to The Board & Community

Residents Speak Out on the Forest Glen Sector Plan

Americana Finnmark Community Relations Committee

The Community Relations Committee distributed a survey to residents of Americana Finnmark regarding the Forest Glen Sector Plan review being conducted by Montgomery County. This will guide future zoning and development decisions for the next 15-20 years. Citizen participation is essential in this process because it's the squeakiest wheel that gets the oil. 123 surveys were returned and tabulated.

In Forest Glen, the Planning Board decided to only look at a narrow corridor on either side of Georgia Ave and the 8 acre WMATA parking lot adjacent to Americana Finnmark. WMATA indicates it may want to develop that land for mixed-use retail and residential development. A neighborhood organization East of Georgia Ave is advocating a pedestrian tunnel be built beneath Georgia Ave from the medical center located on the northeast corner of Georgia Ave and Forest Glen Rd. The results of the Americana Finnmark survey are below.

- **Traffic Safety & Walkability:** There's a strong consensus for installing a cross-walk and traffic light at the AF main entrance, on improving drainage and snow removal on Georgia Ave sidewalk between our pedestrian gate and Forest Glen Rd, and keeping left turn lights at the Forest Glen/Georgia intersection.
- **Improved Access to Forest Glen Metro:** Residents want direct access from the Americana Finnmark side of Forest Glen, preferably with an outside elevator and stairway. There is a preference (60-40) on including a Skywalk over Georgia Ave rather than a tunnel beneath it (56-46).
- **Development of WMATA Parking Lot:** Residents voiced a strong consensus for a community center with childcare, a satellite library with telecommuter workstations, and a park with playground, seating and tables.
 - 76% of respondents want nothing more dense than townhouses built on the WMATA lot and half of those wanted no housing built. There is little support for large 5 story apartment buildings (7%) or office buildings (2%).
 - There is strong support (73%) for mixed use residential retail that provides neighborhood services such as a coffee shop and small grocery store (73%) and strong opposition to commerce that attracts patrons from outside Forest Glen (80%) or establishments that attract rodents or use dumpsters (76%).
 - The only type of parking preferred was underground multi-story parking with a play ground on top at ground level. Though not included on the survey, a strong majority of committee members would like to see food trucks on the Metro location during evening rush hour.

Traffic Safety; Walkability		Agree	Disagree	Neutral
1.	Install traffic light and crosswalk - ban u-turns – improve “Do Not Block” signage at Americana Finnmark Georgia Ave entrance - To facilitate orderly, safe entrance, exit, left turns and crossing Georgia Avenue.	83%	10%	5%
2.	Install left turn signals, northbound and southbound, at the Georgia Avenue intersection with Forest Glen Road – To facilitate orderly flow of traffic onto Forest Glen Road.	84%	4%	12%
3.	Ban right-turn-on-red at traffic signals at intersection of Georgia Ave and Forest Glen Rd during rush hour – To ensure safety of pedestrian and bicyclist traffic crossing both Georgia Ave and Forest Glen Rd.	66%	19%	15%
4.	To allow easier and safer access for pedestrians, bicyclists and to ensure ADA compliance:			
a.	Widen sidewalk on southbound side of Georgia Ave between AF Pedestrian Gate and corner of Forest Glen Rd.	71%	13%	16%
b.	Place utilities underground and eliminate utility poles at northwest corner of Forest Glen Rd and Georgia Ave.	71%	13%	16%
c.	Monitor and install noise barrier at northwest corner of Forest Glen Rd and Georgia Ave, to protect Americana Finnmark residents from noise emanating from WMATA vent shaft. exhaust engines.	64%	6%	29%
d.	Improve water drainage and snow removal from pedestrian gate on Georgia Ave to Forest Glen Road to allow safe usage for pedestrians, bus riders, bicyclists and vehicles during inclement weather.	95%	0%	5%
Improved Access to Forest Glen Metro Station		Agree	Disagree	Neutral
To provide safer access to bus stops and the Metro station from the northbound side of Georgia Avenue and the westbound side of Forest Glen Road.				
5.	Provide an outdoor elevator on the Americana Finnmark side of Forest Glen Road for safer access to Metro trains for the disabled and children in strollers, etc.	68%	10%	22%
6.	Build an ADA compliant skywalk over the Georgia Avenue/ Forest Glen Road intersection with stairway/ elevator providing safe and easy access to 1) bus stops on Georgia Avenue and Forest Glen Road and 2) the Metro entrance located on the South side of Forest Glen Road	60%	22%	18%
7.	Build a tunnel under Georgia/Forest Glen intersection from Medical Building to Metro turnstiles. Include stairway/elevator access from Americana Finnmark to tunnel. Use construction methods that prevent damage to Americana Finnmark structures and minimal disruption to road traffic while digging under the intersection.	55%	26%	20%

Developing Metro Station Parking Lot West of Americana Finnmark

8. What type of community/civic spaces would you approve for this site?

Community Benefits from Developing Metro Parking Lot	Support	Don't Support	Neutral
a. Community Center with weekday Childcare	60%	19%	23%
b. Satellite Library with telecommuting workstations	66%	9%	24%
c. Park/Playground with Outdoor seating with outdoor seating/tables	68%	12%	19%

9. Currently, the Metro Parking Lot is zoned for single family homes and townhouses. Pro-developer groups support changing the zoning to include mid-rise apartments and multi story office parks. Please mark the type of additional housing you feel is most desirable for redeveloping the Metro parking lot:

38%	None	18%	Single family home	20%	Town House	76%
15%	Garden Apt	7%	Large 5-story Apt buildings	2%	Large 5-story Office Buildings	24%

10. What type of commercial establishments you approve for this site?

Commercial Establishments	Yes	No
a. Shops serving needs of the neighborhood: coffee shop, small grocery/convenience store, dry cleaners	73%	27%
b. Shops which attract patrons from <i>outside of Forest Glen</i> : hardware store, clothing store, small department store, commercial offices buildings, warehouses.	20%	80%
c. Establishments which will require dumpsters or rodent control	24%	76%

11. Parking – Metro wants to add density to its Forest Glen Station by commercially developing its parking lot. It will still need parking so the options are threefold. Twenty-two years ago Montgomery County officials promised a community center and park, and promised all new development would retain our unique neighborhood feel. What kind of parking lot or garage would you prefer?

Type of Parking You Prefer	Yes	No
a. Above-ground multi-story parking-garage	25%	75%
b. Underground multi-story parking-garage with playground on top at ground level	67%	33%
c. Parking garage three stories above and three stories below ground level	26%	74%