

WUDAC Priorities Survey Responses through 7-17-18

QUESTIONS

RESPONSES

363

This form is no longer accepting responses

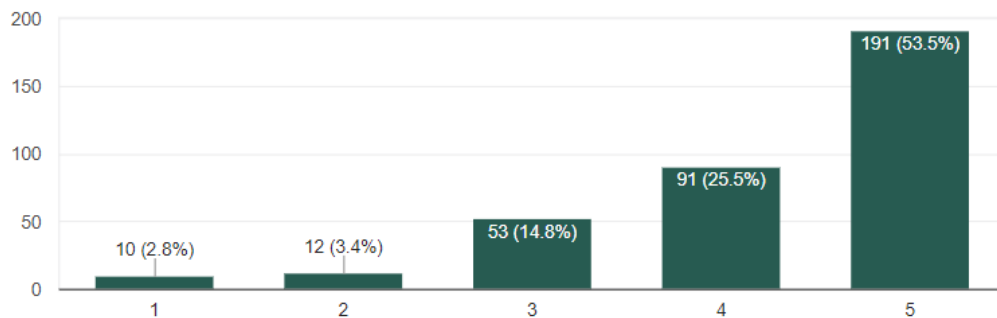
SUMMARY

INDIVIDUAL

CREATING CIVIC SPACES IN THE URBAN CENTER: Toward a more walkable Wheaton

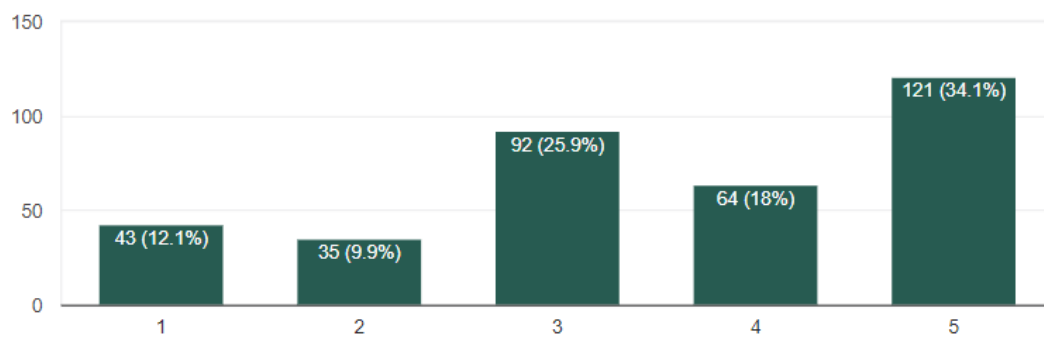
The planned Arts and Cultural center should be funded and located in the urban center, that is, in or around the Wheaton Triangle.

357 responses



Reedie Drive should be permanently closed where it crosses the town plaza, remaining open from Georgia Ave to Triangle Lane to allow access to businesses, with egress on to Grandview.

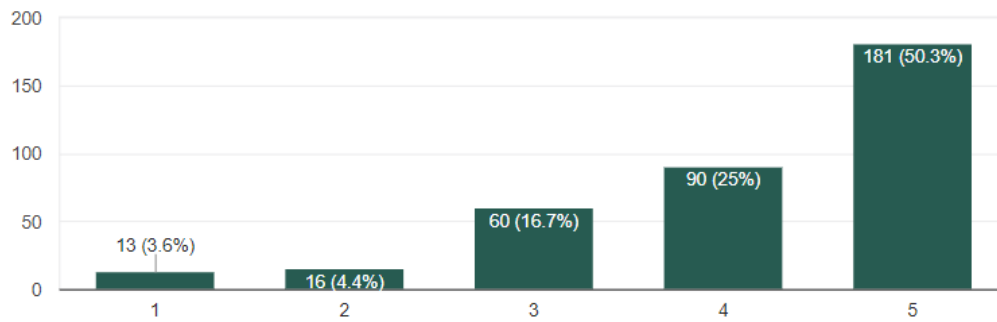
355 responses



Wheaton should develop a plan for additional multi-functional open spaces (playgrounds, plazas, etc.). There should be a public process to identify and preserve as much urban open space as possible, including identifying which county parking lots should be designated as future parks.

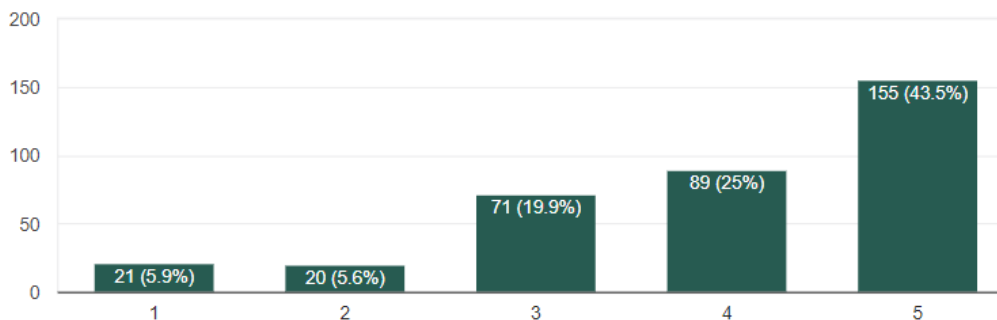


360 responses



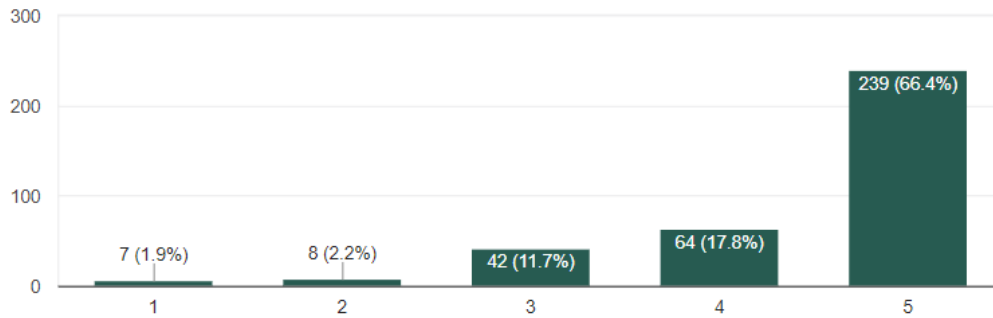
The undeveloped portion of Lot 13 (between the new county building and Ennalls and between Grandview and Triangle Lane) should become a park until it is developed.

