



Welcome to Walden Lake Resident Advisory Council - Development Survey

The intent of this survey is to share ideas, and afford an opportunity to all residents to participate, and engage in, providing input into the future use of the golf course property within our community. It's important to our collective future. There is strength in numbers so the more residents that help us, the stronger our collective voice will be. Please complete only one survey per household.

Before you respond, we encourage you to review the Walden Lake REIMAGINED website at:

<https://waldenlake.bi.builders> where you will find details regarding development possibilities.

* 1. Do you live or own a home in Walden Lake?

Yes

No



Contact Information

To ensure our residents are fairly represented we need some basic contact information from each resident responding to this survey. Your contact information WILL NOT be disclosed when we publish the survey results and it WILL NOT be used for any other purpose.

We need your ownership status, neighborhood, street name, and street number to ensure only one response per household and to determine which residents have not responded. The information will be validated against the Membership List so please be accurate in your entry.

If you provide your e-mail address, it will be used to: (1) send you the survey results, and (2) register you on the Walden Lake Community Association (WLCA) website

<https://waldenlake.org> (if not already registered). This will allow you to review updated information and participate in the final survey.

* 2. Do you Rent or Own the property in Walden Lake?

Rent

Own

* 3. What is your age

18-32

33-48

49-62

63+

* 4. What is your Name?

First Name

Last Name

5. What is your email address?

* 6. Where do you own or live in Walden Lake and what is the address?

Neighborhood

Street Name

Location

Street Number

* 7. How long have you lived in Walden Lake?

- Less than 1 year
- 1- 2 years
- 3-5 years
- 6-10 years
- More than 10 years



Survey Introduction

The information contained in this survey regarding options proposed by Walden Lake LLC, the (Developer) are based on the limited information the Developer has provided. It should be understood the Developer’s plans are still “in process” and subject to change. We will provide additional details as they become available from the Developer. Our input as a community may steer the Developer to produce plans more favorable to options we support.

This is a preliminary survey and will be followed by a final survey.

We appreciate you taking the time to complete this survey.

Section 1 – General Development Plans

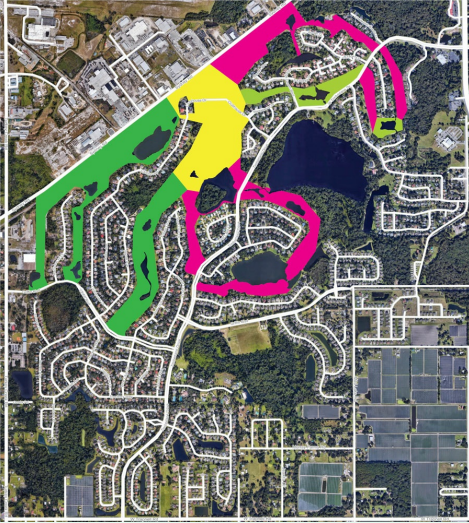
The new owner, Walden Lake LLC the (Developer) discussed two development options at the April 13, 2019 meeting with the residents. More detail on the options below can be found on the Reimagine Walden Lake website: <https://waldenlake.bi.builders>

Option A: includes 1,500 to 1,600 units, some abutting the existing golf course and some mixed use (commercial/3 story condo-apartment units) around the old clubhouse area.

Yellow = Mixed Use Development

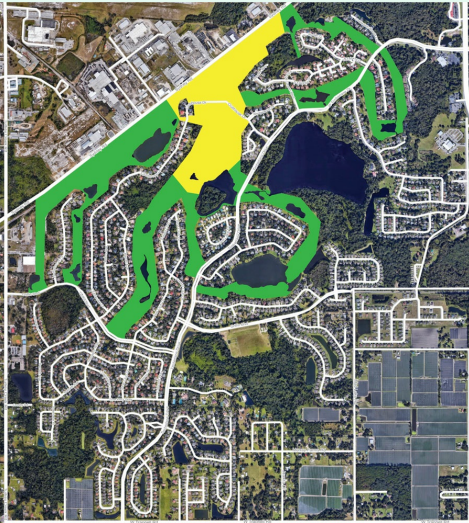
Pink = Single Family

Light and Dark Green = to be determined



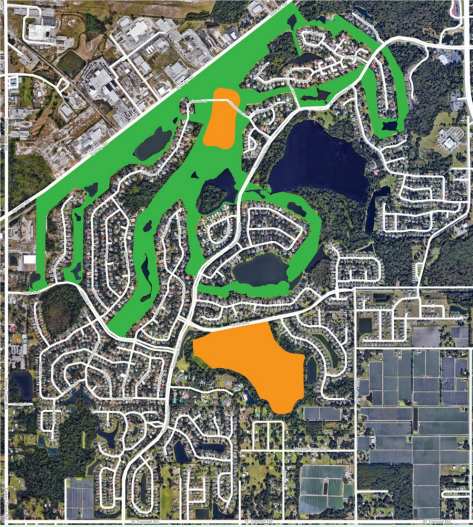
Option B: includes no development in the extremities of the golf course property and all 1,600 units (single family, commercial/ 3 story condo-apartment units) around the old clubhouse area.

