

Resident Survey Report Proposed Development at 7100 Connecticut Avenue (Senior Living Community)

Introduction

From March 21 – 28, 2022, Town residents were asked to fill out an online survey to provide feedback on the high-level concept plan for the re-development of 7100 Connecticut Avenue to a senior living community. Residents were asked to provide feedback on a draft outline of a Town Response Statement.

The survey was completed by 126 residents. In addition to this survey, thirty-eight residents submitted emails to the Town Office that were generally a) supportive of the concept plan b) against the addition of any amenities, and c) inquisitive about various aspects of the concept plan including asking for a traffic study and more details about trash collection.

Following are summary statements and graphics based on survey results.

Summary - Traffic Management Actionable Comments (65 comments)

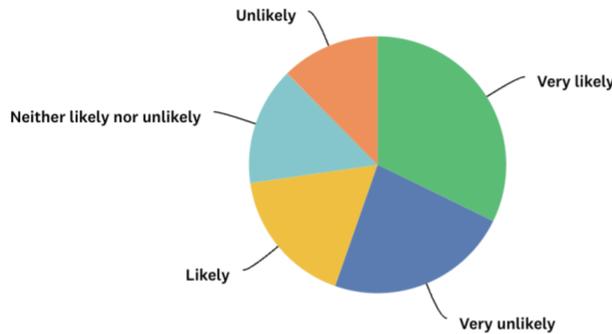
1. Concern walking paths (along with any Senior Living residents who drive) will cause increased traffic, parking, and crime issues for the rest of the Town.
2. Study needed for traffic/parking impact of Senior Living Community on Rosemary and Connecticut (accounting for Fire & Rescue Squad, Amazon/grocery deliveries, waste management)
3. Expand permitted parking to east side of Town even before construction begins; maybe modify the “no turn into Town from Connecticut” hours
4. Before plan approval, SHA needs to commit to a traffic signal at the entrance and developer needs to ensure that no Connecticut Avenue lanes will be shut down (as what happens on Wisconsin Avenue)
5. Any more Town-asked-for amenities will result in increased traffic

Summary – Forest Conservation Actionable Comments (61 comments)

1. Survey trees before planning any walking paths; keep fallen trees for insects/birds; ensure poison ivy is removed before walking paths open
2. Residents are split with many agreeing to a natural walking trail and many having concerns about having walking paths at all (concern for keeping natural state, neighbor privacy)
3. Plant additional trees for privacy / light pollution impact on neighbors

With respect to PUBLIC ACCESS, the developers plan to provide a walking path through the woods. In addition to having the path accessible from Thornapple Street, the Draft Response Statement requests additional access from Woodside Place and possibly Meadow Lane. How likely are you to use one of these paths to access 7100 Connecticut to play, shop or eat?

Answered: 121 Skipped: 5



ANSWER CHOICES	RESPONSES
Very likely	32.23% 39
Very unlikely	23.14% 28
Likely	17.36% 21
Neither likely nor unlikely	14.88% 18
Unlikely	12.40% 15
TOTAL	121

[Comments \(62\)](#)

Summary – Public Access Actionable Comments (62 comments)

1. Residents are split as many (especially residents who live on Thornapple) want all pedestrian access to be through Connecticut Avenue while many more prefer walking access through Thornapple at the least, hopefully more
2. Some residents feel that if there are multiple points of access it will allow more opportunities to access amenities by walking there; however, most of the individual residents of (Thornapple, Woodside, Meadow) do not want their street to be one of the access points.
3. Residents are concerned about having walking paths through the woods as it may degrade the quality of the Forest Conservation Easement, increase noise, pet waste, parking, and security concerns/issues.
4. Parking permits will be necessary for this part of Town

