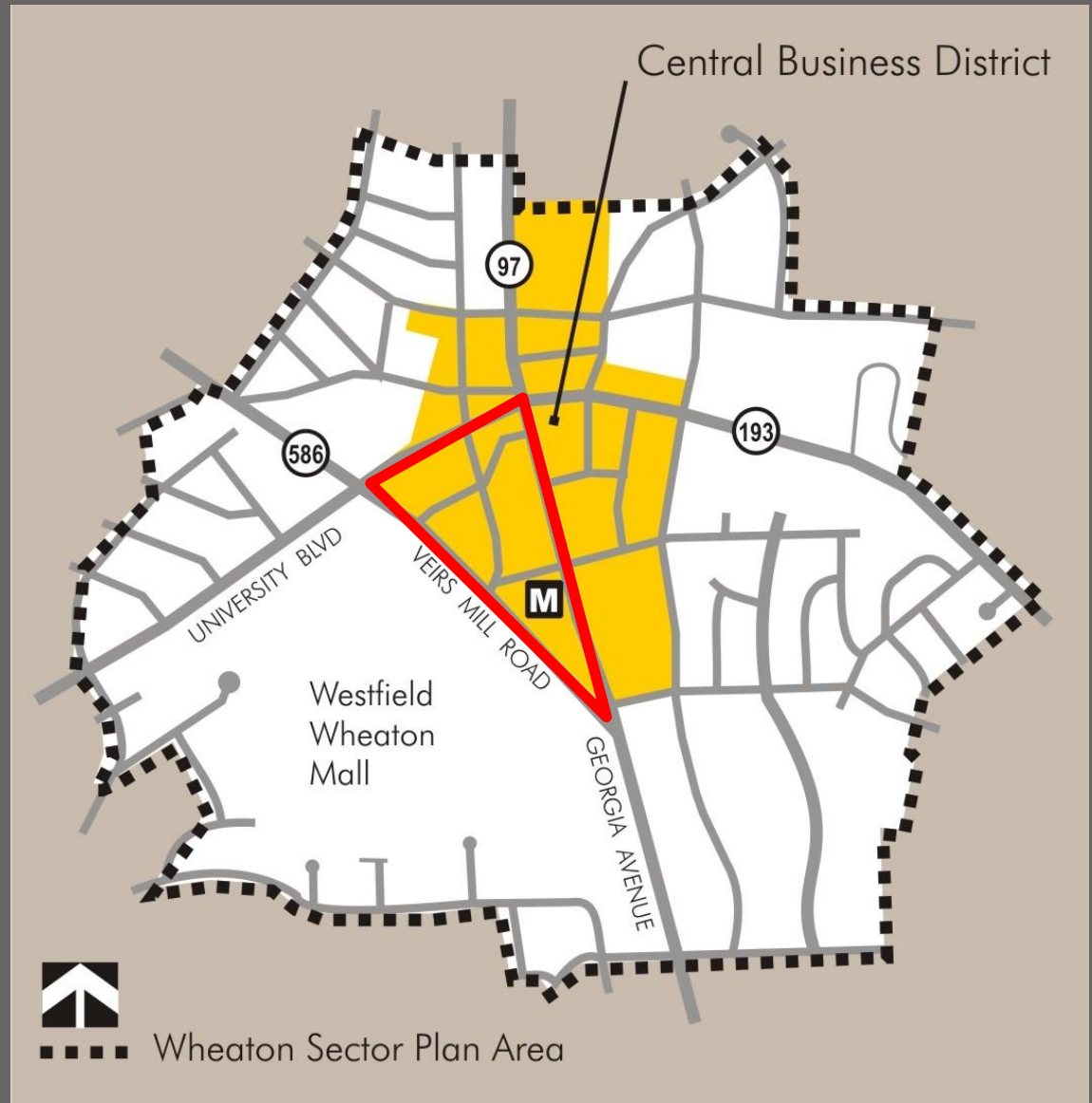
