

A message from Supervisor Dan Storck



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Dear Constituents,

This document contains the results from the Bock Farm Survey that was open through February 7. There were 343 respondents and hundreds of comments, and I continue to review this data, as well as ALL the correspondence that my office has received on this very complex land use case. I understand the concerns and sensitivities to this development and after careful consideration, I will make a decision on February 14 at the Board of Supervisors meeting regarding the current application, which was option A on the survey as the senior 55+ age community proposal with four, four-story buildings with 128 units.

If you have any questions, please contact my office.

Respectfully Yours in Public Service,

Supervisor Dan Storck
Mount Vernon District

Bock Farm Survey

Wednesday, February 08, 2017

343

Total Responses

Date Created: Tuesday, January 24, 2017

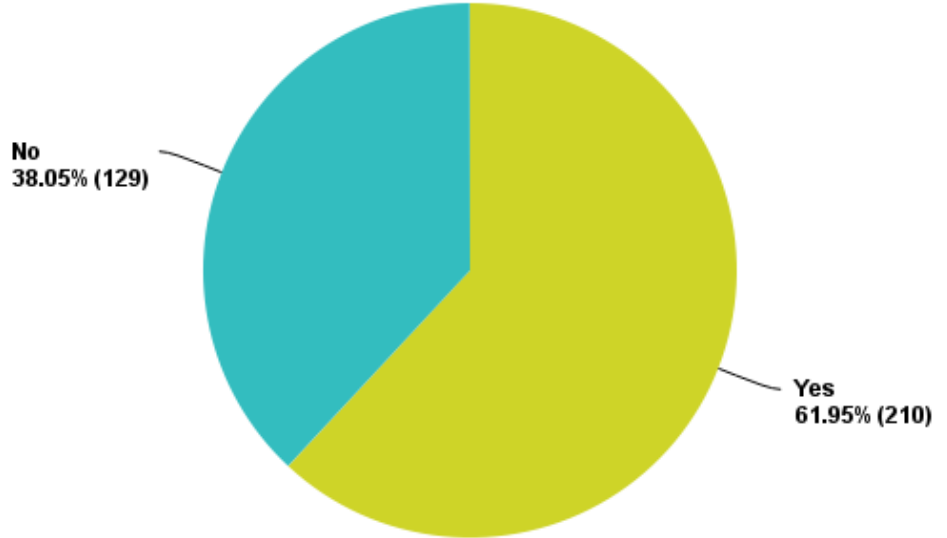
Complete Responses: 343

Q3: Prior to the Bock Farm Community Meeting organized by Supervisor Storck, did you know that the proposed development was only for a portion of the farm, with the remaining seven acres limited to three additional homes total?

Answered: 339 Skipped: 4

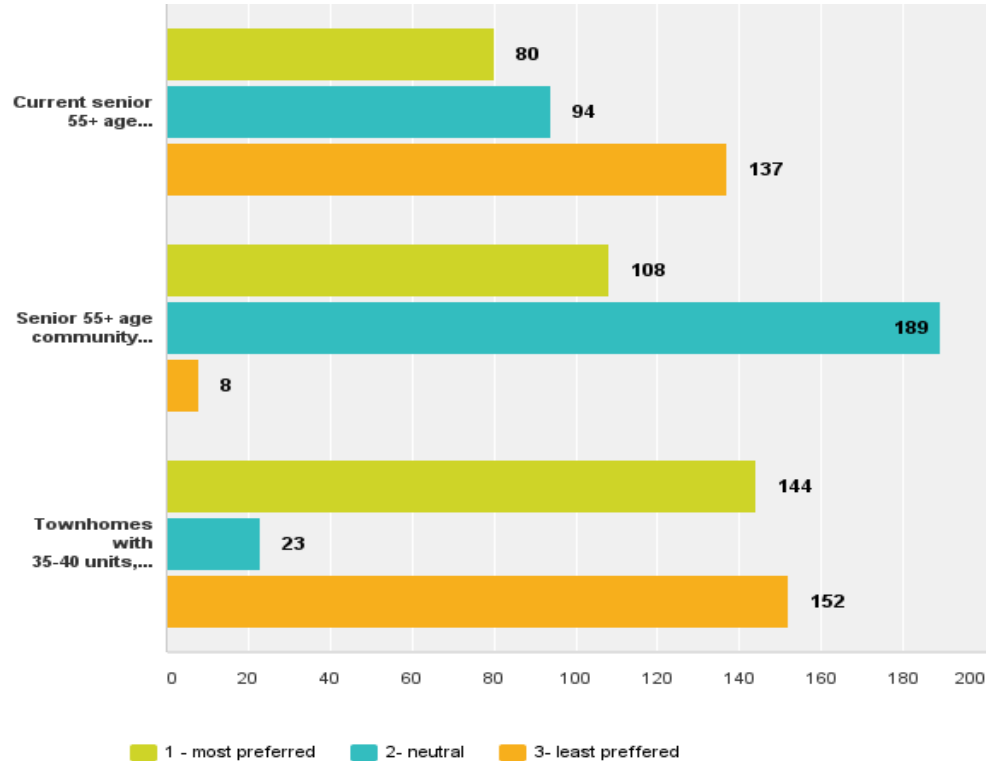
Answer Choices	Responses	
Yes (1)	61.95%	210
No (2)	38.05%	129
Total		339