356 responses



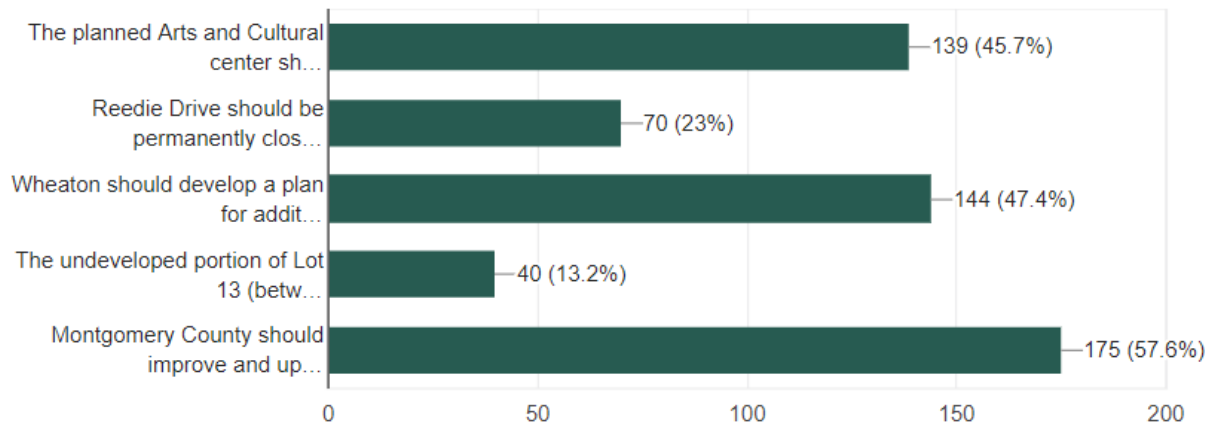
Montgomery County should improve and upgrade sidewalks and intersections ahead of redevelopment. Improvements should not have to wait for private investment.

360 responses



Please select up to two "highest priority" statements.

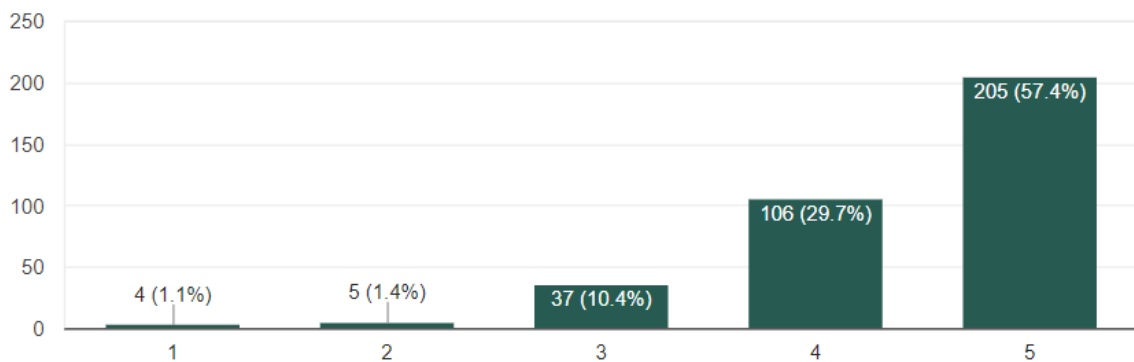
304 responses



CONNECTIVITY - PHYSICAL AND INSTITUTIONAL: Making Wheaton more than the sum of its parts

A pedestrian connection between the mall and the Urban District needs to be developed. This will involve capital improvements by the county and Westfield and will need to involve WMATA so that the parking garage is not an obstruction.

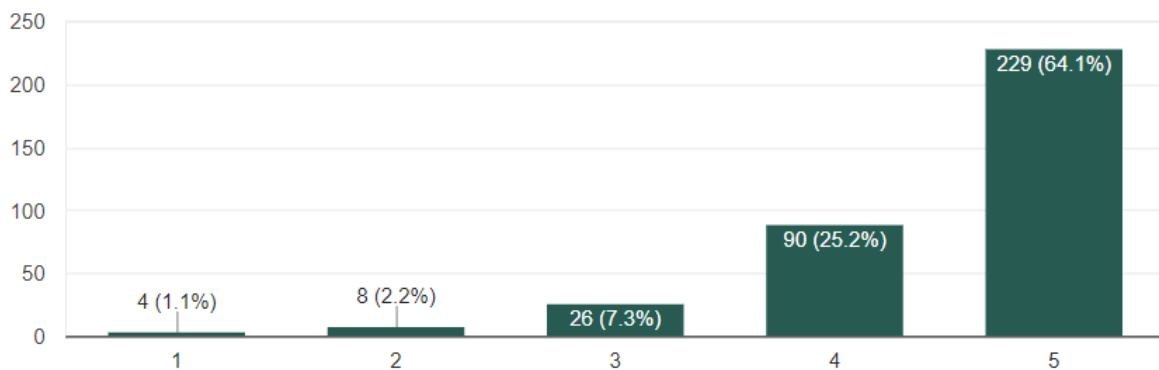
357 responses



Coordinated, master planning for multi-modal transportation in Wheaton is needed to reduce congestion and coordinate public transportation and travel by foot, bicycle and car.

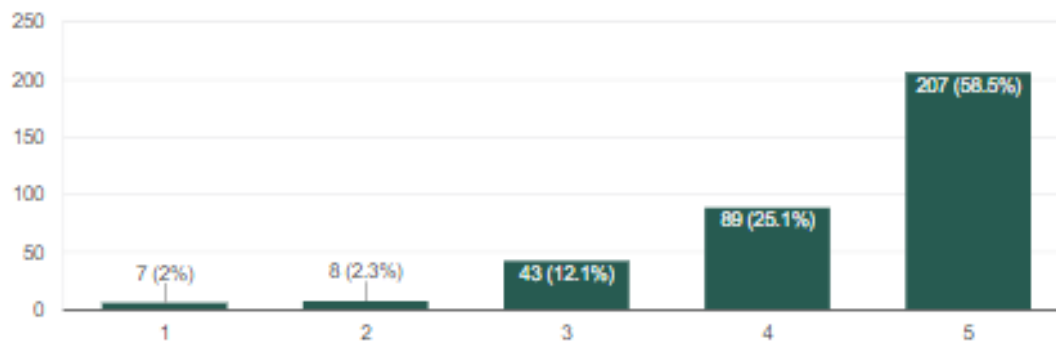


357 responses



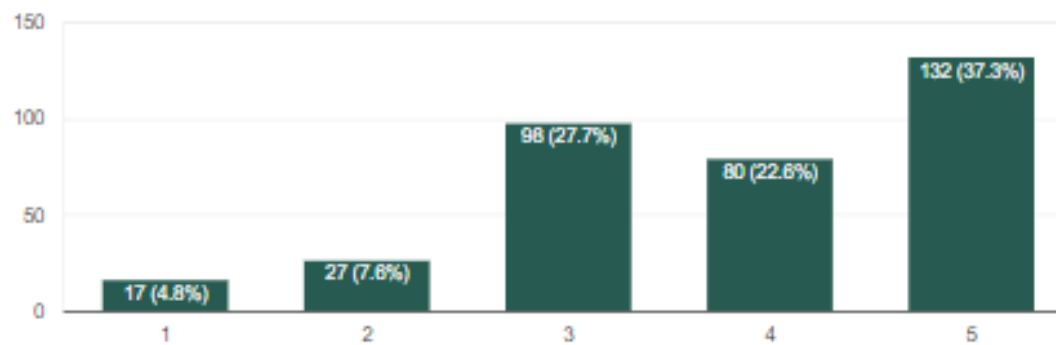
The county should get the State Highway Administration to present to the public its timetable and funding for improvements to the three state highways and intersections in the Urban District so that the county can widen sidewalks and to upgrade median strips to discourage jaywalking and panhandling.