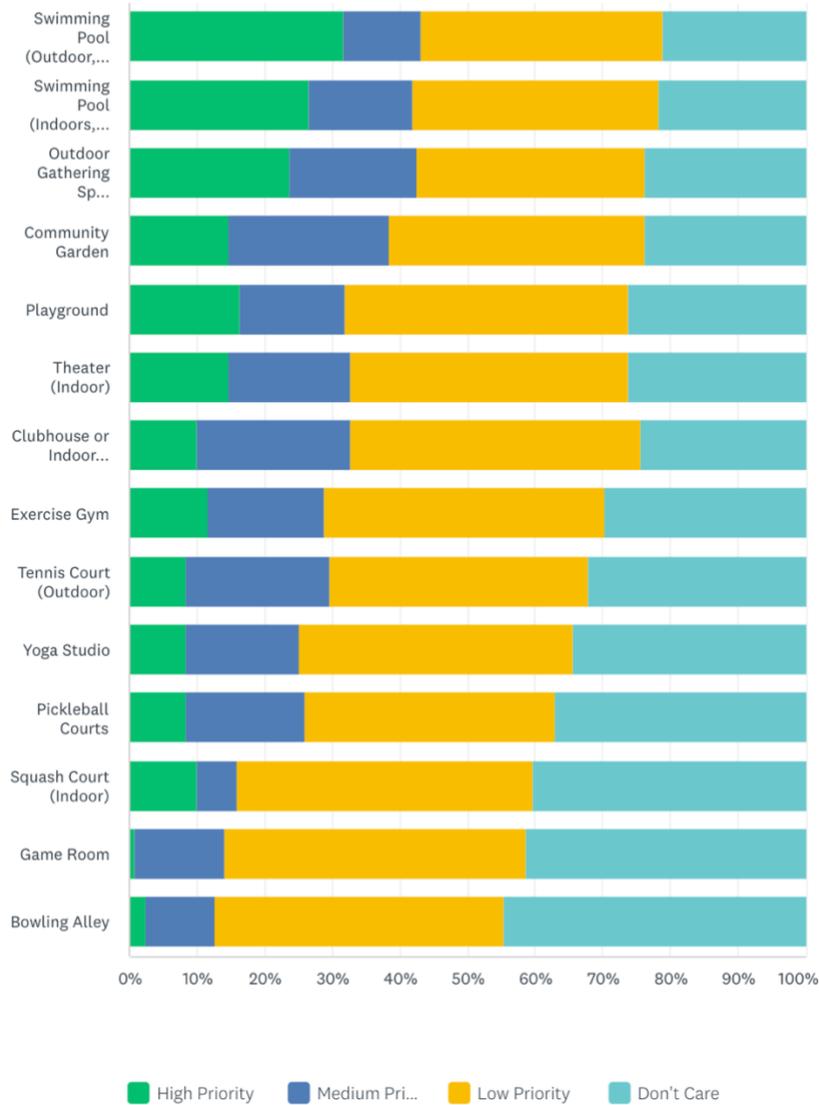
Summary – Stormwater Management Actionable Comments (60 comments)

1. There's already issues with runoff from the property now; make sure that Senior Living Community adheres to strict standards of Town for stormwater management (to take care of it on the property) as well as implementing innovative stormwater solutions
2. Water Board is too free with variances; the effort should be managed better throughout the Town
3. Downhill slopes need to be intensively planted to retain stormwater – need to better understand how or if that forest conservation easement process would interfere with the idea of planting additional trees.

4. Concern that any walking path/disturbance of the forest will negatively impact stormwater management

Please INDICATE your priority for SHARED RECREATIONAL AMENITIES (not every amenity requires an answer).