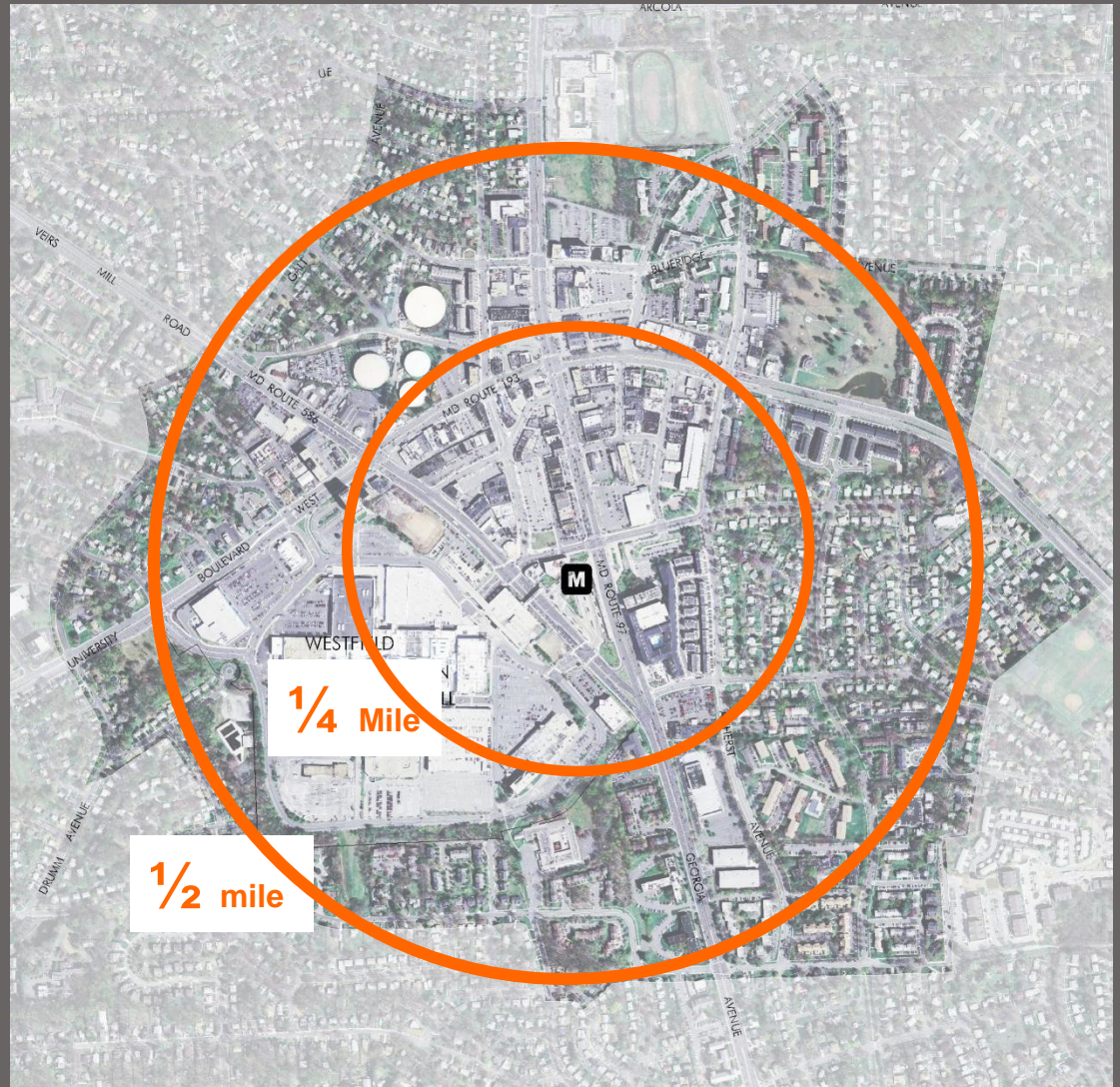