354 responses



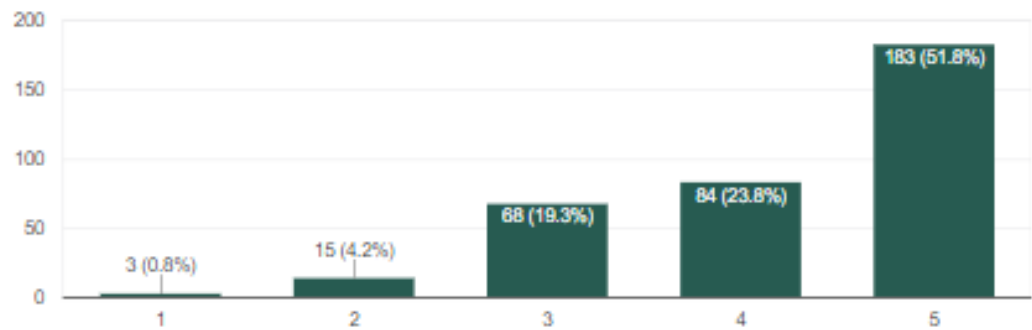
Montgomery County Parks should work with Ride On to establish a shuttle service to Wheaton Regional Park/Brookside Gardens via the new Recreation Center/Library. Parks should encourage mass transit and pedestrian access to its facilities.

354 responses



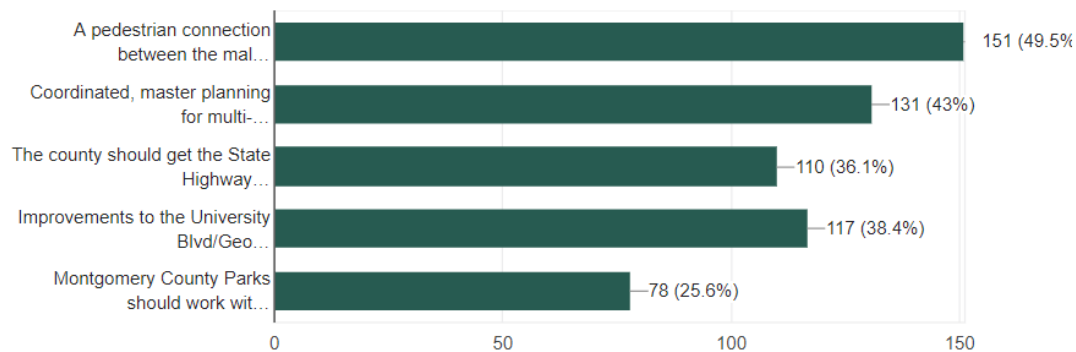
Improvements to the University Blvd/Georgia Ave intersection need to be made a priority so that state highway traffic is no longer funneled on to inadequate local roads Grandview and Blueridge.

353 responses



Please select up to two "highest priority" statements.

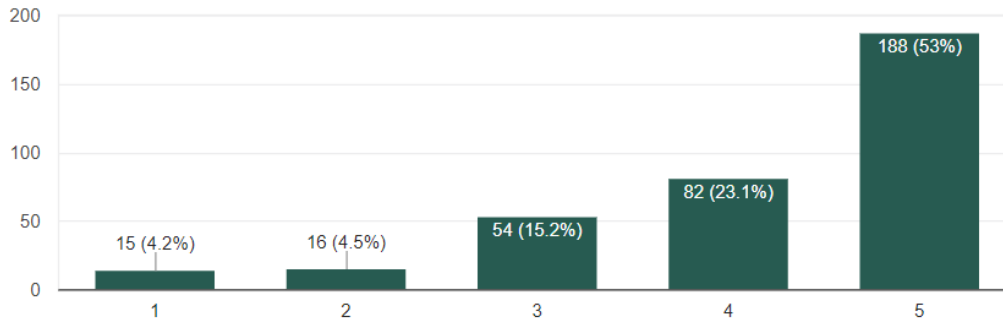
305 responses



ADMINISTRATION & ACCOUNTABILITY: Ensuring continued progress

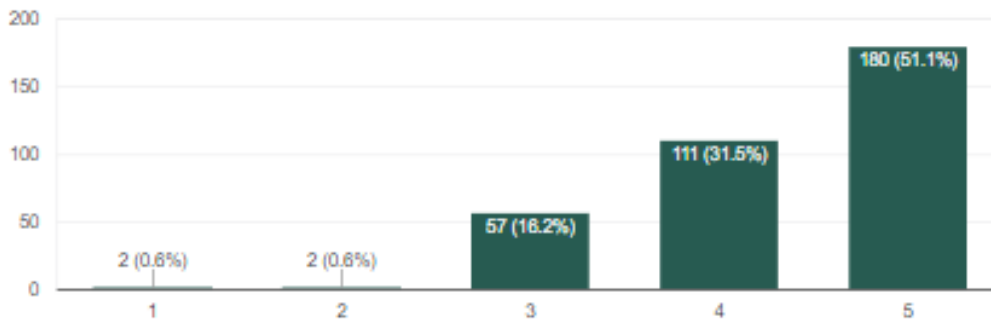
The Wheaton sector planning boundaries should be expanded to include the new library and community center.

355 responses



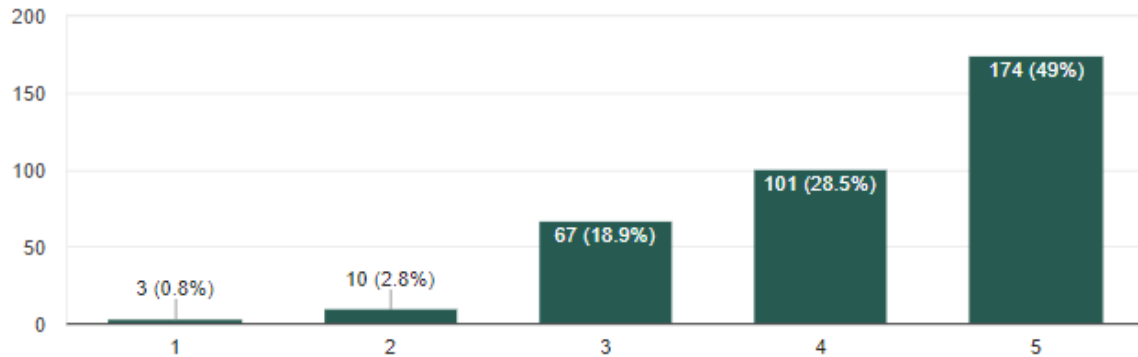
Accountability and resources need to be established to implement the vision of the Wheaton Sector Plan.