Answered: 126 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	DON'T CARE	TOTAL	WEIGHTED AVERAGE
Swimming Pool (Outdoor, Seasonal)	31.71% 39	11.38% 14	35.77% 44	21.14% 26	123	1.54
Swimming Pool (Indoors, Year-Round Use)	26.61% 33	15.32% 19	36.29% 45	21.77% 27	124	1.47
Outdoor Gathering Space with Community Green, Seating, Fireplace & Grills	23.77% 29	18.85% 23	33.61% 41	23.77% 29	122	1.43
Community Garden	14.75% 18	23.77% 29	37.70% 46	23.77% 29	122	1.30
Playground	16.39% 20	15.57% 19	41.80% 51	26.23% 32	122	1.22
Theater (Indoor)	14.75% 18	18.03% 22	40.98% 50	26.23% 32	122	1.21
Clubhouse or Indoor Community Gathering Space	10.08% 12	22.69% 27	42.86% 51	24.37% 29	119	1.18
Exercise Gym	11.57% 14	17.36% 21	41.32% 50	29.75% 36	121	1.11
Tennis Court (Outdoor)	8.47% 10	21.19% 25	38.14% 45	32.20% 38	118	1.06
Yoga Studio	8.40% 10	16.81% 20	40.34% 48	34.45% 41	119	0.99
Pickleball Courts	8.40% 10	17.65% 21	36.97% 44	36.97% 44	119	0.97
Squash Court (Indoor)	10.08% 12	5.88% 7	43.70% 52	40.34% 48	119	0.86
Game Room	0.83% 1	13.22% 16	44.63% 54	41.32% 50	121	0.74
Bowling Alley	2.52% 3	10.08% 12	42.86% 51	44.54% 53	119	0.71

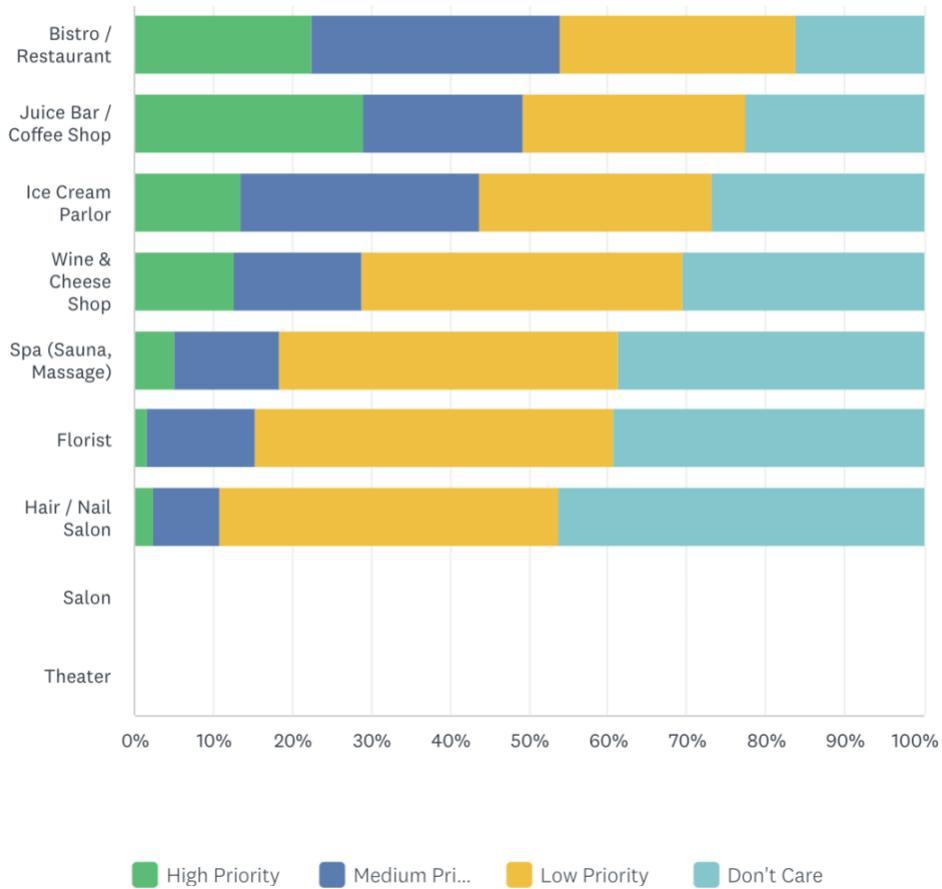
[Comments \(45\)](#)

Summary – Shared Recreational Amenities Actionable Comments (45)

1. Residents overwhelmingly question the need to have any amenities accessible by Town residents since they can be found elsewhere, it will only increase foot/vehicle traffic to immediate vicinity, and this is private property

Please INDICATE your priority for RETAIL AMENITIES (not every amenity needs an answer).