Wheaton CBD and Vicinity Sector Plan



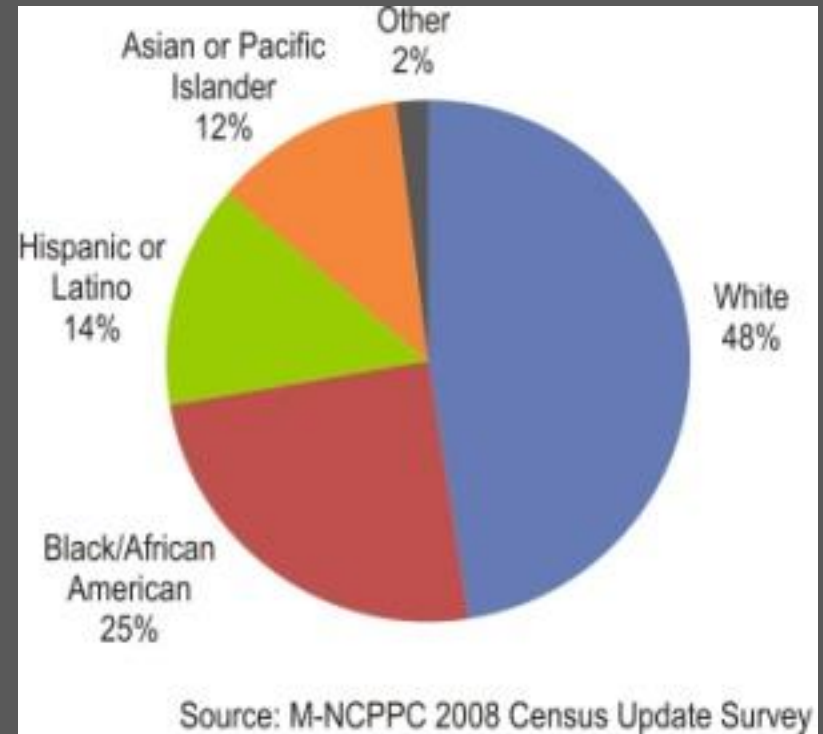
Wheaton CBD and Vicinity Sector Plan



The Wheaton Community

Young, diverse, educated

25% African-American
14% Hispanic or Latino
12% Asian/pacific islander
5% other



The Wheaton Community

Young, diverse, educated

68% of the population has at least a bachelor's degree
(Countywide: 66%)