352 responses



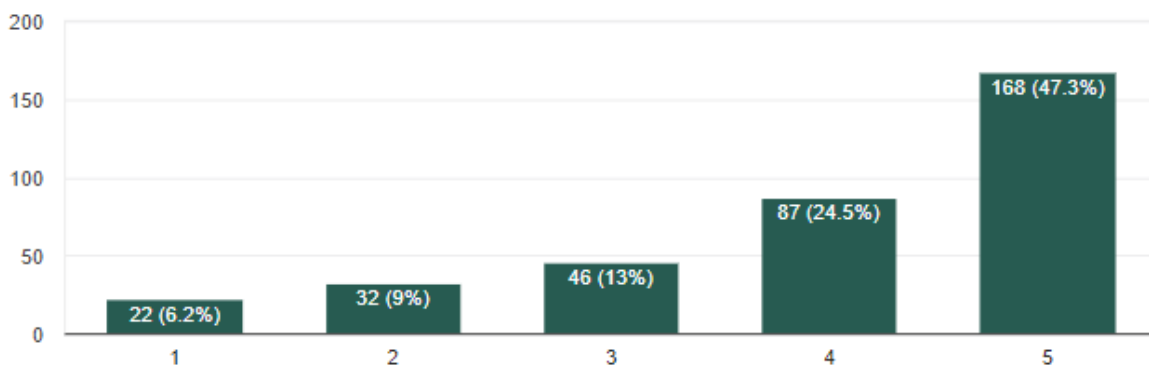
The county should consider how to encourage, through development incentives and a streamlined site planning process, longtime property owners and tenants to redevelop properties at a micro scale; as opposed to land owners holding and waiting for the next big development.

355 responses



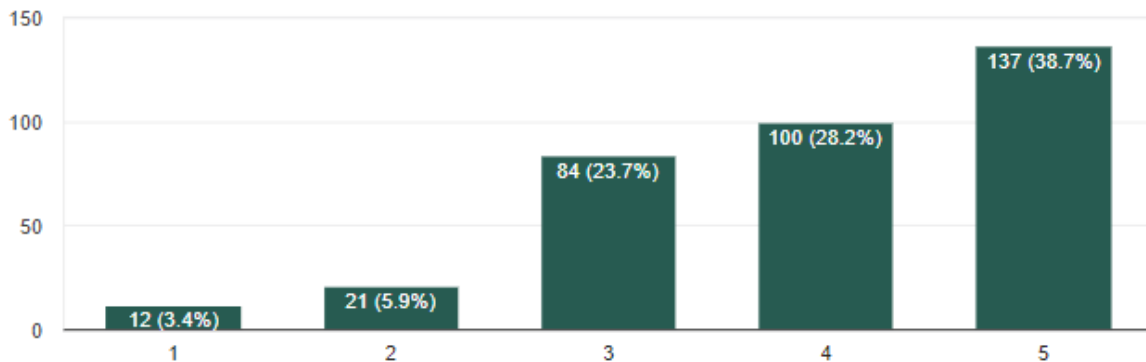
The county needs a plan to preserve, as much as possible, Wheaton's diverse small business character recognizing that redevelopment will increase real estate values and rents.

355 responses



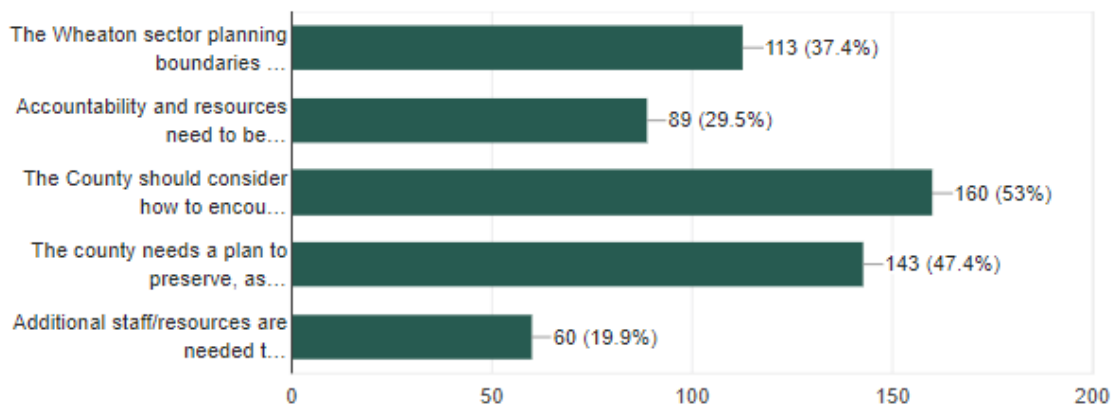
Additional staff/resources are needed to fulfill Wheaton's potential as an Art and Entertainment District.

354 responses



Please select up to two "highest priority" statements.

302 responses



Additional Comments:

It is not statistically sound to ask survey takers to choose only 2 of various priorities; multiple priorities can exist at the same time. You are skewing the results by doing so.

closing Reddie drive on weekends is a good idea, but I would suggest keeping it open for at least a year and reporting back on whether that is working or not. I don't think closing it immediately is the answer.

plan and fund a cluster of attractive amenities near the transit center

Neighborhood zoning should be considered. A lot of families are living in one house which owns lots of cars that congested the neighborhood. Why can't the county and police enforce the law and regulation?

Two highest priorities for me are to maintain the diverse small business character and find a way to incorporate the mall into the whole- so it's not a vehicle-only island fortress.

VERY important to Underground all utilities in the entire central area of Wheaton. The old utility poles and dangling wires are unsightly and make the entire area look dowdy and not worth investing in. The two blocks of Georgia Ave between Reddie and University Blvd are the best example - these wires and poles MUST go. And along with that - improve the sidewalks to be much wider with the Wheaton paving effect.

Also - ALL The sidewalks to AND FROM the new Library MUST be widened - and moved AWAY from the curb. They should also have the Wheaton brick effect, and the sidewalk LIGHTING. And - the University Blvd/Amherst Ave intersection must be upgraded with FULL pedestrian feedback signals, and traffic lights placed in poles instead of dangling wires. This is a terribly unsafe intersection with frequent accident and dangling utility wires BLOCKING critical traffic signals, causing frequent accidents. Thank you for considering these requests.