Answered: 126 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	DON'T CARE	TOTAL	WEIGHTED AVERAGE
▼ Bistro / Restaurant	22.58% 28	31.45% 39	29.84% 37	16.13% 20	124	1.60
▼ Juice Bar / Coffee Shop	29.03% 36	20.16% 25	28.23% 35	22.58% 28	124	1.56
▼ Ice Cream Parlor	13.45% 16	30.25% 36	29.41% 35	26.89% 32	119	1.30
▼ Wine & Cheese Shop	12.71% 15	16.10% 19	40.68% 48	30.51% 36	118	1.11
▼ Spa (Sauna, Massage)	5.04% 6	13.45% 16	42.86% 51	38.66% 46	119	0.85
▼ Florist	1.71% 2	13.68% 16	45.30% 53	39.32% 46	117	0.78
▼ Hair / Nail Salon	2.52% 3	8.40% 10	42.86% 51	46.22% 55	119	0.67
▼ Salon	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
▼ Theater	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

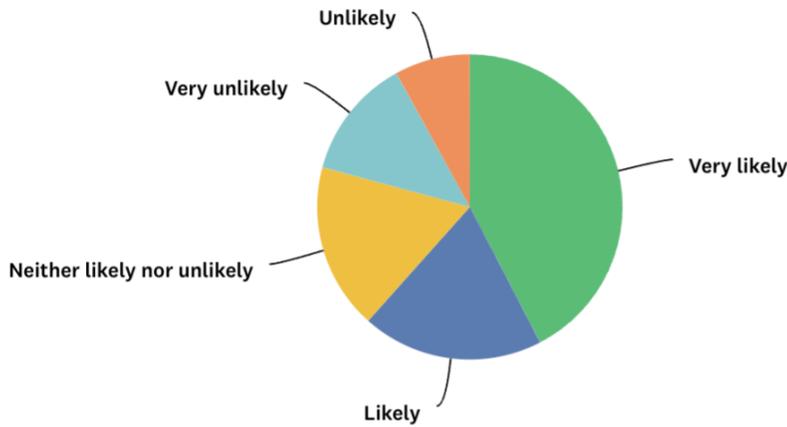
[Comments \(35\)](#)

Summary – Retail Amenities Actionable Comments (35 comments)

1. Developer should be making these decisions, not the Town
2. Concern that any retail will increase parking issues and change the nature of residential community

Given the potential proposed retail amenities, how LIKELY are you to walk (versus drive) to 7100 Connecticut to shop or eat?

Answered: 125 Skipped: 1



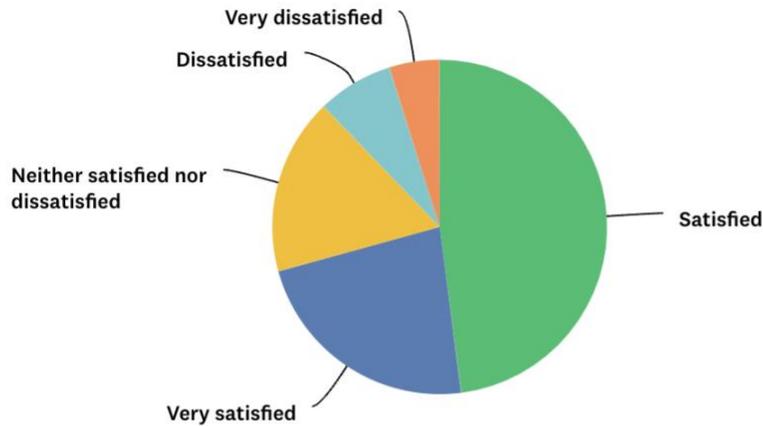
ANSWER CHOICES	RESPONSES	
Very likely	42.40%	53
Likely	19.20%	24
Neither likely nor unlikely	17.60%	22
Very unlikely	12.80%	16
Unlikely	8.00%	10
TOTAL		125