Over 1/3 of Wheaton's population is foreign born

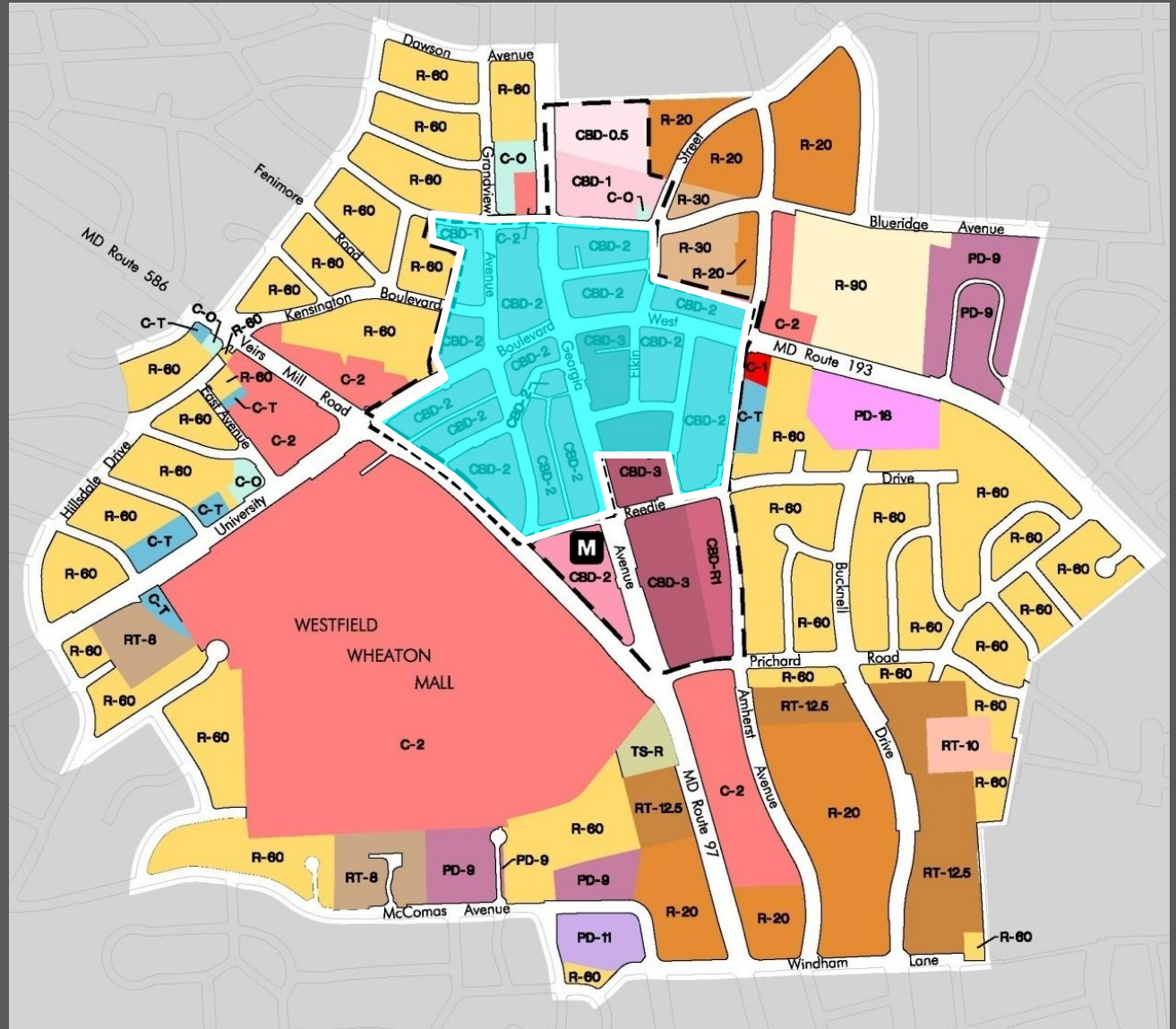
45% of adults (18-44 years old) are typically single or young families

52% of area's working residents take public transit (18% Countywide)