My top priority is that wheaton small businesses are not replaced by chains

branding/marketing to reduce perception of Wheaton as crime, traffic & ethnic restaurants ... more as an arts destination or other unifying community goals.

Wheaton needs an identity other than simply a pass-thru to other destinations.

Greater priority should be placed on assuring sufficient, widely distributed parking, to support shoppers and visitors from far-flung areas. Residents of Four Corners, White Oak, Silver Spring, Colesville, Olney, Glenmont, Kemp Mill, Garrett Park, and Kensington need Wheaton for its restaurants, retail establishments, business establishments, and medical consultants. It shouldn't require two hours on public transportation to spend an hour in Wheaton to get a meal, keep an appointment, or buy a pair of shoes.

No development plan should so negatively affect small businesses and the Wheaton community culture as did/does the Wheaton town center

Preserve small local businesses!

The Wheaton Sector Plan should be expanded to Newport Mill along Parker to Arcola and up to the new library and rec center. The sector plan should include redevelopment all the way along Georgia Ave to Glenmont. Zoning should be changed from single family housing to allow for future redevelopment of these 70 year old houses into multifamily. Planning needs to begin for the airspace above the WMATA bus bays and along Viers Mill. Viers Mill should be moved underground to eliminate the Viers Mill University Blvd interchange. Reddie Drive should be undergrounded to allow buses from the bus bay to transit across Georgia Ave to Amherst and University Boulevard without stopping at Georgia Ave. Amherst Ave should be renamed given Amherst's biological warfare against Native Americans. Westfield should be required to put mixed use development around and above the existing parking lots.

Fix potholes!

Attention to alternative transportation.

Thank you for these survey questions. As an 8 year resident of Wheaton Hills these questions hit on all the major County and State issues related to development.

As Wheaton homeowners, we would like to see the strip malls along Georgia Avenue rehabilitated, as well as greater safety measures taken at the mall (or the mall done away with completely) and Metro garage. Without these measures, Wheaton will continue to be viewed poorly by the larger community.

I would like to see Wheaton revitalized, but worry that we will lose the diversity of our current small businesses if they cannot afford to stay after redevelopment. This diversity and walkability makes our neighborhood unique and is one of my favorite aspects of living here. We don't need more Starbucks and chain restaurants! We should focus on maintaining what makes us special compared to other neighborhoods.

If we can't manage to have low income residences, why can we not have such a program for low income shops that operate ethnic or diverse businesses. I can see that many of the tiny stores in Wheaton are barely able to scrape together rent on a monthly basis. I fear that soon we will only have chain stores and

boring same/same places that make Wheaton look like every other renovated towns all across the country.
County should work on attracting major commercial tenants to the area to transform Wheaton from bedroom community to a destination.
Great Survey!! Thank you!!!
I am highly concerned about the increase in traffic with the development of the wheaton community.
Transforming Wheaton's urban district into a truly walkable area is sorely needed. The walk home from the metro to my home in Wheaton Hills is not particularly pleasant. Thanks for your help in making Wheaton an even more vibrant and livable community!
The question regarding Reddie Drive is worded very confusingly. I believe the drive should stay closed, from the access road in front of Filippo's to Grandview. This will improve pedestrian safety around the plaza while still allowing vehicle access to the businesses in that area.
Easing traffic should be priority over all park and arts planning
The residential roads are in horrible condition, as are Veirsmill and Georgia Ave. That should be the number one priority. Number two priority should be stepping up police patrols in the neighborhoods. There is vandalism, home invasions, and garbage and liquor containers on the streets.
Gilchrest Center should be at street level
My responses to this survey are sufficient, in my opinion.
I look forward to a walkable lively city center in downtown Wheaton with multimodal transportation and dining and entertainment options, while keeping the non chain character of wheaton
Please address the traffic issues getting in and out of the mall off Viers Mill - I live 1 mile south of Wheaton and it's an area to avoid on Saturdays!
Wheaton needs to be walkable! Walking in Wheaton is currently dangerous, unpleasant, and illogical. There need to be safer, more even sidewalks, with greenery, good sightlines, protection from traffic and car fumes, and more crosswalks. In addition, Wheaton is hostile to wheelchair users and people with other mobility impairments. Handicapped parking is insufficient and narrow, sidewalks are uneven, sightlines are inadequate and dangerous, and businesses are woefully inaccessible. Our family is within a short walk of Wheaton Triangle, but because it's so ugly, dangerous, and inaccessible, we rarely spend any time or money there at all.
I forgot to add some comments: I've lived here 22 years. A couple of things that really need to be addressed are ways to reduce traffic (or route it more efficiently to prevent backups), upgrading the FACADES of businesses along Georgia Avenue so they look more consistent and attractive, adding plenty of trees and greenery wherever possible, providing adequate PARKING, and creating a central space where people can gather (both inside and outside), like the town square they're planning, as well as a coffee house/cafe where people can relax, enjoy some music perhaps, etc. A couple of cafes would be great. Right now, when you drive up Georgia, the hodgepodge of facades and signage look pretty terrible. I know there are people who diss Bethesda, but I kind of like the updated, hip facades and tree-lined sidewalks there, it's enjoyable to walk around there. Of course, it doesn't have a Georgia Avenue roaring through. Plenty of trees will help buffer the effects of traffic on Georgia, though. I'm disappointed they stuck just a few tiny stick-trees in front of the AVA apartments, when they could have put many more and created a garden barrier between that building and the road. Lots of greenery helps immensely in making the area more enjoyable, and when it provides shade, it cuts down on cooling costs in the summer. Take a page from European developers, who really know how to make a people-friendly space that encourages mass-transit/pedestrians/cafe culture. Yet, even though it's important to make it more pedestrian-friendly, I think that if they close Reddie Drive to traffic, it will really aggravate backups in the other intersections. Definitely keep that open. But you could build a small pedestrian bridge there to allow folks to cross Reddie without stopping traffic. P.S.: We hope Filippo's survives this, we love that place!
Instead of trying to promote Wheaton as an arts district (it's not) why it promote whEATon as a good district, and provide subsidies and assistance to the locally owned and independent that have already put

Wheaton on the map. Wheaton does not have the natural infrastructure for an arts district (lack of artist spaces) and I can't imagine it would be a good ROI either financially (county tax level) or culturally

Development has only come recently to Wheaton. As a twenty year resident of Wheaton, I have watched other jurisdictions become developed such as Rockville Town Center, Downtown Silver Spring, and others. I have never seen my street get repaved. The sidewalks have been great to our neighborhoods. In a school where kids primarily walk to school. They can now walk with an increased sense of safety and out of the road ways.