Summary – Additional Recreational and/or Retail Amenity Actionable Comments (59 comments)

1. No additional amenities should be requested – especially as they will have consequences for traffic
2. This is private property so any resident interested in amenities should move there or have the Town figure out a way to provide them
3. If senior living community residents can use town amenities, then so should town residents be able to use senior living community amenities
4. Amenities that bring people together (so they feel part of the community) is important

Considering the woods as OPEN SPACE, how SATISFIED are you with the amount of open space as depicted in the concept plan?

Answered: 123 Skipped: 3



ANSWER CHOICES	RESPONSES	
▼ Satisfied	47.97%	59
▼ Very satisfied	22.76%	28
▼ Neither satisfied nor dissatisfied	17.07%	21
▼ Dissatisfied	7.32%	9
▼ Very dissatisfied	4.88%	6
TOTAL		123

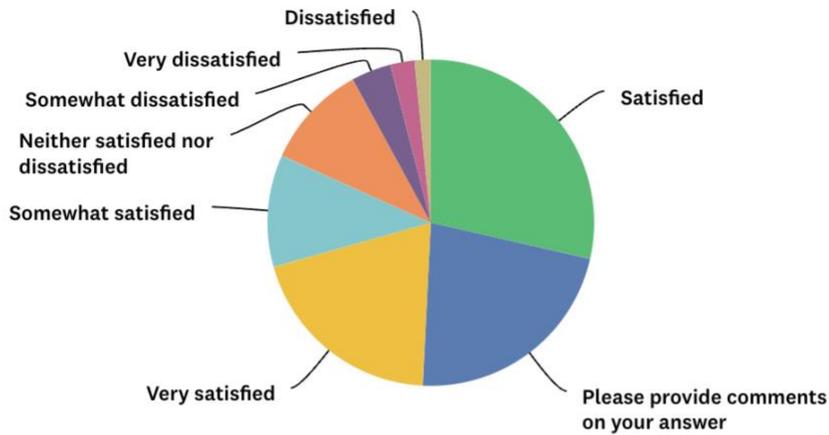
[Comments \(32\)](#)

Summary – Open Space Actionable Comments (32 comments)

1. Concerned about light pollution and line of sight to development in the winter
2. More open space accessibility

Overall, how SATISFIED are you with the CONCEPT PLAN for the Senior Living Community?

Answered: 126 Skipped: 0



ANSWER CHOICES	RESPONSES
Satisfied	28.57% 36
Please provide comments on your answer	Responses 22.22% 28
Very satisfied	19.84% 25
Somewhat satisfied	11.11% 14
Neither satisfied nor dissatisfied	10.32% 13
Somewhat dissatisfied	3.97% 5
Very dissatisfied	2.38% 3
Dissatisfied	1.59% 2
TOTAL	126

Summary – Concept Plan Actionable Comments (28 comments)

1. Concern about the height of buildings

Summary – Other Actionable Comments (52 comments)

1. Current concept plan is great – don't rock the boat with amenities as it will cause increased traffic
2. Older people only go outside if warm and must think of their security – walking paths will need to be lit at night for example
3. Centralize trash collection to face Connecticut Avenue; otherwise, odors and noise from collection will disperse to area neighbors
4. Focus seems to be on Thornapple traffic when Rosemary is already much worse