



WESTFIELD MONTGOMERY  
June 20 COMMUNITY OPEN HOUSE  
SUMMARY OF ATTENDEE COMMENTS & QUESTIONS

Thank you to our neighbors who attended our June 20 Open House introducing the next phase of Westfield Montgomery's redevelopment. We received a number of questions and comments, which we summarized below by topic. The answers to most of the questions posed are in our Q&A section on our website.

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**Schools**

*Many attendees asked how the development would impact school capacity, particularly at Ashburton Elementary School. As we mentioned at the Open House, we can't proceed with the residential portion of our plans while the area is in moratorium. We understand that the Planning Board cannot consider the application until there is capacity.*

- What are you doing about planning for schools?
- How many children will be anticipated in apartments?
- Are there plans to include new schools within development?
- Property value/schools & problem with other developments-no plan for the schools
- How do you plan to keep high schoolers from skipping school and loitering?
- How do you plan to accommodate the local schools? All ages?
- How will you make this more than a high school hangout?
- How will you address student population in the schools? Elementary through high school?
- How will school children, buses, parents dropping and picking up be dealt with?

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**Construction**

- What is the timeline for construction? *(Asked twice)*
- When will construction begin? *(Asked three times)*
- Construction schedule?
- Addressing construction traffic?
- Will this be 3 years in the making?
- Will it be phased?

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**Design**

- Is it rental? And what will mix be?
- Not too many bars
- Will it be quality work?
- What other projects has Westfield done?

### *Design, cont.*

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- Is it rental? And what will mix be?
- What size are the apartments?
- How much will they rent for?
- Why is it not all high rise?
- How wide are the sidewalks?
- Where in the mall is this happening?
- Will existing sidewalks be widened?
- Will there be multiple eateries in different locations? Food courts in more than one place?
- Will there be a designated playground?
- Will there be pedestrian crossings (bridges, etc)?
- Will the sidewalks be pavers? (hates brick)
- Will there be convenience stores (pharmacies, markets)?
- Will there be an ice rink?
- Will the pedestrian walks be heated? Thermal? For ice?
- Will the experience to the bus be safe?
- Will the transitions be covered? (winter garden)
- Is that the same height as ArcLight?
- Where is sears located? (*Asked twice*)
- Where is the residential?
- Is this like Rockville Town Center?
- How big/density of the project? (*Asked three times*)
- How many units/seems like a lot?
- What is the unit mix?
- Where is the fitness center?
- Will they be apartments or condos?
- Is the hotel a done deal?
- How many units? (*Asked twice*)
- How many hotel units?
- What is the hotel brand?
- How many hotel rooms?
- How tall are the buildings?
- How much extra square footage is being added?
- How will school children, buses, parents dropping and picking up be dealt with?
- Where are the bike lanes going to be located?
- Can we look at illuminating Westlake Drive at the mall entrance?
- Can the asphalt be replaced with concrete?
- Will it be apartments or condos?
- Will the hotel be a high rise?
- Is the mall going away?

## Open Space & Landscape

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- Will there be green design elements?
- Where is there green space?
- Will there be green roofs above the theater?
- All tree along Democracy, Westlake drive?

## Traffic & Parking

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- What about the increase in public transportation?
- How will increase to traffic be handled?
- What about transportation? (*Asked twice*)
- What about road improvements?
- How is this going to affect traffic?
- Will there be WMATA or other public transit improvements?
- Concern about exiting from Westlake Drive by Arclight and accidents
- Where are people going to park?
- Where will people walk in the garage and now park?
- How will eliminate traffic?
- Real time bus schedule arrivals/departures? In mall directories?
- Larger display of open-taken parking spaces?
- More parking?
- Where is the parking?
- Will URW provide parking?
- Is there more or less parking?
- What does the parking look like? (*Asked twice*)
- Anything happening to the transit center?
- Will there be a shuttle around the ring road?
- Traffic is a concern. Problem for those who live here
- What plans do you have for traffic & pedestrian at Westlake Drive and connection to residences across?
- Where is the parking for the residents & pedestrians for the mall?
- Is the newer bus stop going to stay?
- Where will residents park? How much parking?
- Is there a plan to widen Westlake Terrace?
- Will we get Ourisman's excess parking?
- Is there above ground parking?
- Where is the parking deck on Westlake Drive?
- How is parking going to work?
- What are the plans to enhance traffic capacity?
- What about the northbound left turn lane? Too narrow

### **Traffic & Parking, cont.**

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- How much additional traffic will the site generate?
- Can we see the difference between 2018 traffic and build-out of that proposed?
- Assume you are going to expand roads?
- Will there be a circulator shuttle?
- How bad is traffic going to get?
- Will you improve Westlake Drive and Westlake Terrace?
- Can we do anything about holiday traffic on Democracy Blvd?
- When traffic comes from the North 270, exiting to the mall, how will that congestion be eased?
- Are we contacting Google Maps/Waze to solve cut-through?
- What are current traffic counts and future traffic counts? (send info to Peter Jonas)
- Is parking free?
- Are you looking at speed limitation changes?
- Pedestrian crossings along Westlake Drive
- Need to show the proposal for Westlake Drive
- What about EB Westlake terrace to NB 270 all day?
- Can we install reflectors along both sides and curb as part of the improvement plan? (Westlake Drive)
- Can we adjust speeds along Westlake Drive?
- Stop bar versus crosswalk location
- Can we improve the crossing of pedestrians - Westlake Terrace/Westlake Drive?
- Can we control mid-block crossing on Westlake Terrace?
- Can we build a north bound right turn lane on Westlake drive to Westlake Terrace?
- Examples of parking demand of one space per unit?
- Can non-HOVs make a left turn to go northbound on 270?
- Can non-HOVs make a left turn to go southbound on 270?
- Can we modify Auto Park Avenue & Westlake Terrace?

### **Engineering and Storm Water Management**

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- Residents are concerned with Westlake crossing, illegal dumping of kitchen waste/grease storm system
- Trash enters system from loading docks
- Maintenance of entire system for trash cleanup
- Can a large in-ground filter system be installed as part of this project? Just before outfall from mall.
- Have you done a 3<sup>rd</sup> party review to determine impact on infrastructure (electric, water sewer, storm water management)?
- What do you plan to do to grease from existing restaurants to go the pond?

## Safety

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- Impact on crime
- Security of existing residential
- How do you plan to keep high schoolers from skipping school and loitering?
- How do you plan to keep this area safe, prevent illegal activity? Malls are places where drugs are trafficked...can you prevent?
- How will you make this more than a high school hangout?

## Miscellaneous

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- What is happening planned outside Westfield property Home Depot?
- Size/Brand of grocery (Intersection of Westlake & Westlake)
- What will happen to Westlake shopping center? (*Asked three times*)
- When does leasing start?
- Is retail dying?
- What will happen to existing mall?
- Is anything being proposed across the street?
- Will there be interactive location finders/mall directory?
- Will there be Wi-Fi throughout mall, both outdoors & inside, parking garage? (*Asked twice*)
- What infrastructure improvements will be made to existing?
- Will there be interior/exterior mapping done?
- Why didn't you build this program/environment originally?
- Can power poles on Westlake Drive be buried?
- What is happening to the gas station? (*Asked twice*)
- Do we have a plan for infrastructure investment?
- Does Westfield own the gas station?