Basic Statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	2.00	1.00	1.38	0.49



Q4: There are currently three different proposals that have been presented to the community. Please rank the choices below in order preference (1- most preferred option, 3- least preferred option) :

Answered: 335 Skipped: 8



Q4: There are currently three different proposals that have been presented to the community. Please rank the choices below in order preference (1- most preferred option, 3- least preferred option) :

Answered: 335 Skipped: 8

	1 - most preferred	2- neutral	3- least preferred	Total	Score
Current senior 55+ age community proposal with four, four-story buildings with 128 units	25.72% 80	30.23% 94	44.05% 137	311	1.82
Senior 55+ age community proposal modified with lower building heights and approximately 5-10 fewer units	35.41% 108	61.97% 189	2.62% 8	305	2.33
Townhomes with 35-40 units, not age restricted	45.14% 144	7.21% 23	47.65% 152	319	1.97

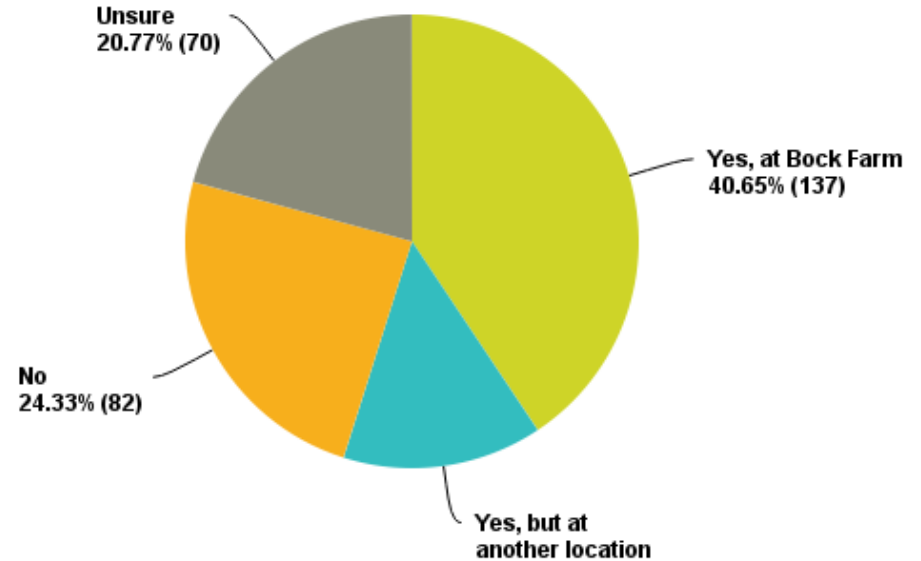
Basic Statistics					
	Minimum	Maximum	Median	Mean	Standard Deviation
Current senior 55+ age community proposal with four, four-story buildings with 128 units	1.00	3.00	2.00	2.18	0.81
Senior 55+ age community proposal modified with lower building heights and approximately 5-10 fewer units	1.00	3.00	2.00	1.67	0.52
Townhomes with 35-40 units, not age restricted	1.00	3.00	2.00	2.03	0.96

Q5: Do you think the Mount Vernon community needs a local active senior community where residents can transition?