Yellow = Development area
Green = To be determined



Option C: is NOT from the Developer, but a potential proposal the WLRAC believes could mitigate the intensity of impacts (i.e. reduce, but not eliminate, development around the old clubhouse area, and reduce overall unit numbers). This option involves relocating some development units to the polo field/sports complex and moving some of the sports complex amenities to other parts of the golf course property.

Orange = Polo Field/Sports Complex – with community approval, some development in the orange area could reduce density elsewhere.
Green = To be determined



* 8. On a Scale of 1 to 5, (1 being low / 5 being high) what is your level of support for Option A?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 9. On a Scale of 1 to 5, (1 being low / 5 being high) what is your level of support for Option B?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 10. On a Scale of 1 to 5, (1 being low/ 5 being high) what is your level of support for Option C?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 11. Please rank Option A, Option B or Option C in order of preference

	First	Second	Third
Preferred Rank	<input type="text"/>	<input type="text"/>	<input type="text"/>

* 12. An increase in development will generally result in an increase in vehicular traffic. On a Scale of 1 to 5, (1 being low/ 5 being high) what is your level of support for options that reduce vehicular traffic?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 13. The developer has expressed an interest in constructing three-story mixed-use buildings with commercial space on the first floor and living quarters on the two floors above the commercial space. (Examples of the types of commercial use they are considering include: beauty salon, pet grooming, insurance office, restaurant, ice cream shop). On a Scale of 1 to 5, (1 being low/ 5 being high) what is your level of support for mixed use type of development?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 14. If you have concerns in Question 9 above, do you: (check all that apply)

- Object to commercial development within the community
- Object to three story units within the community
- Object to neither



Section 2 - Level of Interest in Golf Returning to the Community

Walden Lake was designed as a golf course community. This Section of the questionnaire is to measure the interest in the community of returning a golf course to our community. It is also possible to use some of the former golf course as either green space or for other amenities. Currently, we do not have a commitment from the Developer to re-develop a golf operation or any amenities.

* 15. My property (only check one):

- abuts to the former Hills Course
- abuts to the former Lakes Course
- has a golf course view, does not abut
- none of the above

* 16. If built, golf is expected to be a stand-alone business within the community. Residents will not be faced with an increased assessment to pay for it. Under this condition, and regardless of whether you would play, on a Scale of 1 to 5, (1 being low/ 5 being high) what would be your level of interest for the return of golf?

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 17. If golf could be returned, would you prefer golf, other green space, or amenities? (only check one):

- a. Prefer golf
- b. Prefer green space
- c. Prefer other amenities
- d. Prefer a mix of all the above
- e. Prefer a mix of only b. or c.

* 18. If golf returns I and/or a member of my family would: (Check ALL that apply)

- likely join as a golf member
- likely join as a social member
- play golf, but would not become a member
- not be a member and would not play

* 19. Please rate your level of interest (1 being low/ 5 being high) in each of the following golf related facilities.

	1	2	3	4	5
18 holes of golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9 holes of golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
27 holes of golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Executive/Par 3 golf course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driving Range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Netted Driving Range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
TopGolf type range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clubhouse Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 20. Which of the above would be your top 3 choices?

	Choices
1st	<input type="text"/>
2nd	<input type="text"/>
3rd	<input type="text"/>



Section 3 - Amenities

This Section of the questionnaire will measure the community’s interest in various amenities which will be useful in future discussions with the Developer. Currently, we do not have a commitment from the Developer to provide any additional amenities.

* 21. Please rate your interest in each of the following amenities on a scale of 1 to 5 by checking the number most applicable.

	1	2	3	4	5
a. Additional Dog Parks in different parts of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Additional Pavilions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Additional Playground(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Additional Walking Trail(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Bicycle path - dedicated to small children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Bicycle path - designed for higher speed cycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Community Center with meeting rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. Expanded cart path system through the neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
i. Fitness Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
j. Park Benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
k. Pickle Ball or Racquet Ball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
l. Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
m. Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

22. Please list your top 5 choices in order of preference:

Choices	
1st	<input type="text"/>
2nd	<input type="text"/>
3rd	<input type="text"/>
4th	<input type="text"/>
5th	<input type="text"/>



SECTION 4: ADDITIONAL DEVELOPMENT PLANS

Development within Walden Lake is imminent. The Developer will make decisions regarding what will be developed and the number of units. These decisions will be driven by the Developer's primary goal of making money. Further, if the Developer invests money in refurbishing the golf course and/or other amenities, the Developer will expect a financial return on these additional developments. (eg. The golf course, pool, tennis, more parks, etc.)

Given the above, we would like the residents to consider two possibilities:

In both cases, we do not have specifics, so these questions are based on a general desire to minimize development or build more and possibly get a bit more in terms of amenities.

MINIMUM DEVELOPMENT

Minimum development would not include a golf course or any other new amenities. This represents the absolute minimum amount of new development that the Developer could “live with” and would result in the least impact.

MORE DEVELOPMENT

More development would bring with it the possibility of golf and other amenities.

Minimum development

More development

* 23. What would you prefer? (Please check one)

a. Minimum Development

b. More Development

24. This section is designed as an open question to allow residents an opportunity to;

- suggest additional survey questions
- suggest changes to survey questions
- suggest other solutions or considerations we have not included