I participated in numerous community gatherings over the years to get my input only for Wheaton redevelopment to be delayed continually. Based on the actions and priorities of our elected leaders, it is evident that Wheaton has been last on the list to become redeveloped. This has been social and economically unjust and unacceptable. Now is the time to right the wrong and make Wheaton a long term redevelopment priority. Stop selling Wheaton short. We, the citizens of Wheaton, are watching and will hold you accountable.

Use vacant or unrented buildings as art studios, maybe by subsidising the owner to lower rents for studios

More effort should be made so that nearby neighborhoods have easy pedestrian access to the downtown district. My family and I live off Veirs Mill but on the other side of University, so we would have to drive to downtown Wheaton, even though we are less than 1 mile away, because there is no safe way to walk up Veirs Mill Road (not sidewalk on our side) and cross University Blvd. with small children. It is also a very unpleasant walk for adults and children alike because you feel as if you are going to fall into Veirs Mill Road at any moment.

Also, could you please ask MoCo officials to please stop making Wheaton the dumping ground for all of Montgomery County's so-called "affordable housing." Affordable housing needs to be distributed evenly across Montgomery County and not just concentrated in one area.

Thank you for giving us the opportunity to complete this survey.

Please continue the sidewalks along Veirs Mill Rd between Galt and Randolph. And, add a traffic light at the entrance to the Town & Country townhouse community at Veirs Mill and Schoolhouse Cir. It's so dangerous for pedestrians to try to cross the VM Road!

A new elementary school should be strongly considered with the booming population due to high rise development. Top tier public education will attract motivated and hard working people. Super important to the grand scheme of Wheaton development.

Walkability and safety are key. All other things fall into place afterwards. 😊😊

Traffic congestion around the mall is a huge concern, particularly around the holidays. This issue must be addressed.

I like the small businesses but honestly Wheaton needs businesses to invest if we're going to compete with Pike and Rose and downtown SS and Rockville. It's been YEARS since we have seen a new, modern business flourish here (except Costco).

This is a terrible survey. No context for the questions, lots of jargon used with no explanation, multiple questions in a single question choice are confusing to respondents. This is not a survey that can yield any statistically valid responses because the questions are leading and poorly written. Next time, hire a professional and get it right.

Families shouldn't have to walk ten blocks or drive to get to outdoor space for their children.

Wheaton should be walkable. Currently, each strip of stores does not allow walk-offs. Ridiculous! Why should we drive from store to store, when we should be able to walk? Also, the State must commit to widening sidewalks on Georgia from University to Randolph. It is heavy with foot/bike/stroller/wheelchair traffic, and treacherous, given the 4-foot sidewalk and no shoulder.

Need separated/protected bike lanes

Keep Wheaton Weird and Wonder filled

Downtown Wheaton lacks charm and looks more than a little rough. It leaves a bad impression for what is a nice area. Here are some suggestions:

1. Bury the powerlines and plant more trees. The CBD is awash in concrete and asphalt. Greenery helps make the area much more attractive.
2. Put wider sidewalks further away from the busy highways. The current sidewalks are not up to standards and provide an unpleasant and unsafe experience. (A pedestrian on the sidewalk was struck by a car last week and died!)
3. Encourage the redevelopment of the strip malls in the CBD. At a minimum, what can be done to get rid of all the ugly, dilapidated awnings on Triangle Lane and nearby retail?
4. Focus on demand. Why is there so much empty commercial space in Wheaton? We need a more business friendly environment in the county as a whole. We can build, but if no one is interested, the space will go empty like the "Georgia Crossing at the Anchor Inn". Also, why does one company (Greenhill) own half the commercial real estate? Is this artificially raising rents and contributing to the problem?
6. For WHCA, let's add real crosswalks to many of the intersections in our neighborhood. Without them, cars assume they have the right of way. Crosswalks will help make our neighborhood more walkable.
7. For WHCA, keep encouraging the sidewalk development! Dawson and Parker are already so much nicer, and many people are adding parking spaces on their property, which is taking cars off the side of the road and making the neighborhoods safer and more attractive.

Ensuring that small business which cater our communities of color continue to thrive should be the top priority for the WUDAC. This is critical if we are to maintain our diversity--both socio-economic and cultural.

Wheaton's small businesses are wonderful but I don't see how the triangle can work with the Parks behemoth on one end. There needs to be planning to make alternative space available in the urban district and those who just leave their properties vacant, demanding impossible rents, should be fined. We need an arts center that can incorporate music, visual arts, literary arts and public meeting space. There is almost no space to accommodate community groups at affordable rates = \$20 or less per hour.

We need incentives to preserve and stimulate small business ventures and ensure they are not pushed out by more powerful corporations. Preserve and stimulate a village in our community, not huge profit making giants. Make our community a model of green space and walkability.

Pedestrian accessibility and connectivity should be at grade, not in overpasses. The streets and street network should not prioritize cars only but need to make safe space for all users. More mid-block crossings are needed in this urban area. More street trees and outdoor dining is needed. If Reedy is closed to through traffic, another east-west connection is needed. The County needs to prioritize the needs of the people in this community as much as other areas of the County.

Arts Center - yes! Even if it is on Georgia Ave around Fitzgerald Auto, or on University Blvd at Ambassador Apts.

The County needs to focus on economic development in the Wheaton Urban District (WUD) to generate more revenue. WUD struggles due to lack of funding. Bringing businesses into WUD will increase the tax base. Wheaton should consider converting its parking lots into revenue generating activities with the funds going to the Wheaton Urban District.

SHA and county need to work together better

Closing Reedy could present problems on Georgia Ave.

Retain Wheaton small businesses!!

In addition to fixing the traffic issue at the intersection of University and Georgia, the traffic patterns on Viers Mill right after the split from Georgia need to be adjusted. There are too many traffic lights in close proximity that are ill timed that cause substantial congestion on a daily basis.

