

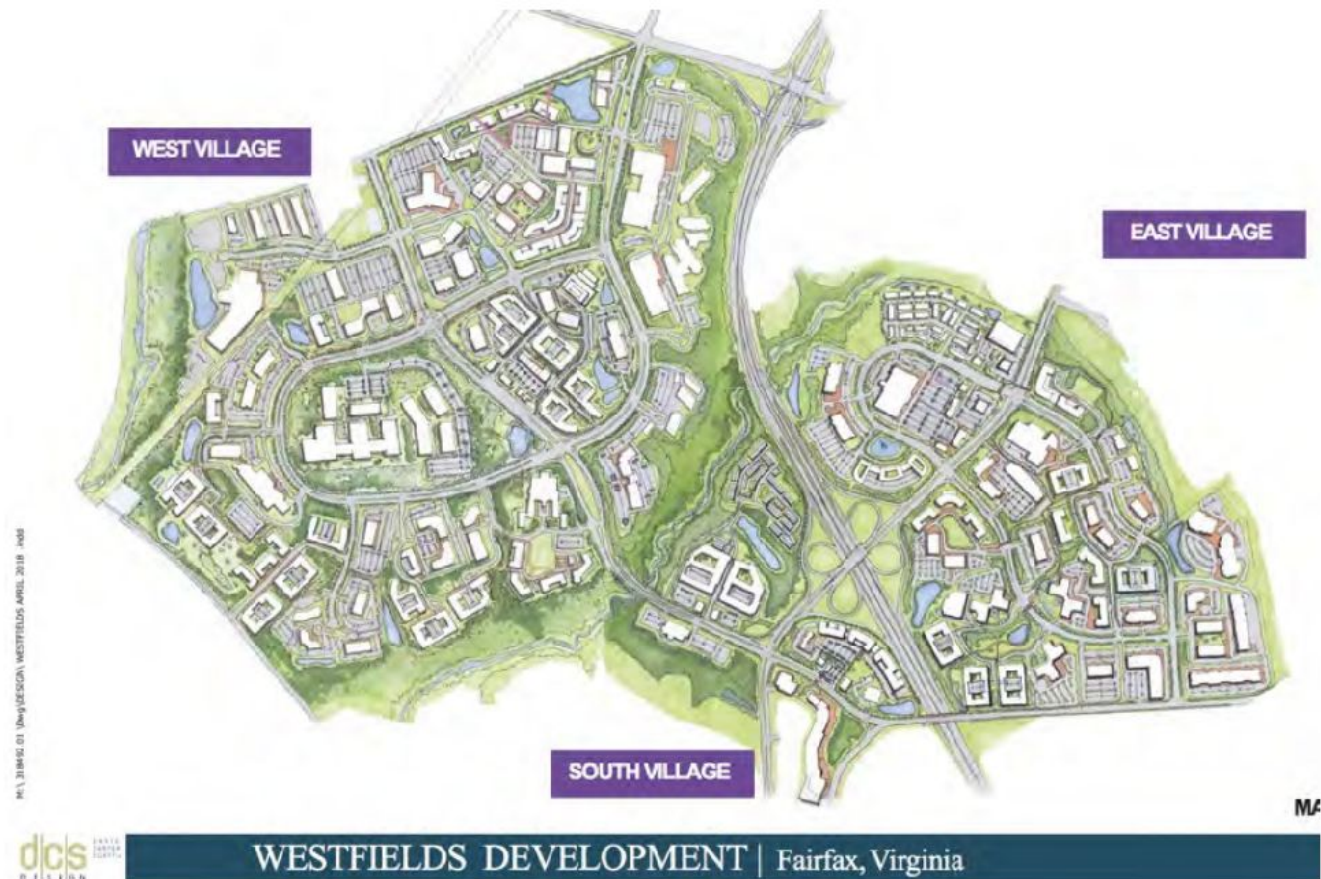
Unit J Planning Amendment

Jim Neighbors

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Westfields Development: Conceptual Draft Master Plan

CONCEPTUAL DRAFT MASTER PLAN



Unit J Planning Amendment

- Higher density mixed-use development
 - 4250 units, $\frac{2}{3}$ multi-family units and $\frac{1}{3}$ townhouses
 - 200K sq ft of retail
 - Village concept
 - 12K future residents
- Transportation
 - Traffic reduction with more residential, 13K less daily trips
- Parks and Recreation
 - Significant new need, including urban parks
- Schools
 - 973-1587 new students
 - Westfield HS at near capacity in SY 2022-2023
 - Vertical school, repurposing commercial office space
 - Adult learning center for online students