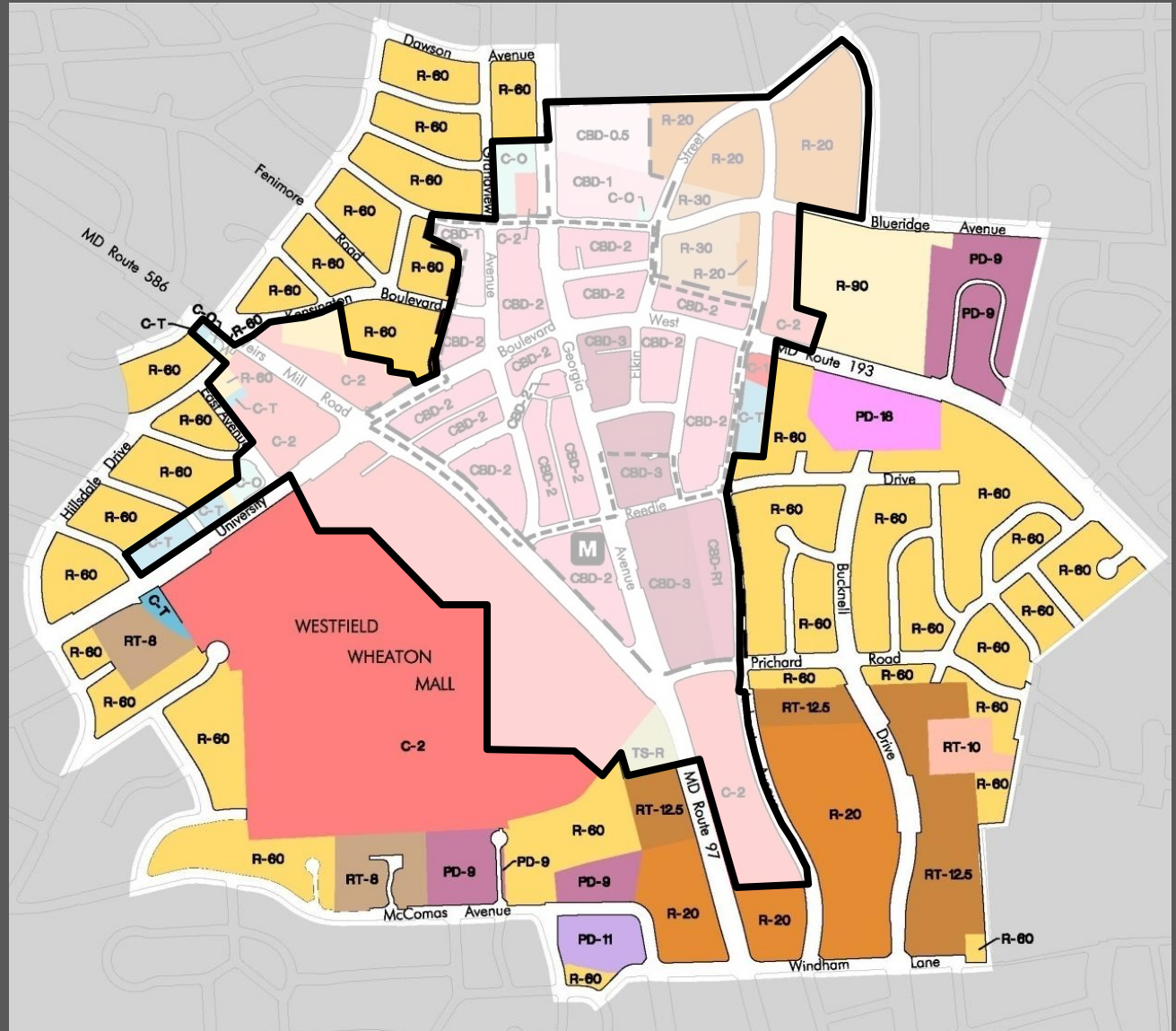
Area's senior population is declining



The 1990 Sector Plan



Area of proposed zoning changes



Proposed Building Heights (maximum)