Some of the questions are not exactly clear in meaning to the lay person, such as suggesting long time tenants developing sites via micro loans. What does that mean for the taxpayer?
Drivers in Wheaton will kill many pedestrians because the drivers ignore red lights and stop signs.
The mutli-purpose redevelopment of the "Triangle" is the key to all of Wheaton's future. All development must be mixed-use, with strong incentive for buildings with retail-use ground levels. The County can and should use eminent domain to ensure Wheaton prospers.
I don't care about the small businesses; I just want to be able to walk safely to the train
There should be more restaurants and entertainment opportunities in the new downtown.
MoCo should prioritize fixing their broken policy to alcohol sales and liquor licenses for new businesses.
I live in Wheaton, very close to downtown. The reason I don't walk to the businesses: neither Georgia Avenue or University Blvd are set up properly for pedestrian crossing. I was nearly hit crossing at the stoplight/crosswalk at Univ & Amherst. Key intersections at GA and Univ need enough stoplight time to cross (rather than having to run), clear markings so cars see the need to slow down, and other improvements. If it's not safe to walk from nearby housing into the urban center, you'll still have people driving.
Wheaton has an amazing diversity of businesses, but a serious lack of parking at this time. Businesses should receive financial assistance until the garage is the Triangle is complete.
Pedestrian and cycling connections between surrounding neighborhoods and downtown Wheaton should be prioritized as well.
Please expand both CaBi and dockless bikeshare. Bikesharing needs to reach further into the neighborhoods surrounding the CBD to expand the Wheaton Metro station's commuter shed.
Rather than a shuttle to Wheaton Regional Park and Brookside Gardens only, Ride On should provide a Van Go-like free circulator to various parts of Wheaton, including both of those destinations but also Westfield and the surrounding neighborhoods. Or perhaps a service with smaller EVs similar to Sprynt in Arlington (https://www.spryntnow.com/).
With County departments moving to Wheaton, I think there needs to be a serious discussion about traffic, parking, and safe streets in the downtown Wheaton area. With all the new development expected, consider a density requirement like the Bethesda sector plan and sustainability minimum requirements in new buildings.
Wheaton has incredible potential to be a great urban community. But it won't just happen all on its own. I applaud your efforts to improve and will look for ways as a resident sans citizen to participate in this process. Thank you!
Wheaton needs to encourage as much business to its downtown areas as possible. It's time to see what we can do about getting Lenny Greenberg to sell some of his properties to other developers who will redevelop these areas or who will rent them to small businesses and treat these tenants better than he has. Businesses should be encouraged to engage in micro improvements . New awnings (or getting rid of awnings altogether), outdoor seating, plants, bike racks could all go a lcome no way to making Wheaton more pedestrian friendly and encouraging businesses. More parks are an excellent idea but let's use them well. The Taste is Wheaton is a great event. Let's also do play productions in our parks (other than Brookside) hold chess championships, hold art classes, make more of them.
Attract additional stores, develop an integrated transportation plan, include options for homeownership in the downtown plan, not just more bozzuto micro apartments
Affordable housing!!! Rent control
Reconsidering the Costco gas station. Creating a taxes district, similar to the Downtown Silver Spring CBD, to alleviate maintenance and repair costs incurred from have visitors outside of this tax district destroying everything then running back to their own homes without worry.

Traffic congestion is my main concern. The area near & around the mall gets gridlocked and I will not go near that area from November through February because it's such a nightmare.

A unified approach with adequate funding and diverse involvement is vital to the success of Wheaton, otherwise the "same old DC" gentrification and ghettoization will take place.

I am excited about this new town center although it is about time. It has been many years in the making but it is a tremendous undertaking. I am also excited that the name of the new town center will be named The Marian Fryer Town Center. She was an incredible lady who gave her time, energy and expertise to this project. It is a shame she cannot be here to see the fruits of her labor but I hope she will be looking down on us and smiling. I also hope this will be the difference between night and day for this region just as Costco is for the Westfield Shopping Town. What a difference it has made to the shopping mall! I cannot wait for the ribbon-cutting so I can be there to see such a huge undertaking take place. I hope it is sooner rather than later than planned. I am getting older and time is fleeting. It goes by so quickly the older you get. I can attest to that. Of course don't rush it to the point of flimsy construction. Make it safe for everyone and a wonderful place people can meet and enjoy all that it provides for the people of this neighborhood and beyond.

Don't drive out the small businesses! And fix the intersections. Not only do they not make sense, they are congested and hazardous!

Thank you for the opportunity to weigh in! As a newcomer to the area, I'm looking forward to understanding these issues in greater depth.

WMATA needs to develop the air rights over the bus bays at the Wheaton station. Developers who fail to redevelop/lease vacancies should be taxed at a much higher rate. Skip BRT and fund heavy rail to connect to Greenbelt and Rockville.

I am a long time resident of Wheaton and many of these issues are overdue and need to be addressed sooner rather than later. I hope that noise is taken into consideration as the community develops. There are currently several businesses in the area that have loud music on weekdays. I remain optimistic about the potential of this community and look forward to being engaged as it develops.

I'd really like Wheaton to become a place that people want to go -- rather than actively avoid the area due to lack of things to do or due to perceptions of safety, gang activity, etc.

The streets and sidewalks in the Wheaton area are frequently covered with trash. When I first moved to Wheaton in 1983, the streets were always clean. Now the streets are infrequently cleaned and neighborhoods rarely see cleaning. A damaged rot iron fence on Randolph Road, near the intersection of Viers Mill Road has been damaged for at least two months. Why such a long delay in repairing it?

PLEASE have our subdivision roads! Less sidewalks, more paving! Lived here 10 years with no paving what would ever but see sidewalk after sidewalk ripped out and put back. Thank you!!

Improve traffic light signaling so that it's easier to turn onto Viers Mill, then turn into the mall/Costco from Georgia Ave. It gets very congested! Huge backups.

While you want to make it walkable, if you want those who don't live right there in town to spend money, visit, etc. there needs to be cheap parking. Sorry, know that goes against the trend, but if I can't drive there, park and enjoy-I have to just view Wheaton as an unpleasant place I drive through to get where I need to go.

You certainly have some well planned achievable ideas. However, none of them will be too successful if you lose neighborhoods due to unenforceable rules governing conduct: boats, commercial trucks, lawn trailers...parked on public streets. It lowers home values and is

Firstly, our neighborhood needs to be safe from crime and gangs so that we feel comfortable going out to any new venues, especially to be safer out walking and/or going out after dark.

My top priority is making Wheaton a safe place to walk and bike. It doesn't do people much good to have all these cool small businesses if they are scared to let their children bike and walk across the busy highways that go through Wheaton. Turning Wheaton into more of a walkable district is really important.

Having more entertainment and interesting retail options in Wheaton is my second priority. An example of a great business like this that has just come to Wheaton is Dice City Games -- every day of the week it

attracts dozens of people to shop and play games with others. My preference for an arts space is a music venue with lesser known, low-price concerts as well as free community events.

We need better commercial real estate, without parking lots off Georgia. No more land of the awnings! More focus on creating beautiful public areas and sidewalks (shade trees, plantings, etc) to make Wheaton a more pleasant place to walk around and go to shops and restaurants in. Nice outdoor dining space would be amazing.

Making Wheaton an Arts and Entertainment hub is a wonderful idea. We must take steps, however, to support local businesses and discourage gentrification.

Keep Wheaton affordable.

Please don't turn Wheaton into a cookie cutter urban jungle. Please maintain the character of the place. If there is mass transit to places like Brookside, the character will be lost and people who crave the serenity and have always valued it for that, will have nowhere to go. Thanks!

As a Wheaton resident and homeowner, I am delighted that the county is investing in Wheaton in a way that will make it a much more desirable place to live and will drive further investment in the community. Even the questions in this survey show a deep understanding of the interests and concerns of local residents. Thank you!