Unit J Planning Amendment

- Fire & Rescue
 - No major changes projected for fire stations
 - Increase of emergency calls
- Noise
 - Not recommend residential within DNL 60-65 dBA
 - Disclosure statements in leasing and purchasing agreements
 - Protection from unhealthy ground transportation generated noise
- Environmental
 - Urban forestry program for new development
 - Green buildings - LEED
 - Supercharging stations for EVs

Joint Land-Use Task Force

- Overall, concur with work, play, and live concept
- Major discussions with schools, noise, and traffic
- Recommendations
 - Maintain .50 FAR
 - Consolidation of parcels
 - Maintain noise policies
 - Pedestrian and bicycling friendly environment
 - $\frac{2}{3}$ Multi-Family Units and $\frac{1}{3}$ Townhouses
 - No single family units
 - Villages for residential
 - Vertical school, repurposing commercial space
 - Telework center for students or workers
 - Public art
 - Supercharging stations for EVs

Sully Station HOA

- Completed a land-use and transportation at the annual meeting in February 2019
 - Questioned about the lack of single family units in the proposed planning amendment by reducing density and less traffic
 - Traffic on Westfield getting worse during rush hours
 - Large influx of students for Cub Run ES, Stone MS, and Westfield HS
 - Westfield at 97% capacity in SY 2022-2023
 - Concerned about quality of life
- Staff report on HOA website, social media, and e-mail, including PC public hearing date