Support for Small Businesses

The proposed zoning incentives

Shorter review for small, infill developments

County's small business programs



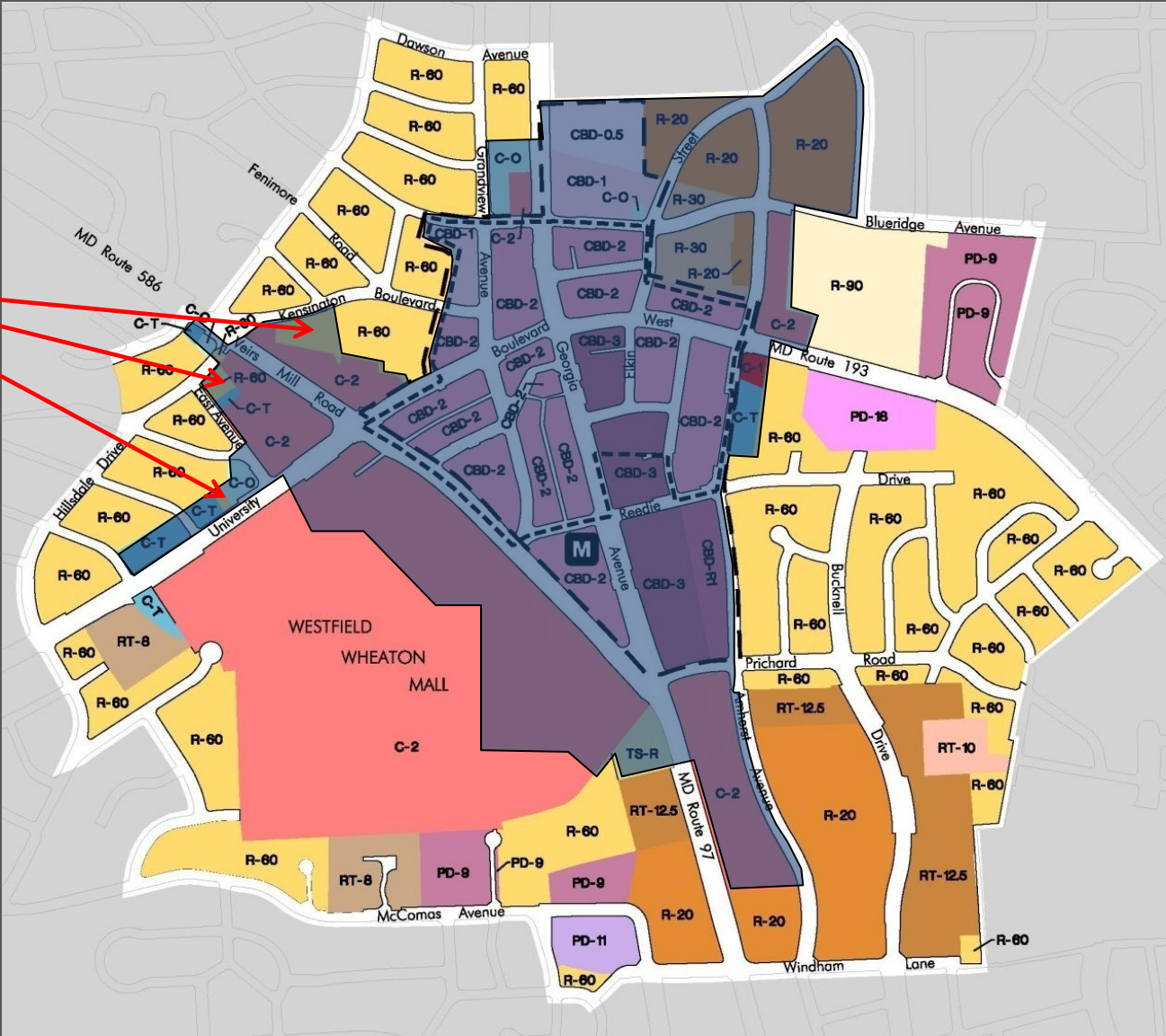
Preservation of Wheaton's character

Preserving small businesses means
preserving Wheaton's Character



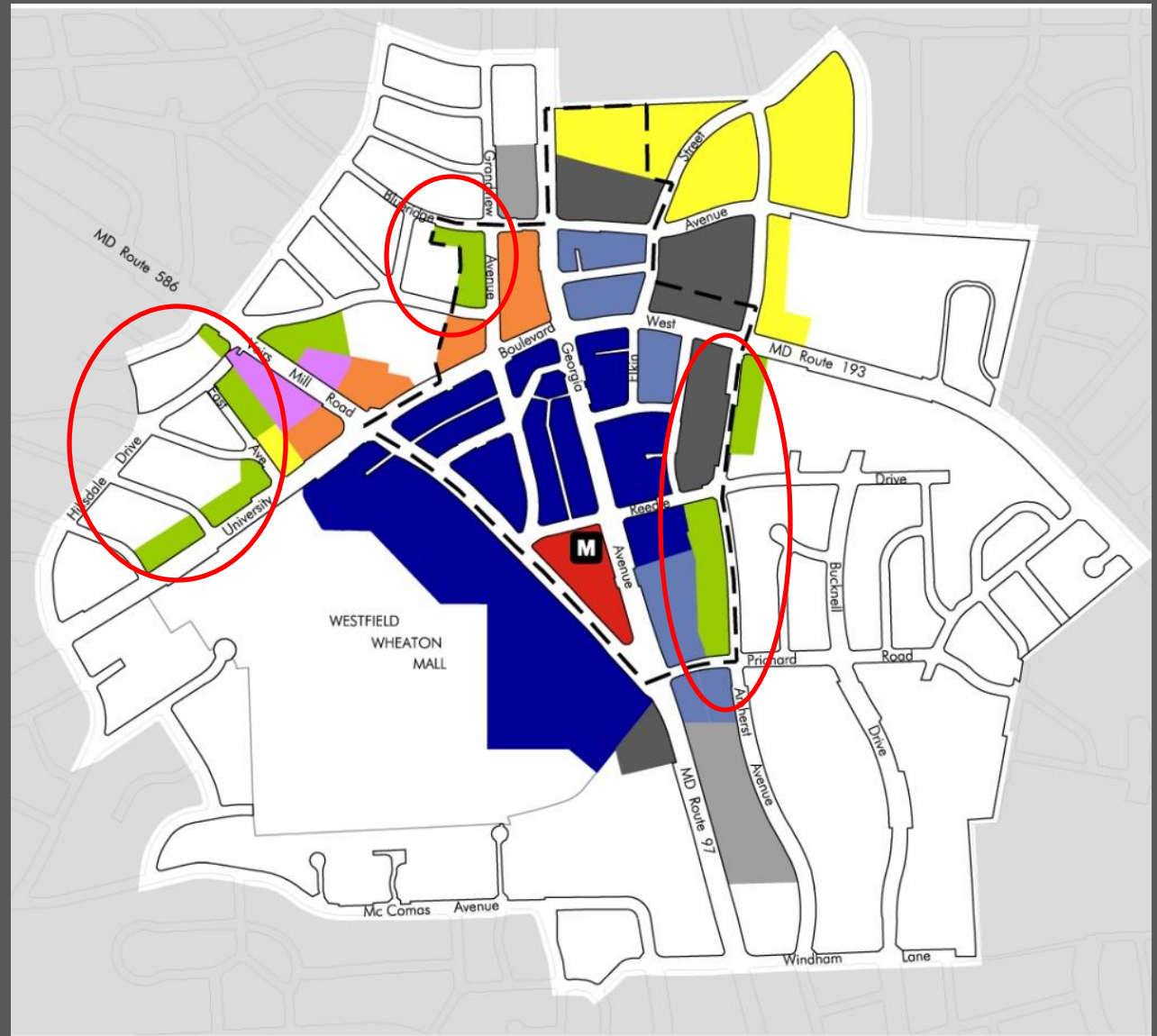
Protection of Existing Neighborhoods

R-60 Zoned properties rezoned to CRN



Proposed Zoning

- CR 6: C 6.0, R 3.0, H 250
- CR 6: C 5.5, R 5.5, H 200
- CR 5: C 4.5, R 4.5, H 150
- CR 5: C 4.5, R 4.5, H 130
- CR 4: C 3.5, R 3.5, H 100
- CR 3: C 2.5, R 2.5, H 100
- CR 3: C 2.5, R 2.5, H 75
- CR 2: C 1.5, R 1.5, H 75
- CRN 1.5: C 0.5, R 1.5, H 45



Proposed Zoning-Office Development



Jobs/Housing balance

	1990 Plan Estimate <i>(~ 9.3M gsf)</i>	Existing Plus Pipeline (2008)	Total Estimated for the Draft Plan <i>(~12.6M gsf)</i>
Jobs	13,490	10,210	13,200
Housing	3,165	2,588	6,600
J/H Ratio	4.3:1	3.9:1	2.0:1

