

# Wheaton CBD Sector Plan

## Comments from the Community Meeting on September 21, 2009

<b>Land Use and Building Form</b>	
1.	Support the variety of building heights
2.	Questioned the amount of density proposed and wondered how much was the right amount
3.	Support mixed-use with a focus on mid-rise
4.	Limit High-rise
5.	Allow on street parking in front of Anchor Inn site
6.	Incentivize government offices to move to Wheaton
7.	New zoning should have sidewalks with grass panels and street trees
8.	Quality design is very important
9.	Underground utilities
10.	Research the utilization of Wheaton garages
11.	Increase office to get better jobs than waiters and cleaners
12.	Westfield should be an outlet mall
13.	Add education to the Vision (Montgomery College)
14.	Add Arts and Entertainment to the Vision.. not Arts and crafts
15.	Increase Metro infrastructure/capacity to accommodate increased density
16.	Provide senior housing
17.	Reuse the Hecht's building as a minor league sports arena or rentable graduation hall
18.	Provide an amphitheater and water feature in the triangle area
19.	The sector plan should be expanded to include the walking distance of Metro (greater than 2600')
20.	No net loss of existing housing
21.	Removing overhead electrical/utility poles and wire is essential to improving the appearance of Wheaton
22.	Provide good lighting everywhere so people feel safe walking
<b>Parks and Open Space/Community Facilities</b>	
23.	Provide firm requirements for open space, trees, and green space
24.	With heights of 200', provide appropriate amenities such as open space, parks, etc.
25.	Consider pedestrian streets similar to Rockville and downtown SS
26.	Offer more benefits to children and teens such as playgrounds, sports courts; and senior amenities in the parks along the residential perimeter
27.	Provide more public space at Westfield site
28.	Improve Veteran's Park as it is unsafe and isn't very visible from the street. The Park is also unattractive
29.	Offer more recreational opportunities on the weekends. More paths would be great
30.	Make the recreation facilities (Rafferty and existing Rec center) a premier part of the Plan
31.	Include the library in the Plan's large goals
32.	Provide language in the Plan should the library be moved
33.	Leave Wheaton Library where it is
34.	Close some streets to have a pedestrian enclave like Ellsworth in SS
35.	Provide community facilities for seniors to improve accessibility
36.	Retain the ethnic diversity of our restaurants. NOTE: that in the past year, the diversity seems to have decreased as several different cuisines have been replaced by Latino cuisine

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<b>Mobility/Connectivity</b>	
37.	The Metro station is inadequate – escalator is too long and elevator is often out of service
38.	To increase walkability, bury Georgia Avenue
39.	Include area to the north of the CBD in the process, ie. To include library, Rafferty Center, and the Recreation Center
40.	Bike lanes should be a priority (installation thereof) in the Sector Plan area
41.	Need for safer streets/sidewalks for walking and a concern about lack of safety at night
42.	Concern on the proposed density (noted traffic congestion resulting from density)
43.	Redevelop the WMATA parking lot to be a 'green' garage
44.	Consider accessibility for seniors and disabled needs
45.	The pedestrian tunnel and bridge that serves Metro are not amenities for the community but for commuters – they are hard to use if you are not connecting to or from Metrorail
46.	Close some streets to have a pedestrian enclave like Ellsworth in SS
47.	Support the Bike Path connection to Rock Creek, Sligo Creek and Wheaton Regional
48.	Connect sidewalks and make Georgia Avenue, Veirs Mill Road and University Blvd walkable
49.	Create a street face for the Mall
50.	Develop a Metro to Mall connection and create a vibrant retail/commercial space
51.	Take parking lots off of roadways as strip malls are redeveloped
52.	Provide a crossing at Georgia Avenue, south of Reddie Drive
53.	Integrate Westfield Mall with connected sidewalks
54.	Do not allow buses and more traffic though existing neighborhoods
55.	Connecting Reddie Drive would be challenging as it would disrupt a synagogue, interfere with a child care center and prove difficult as it is in a location that frequently floods.
56.	Eliminate on-street parking on University Blvd. It holds up traffic
57.	Run Veirs Mill underground as it goes past Westfield Mall or have a very wide arching bridge that can be walked and have it attractively decorated with light. The Univ of Penn does this to join two parts of the campus across a major road
<b>Sustainability</b>	
58.	Require new developments to have these standards with no additional bonus densities for Sustainable standards of urban design
59.	Increase the tree canopy
60.	Reduce impervious surfaces
61.	Ensure LEED certification when the County is choosing a developer (in the RFQ?)
62.	Provide tree replacement onsite (100 trees were lost at the Metro site)
63.	Green up the WMATA garages
64.	Make redevelopment in Wheaton greener