Park Access Road Construction

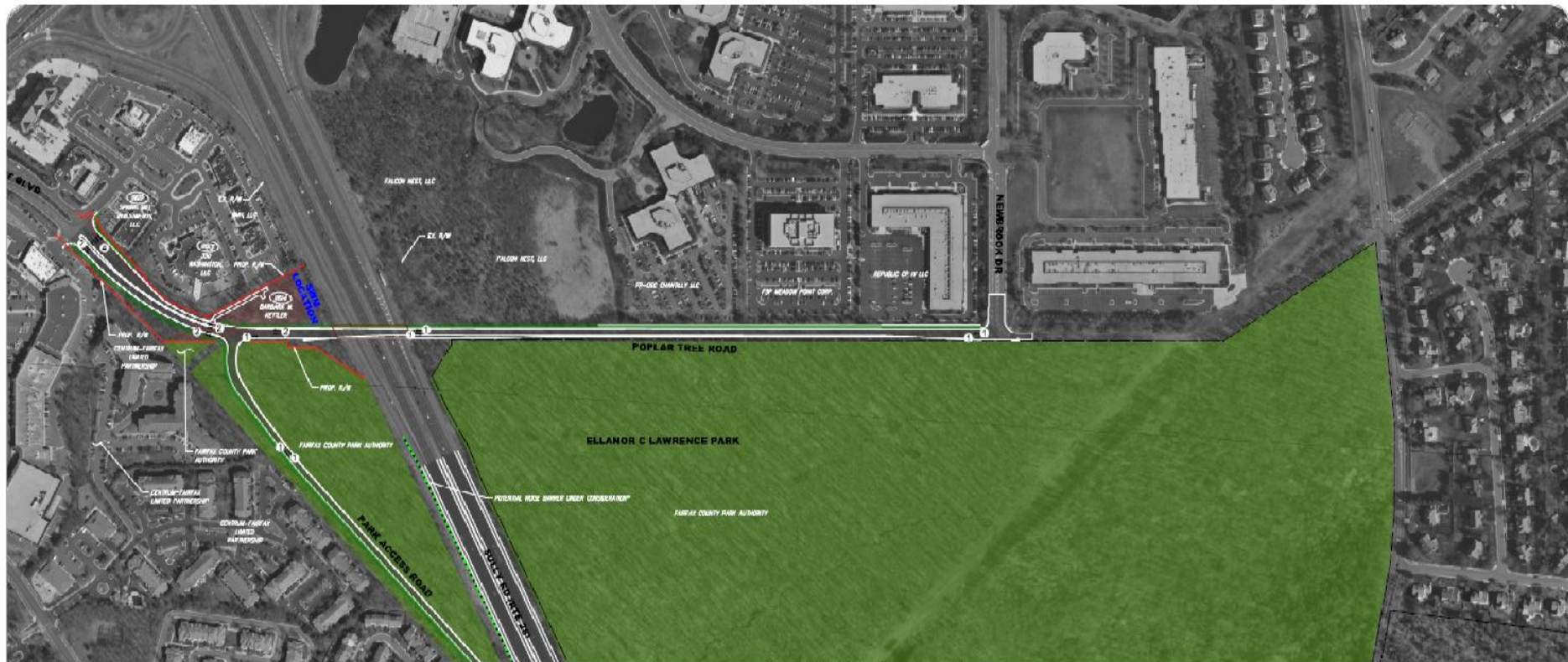


Back-Up

The Field at Commonwealth



EC Lawrence Access Road/ Popular Tree Extension



The Preserve at Westfields

Retail, Apartments and
Townhomes



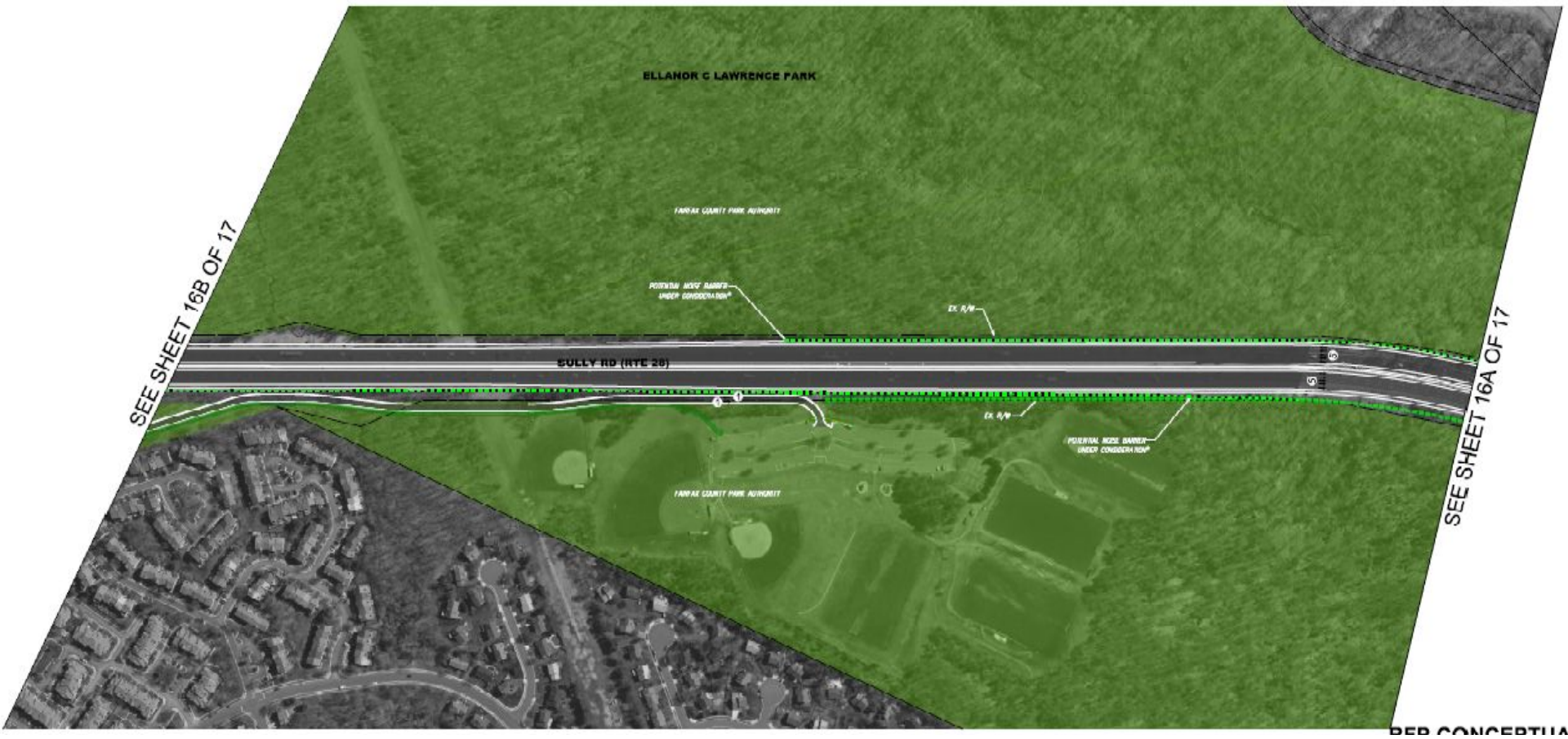
Source: Northwood Ravin (Preliminary Rendering)

The Preserve -Townhomes



Source: MtoM

EC Lawrence Access Road



RT-28/I-66 Interchange