Answered: 337 Skipped: 6

Answer Choices	Responses
Yes, at Bock Farm (1)	40.65% 137
Yes, but at another location (2)	14.24% 48
No (3)	24.33% 82
Unsure (4)	20.77% 70
Total	337

Basic Statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	4.00	2.00	2.25	1.19

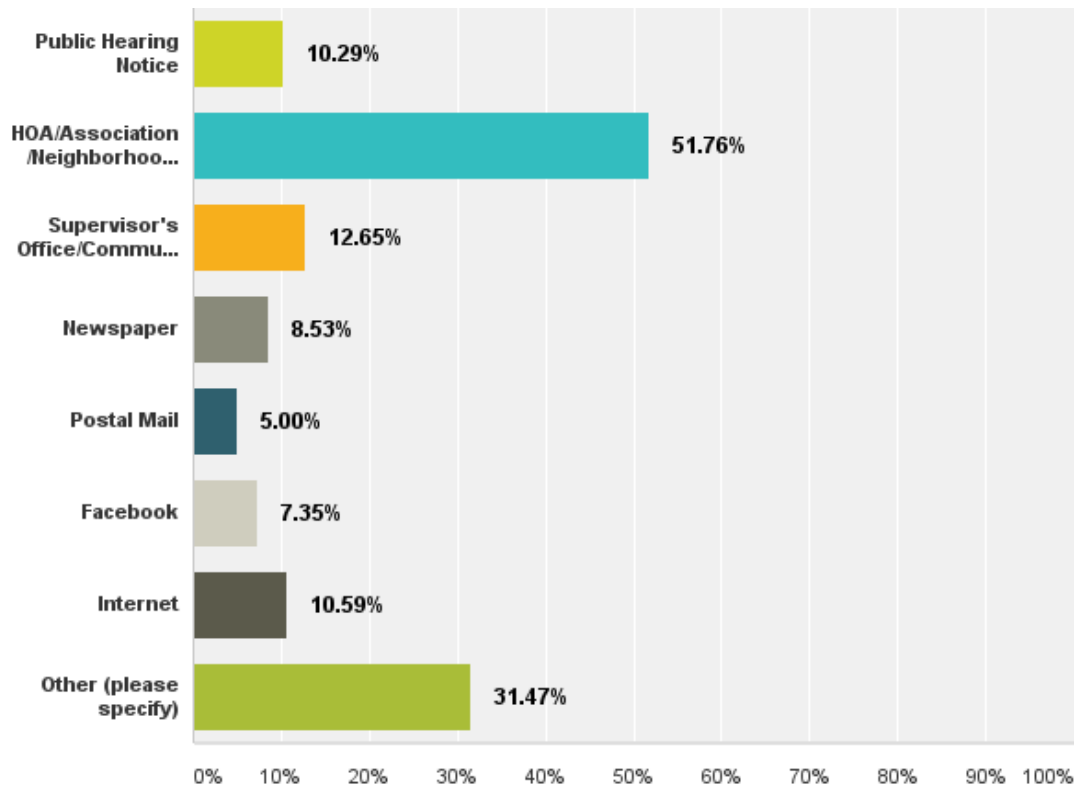


Q6: Which of the below items best describes how you first learned of the Bock Farm proposal? Please select all that apply:

Answered: 340 Skipped: 3

Answer Choices	Responses
Public Hearing Notice (1)	10.29% 35
HOA/Association/Neighborhood contact (2)	51.76% 176
Supervisor's Office/Communication Information (3)	12.65% 43
Newspaper (4)	8.53% 29
Postal Mail (5)	5.00% 17
Facebook (6)	7.35% 25
Internet (7)	10.59% 36
Other (please specify) (8)	31.47% 107
Total Respondents: 340	

Basic Statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	8.00	3.00	4.22	2.61