Wheaton has so much potential to be a lively, engaging, walkable community but it needs to focus attention on some of the "anchor" spots along University and Amherst that currently house decaying or businesses that don't contribute to the community (the auto body shop, the paint store, the gas station, the half empty strip malls). There is talent and there are resources that exist in Wheaton that can be drawn upon if there is a cohesive call to action among residents and an organized plan.

Define exactly where Wheaton is located vis a vis Silver Spring in your future communications. It is very confusing as to where one starts and one ends. Thank you.

Increase employment opportunities. Also, suggest that county provide more resources or more family activities in wheaton including programs that promote health and fitness i.e. group fitness, sports or 5k events, nutrition classes, ect.

I think it's important to maintain the Diversity of Wheaton and to add value and improve aesthetics at the same time. I would like to see and live in a modern, diverse, quality community.

Most of the strip malls around here seem to be owned by the same landlords. I would love to see more diversity in ownership of any new properties developed.

Please focus on walkability to include the areas in Wheaton that are just outside of downtown Wheaton. People within walking distance should have wide sidewalks that are a safe distance from the street so they can safely walk to downtown Wheaton (otherwise it contributes to congestion, because I will not have my children walking in the street and therefore have to drive them when they go to the mall). Including the larger neighboring area in your vision also paves the way for future expansion and growth of Wheaton.

The state-managed roadways are badly in need of improved pedestrian amenities. For example, the intersection of University and Elkin really needs to have a signal installed with pedestrian crosswalks. This would help prevent the current dangerous driving (illegal left and u-turns) and pedestrian activity (jaywalking) at this location. Wider sidewalks with a buffer between the sidewalk and roadway, pedestrian islands in the medians, and more crosswalks would go a long way in realizing Wheaton's potential as a walkable, vibrant area. I'd also like to add that I was very glad to see the speed limit on University was lowered; however, I think enforcement needs to be stepped up, particularly along the stretch from Inwood to Amherst. This would be an ideal location for a speed camera.

The highest priority for planners is to bring multi use buildings to Wheaton in walking distance of Metro, WITHOUT building huge amounts of new parking therein. Only when people live, work, shop and play in the same area will we be able to resolve our massive transportation problems.

Please plan to bring in some jobs by working with corporations to bring in offices here. There are so many brand new apartments but the residents are having to all work elsewhere which only increases

congestion during rush hour.

I love the direction that we're headed in with the Arts and culture. The outdoor live music has been and will continue to be a great aspect of this city. Let's do more for families and children that live and grow in this area by bringing more safe and fun activities. Create more open areas where people can meet and socialize and just hang out. Farmer's markets, Food Festivals, Outdoor Movie Nights are all great activities for everyone as well.

Thank you for improving our city!

Need to focus on pedestrian safety and walkability.

Should also invest in more nightlife.

Redevelopment should also include the Glenmont area/shopping center.

The commercial property owners in Wheaton are an obstacle to development. Most of these properties have been vacant for years. Furthermore, the owners do not take care of the properties - e.g. removing ice and snow from the sidewalk and they have no consequences.

Okay with the undeveloped portion of Lot 13 becoming a park as long as it's temporary. Re: item 5 in section 1, It does not make sense to not leverage private development; also some roads and sidewalks will be torn up during construction for utilities, so the work could end up being done twice

Traffic controls along GA and University.

Re #1 section 1: there are other priorities

Re #2 section 1: temporary closure is fine - as needed

Re #4 section 1: Businesses won't be in favor

Re #1 section 2: Who will pay?

Wheaton's priorities should be focused on establishing a downtown that is inviting, lively and safe. I want a fun area where my family and friends can hang out and enjoy a Friday or Saturday night with ample options.

great architecture and super facilities should have priority in all funding to make Wheaton truly attractive and a magnet for people

Priorities should be on attracting new businesses that cater to a diverse population, not just one segment of population. Wheaton needs more upscale establishments to counter its historic reputation as a downscale market.

Back on the first page of questions, one asked about parks being developed, and I'm a strong yes on that. But at the same time, I don't think they should all be developed on all the surface parking lots.

One issue I have with Wheaton (I live off University about 3 blocks from Wheaton) is the amount of crime, especially near the Metro. I don't like to use the parking garage there given that there have been robberies, stabbings, etc. Fewer surface lots mean more garages where I might feel unsafe. I'm hoping this improves with the all the redevelopment, but my daughter (who is 21) is constantly harassed when she walks to the buses and Metro. I think more resources need to be devoted to this.

Wheaton is a patchwork and a hodge-podge; redevelopment needs to pull all Wheaton's pieces together in a holistic, forward-looking plan.

The community, WUDAC, and our county officials should press for a truly "signature" arts facility that will benefit not only Wheaton but the entire region.

Crime in/around metro station is #1. This is a black eye on this town, and will continue to be until this is resolved. There is no earthly reason why these unsafe conditions should continue to be tolerated.

I love the idea of micro-investments. I personally would be willing to combine resources with other local property owners for this. Perhaps a house repurposed as art studios &/or gallery spaces?

All the sidewalks in central Wheaton MUST be moved away from the roadway and curb by a few feet and MUST all be widened to at least 8 feet wide.

All utility poles AND wires MUST be placed fully underground for many reasons - and this needs to be

funded NOW - while we have Under grounding construction teams working around Grandview Ave. Doing this now would be a big money saver !

Thanks for helping to change Wheaton for the better !

More trees throughout the urban district. Space for outdoor seating at restaurants

I think that the idea of Plazas integrated with commercial (restaurants & cafes) areas is great. I've seen it in other countries and it seems to work very well.

Proposed changes should work with the small properties and businesses in Wheaton, and allow/encourage them to develop/redevelop on a small scale. The image on the web site of a lively plaza/park surrounded by very large 12 story buildings owned by large developers could be replaced with a picture of a plaza surrounded by smaller 3 or 4 story buildings. It would be a lot nicer.

Better connectivity between blocks would help encourage pedestrian traffic. Our office is on Amherst Avenue and we have to walk around the block to access restaurants on Fern Street and Elkin Street as there is no access through the parking garage or through the strip of land to the south of the Midas repair shop.

Safety and security must also be prioritized if Wheaton is to overcome its infamous reputation. Wheaton simply cannot and will not attract folks from other areas of MoCo or the DC area as a whole without rebuilding the trust that's been lost over the past several decades. The County should not be beholden to Westfield or other existing businesses at the expense of Wheaton homeowners and Wheaton's prime potential to become a one-of-a-kind attraction unlike anything else MoCo has yet to offer. The stakes are simply too high, and Wheaton residents have waited too long. The County must fully embrace Wheaton's unique status as an arts and entertainment district in its truest sense. Areas like the Rio, Pike and Rose, Rockville Town Center, and downtown Silver Spring have their place, but that's been done. Wheaton should be approached as the blank canvass it is and allowed to shine. Celebrate Wheaton!