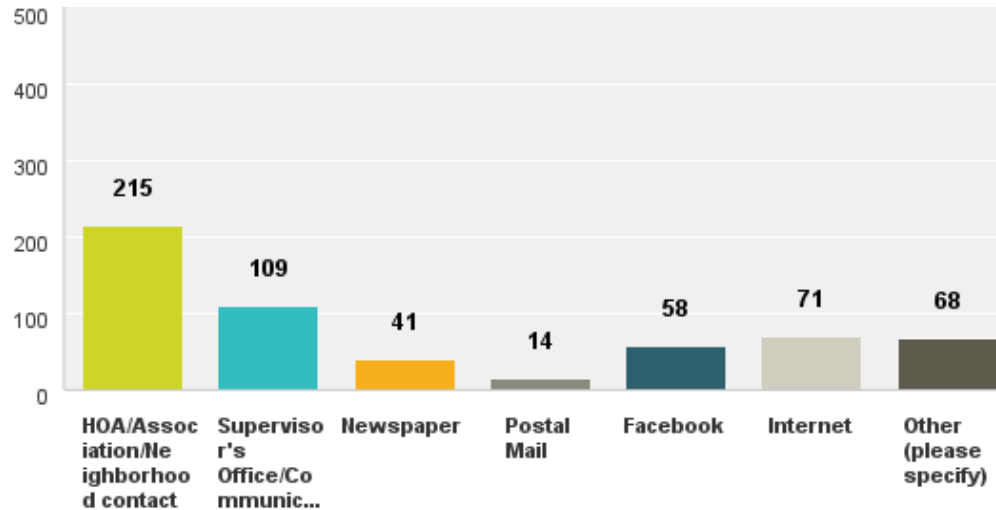


Q7: Which of the below items best describes how you currently receive Bock Farm communication updates? Please select all that apply:

Answered: 331 Skipped: 12

Answer Choices	Responses
HOA/Association/Neighborhood contact (1)	64.95% 215
Supervisor's Office/Communication Information (2)	32.93% 109
Newspaper (3)	12.39% 41
Postal Mail (4)	4.23% 14
Facebook (5)	17.52% 58
Internet (6)	21.45% 71
Other (please specify) (7)	20.54% 68
Total Respondents: 331	

Basic Statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	7.00	2.00	3.13	2.26



Q8: Please rank any, each or all of the below items, in order of your concerns (1 - most concerned, 7 - not a concern):

Answered: 334 Skipped: 9

	1- most concerned	2- somewhat concerned	3 - a little concerned	4- neutral	5- slightly concerned	6- a little concerned	7- not a concern	Total	Score
Any change to the property	16.60% 44	6.42% 17	6.42% 17	12.08% 32	10.94% 29	12.83% 34	34.72% 92	265	3.28
Traffic	30.77% 88	32.87% 94	18.88% 54	6.29% 18	6.64% 19	3.15% 9	1.40% 4	286	5.60
Impacts to schools	14.18% 38	8.58% 23	9.70% 26	19.78% 53	15.30% 41	14.55% 39	17.91% 48	268	3.71
Building height	10.66% 29	17.65% 48	21.69% 59	20.22% 55	12.50% 34	10.29% 28	6.99% 19	272	4.35
Added density	20.43% 57	23.30% 65	26.88% 75	15.05% 42	9.68% 27	3.94% 11	0.72% 2	279	5.15
Process of zoning applications	7.42% 19	5.86% 15	7.03% 18	11.33% 29	17.97% 46	26.56% 68	23.83% 61	256	2.98
Community engagement	9.23% 25	9.59% 26	9.23% 25	13.28% 36	22.14% 60	19.56% 53	16.97% 46	271	3.44

Basic Statistics					
	Minimum	Maximum	Median	Mean	Standard Deviation
Any change to the property	1.00	7.00	5.00	4.72	2.25
Traffic	1.00	7.00	2.00	2.40	1.43
Impacts to schools	1.00	7.00	4.00	4.29	2.00
Building height	1.00	7.00	3.50	3.65	1.71
Added density	1.00	7.00	3.00	2.85	1.43
Process of zoning applications	1.00	7.00	6.00	5.02	1.82
Community engagement	1.00	7.00	5.00	4.56	1.88

Plot map of survey participants addresses from the community. About 10 other addresses were plotted beyond the immediate community.