Proposed Zoning-Office Development

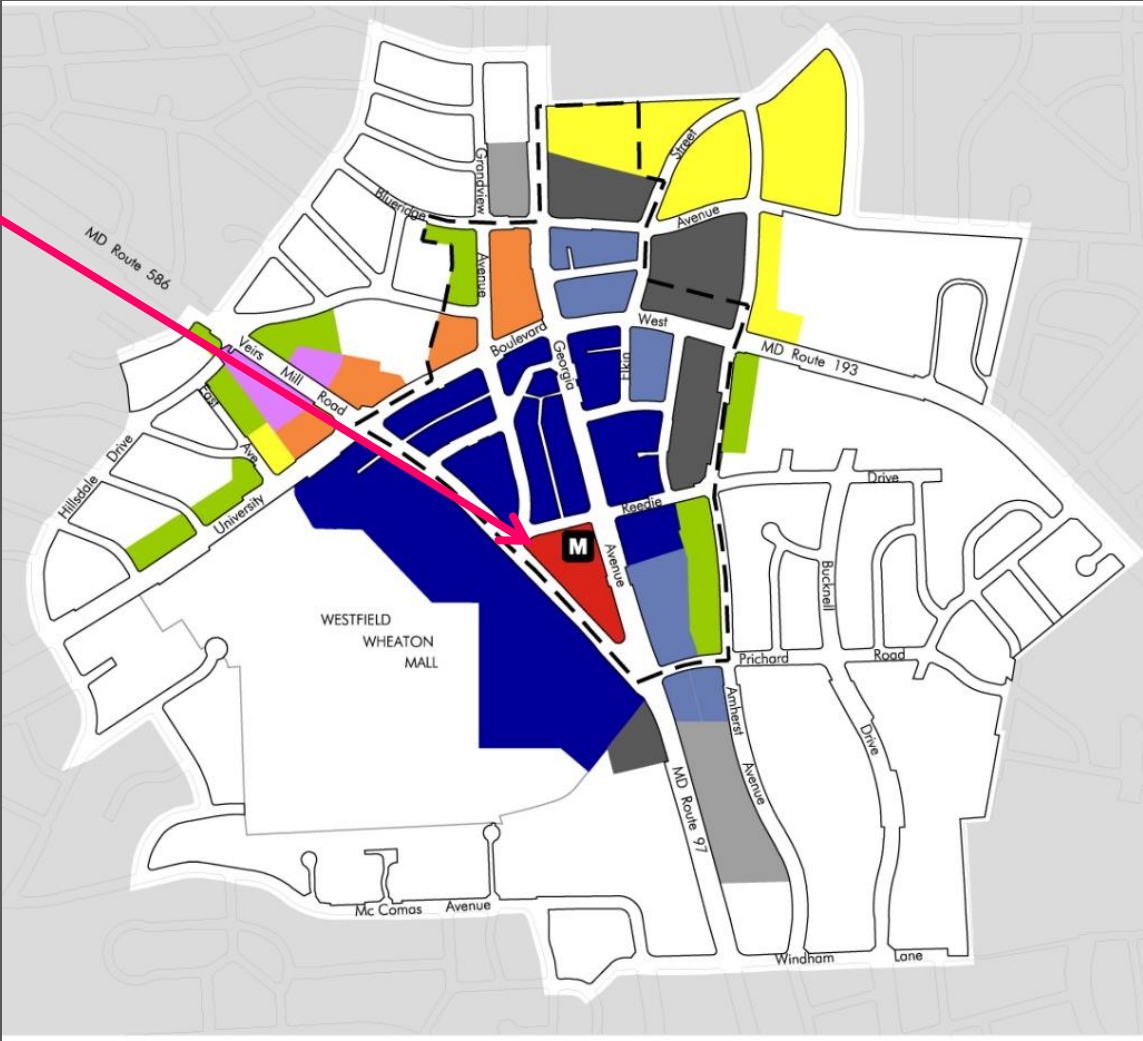


Proposed Zoning-Office Development



Proposed Zoning-Office Development

- CR 6: C 6.0, R 3.0, H 250
- CR 6: C 5.5, R 5.5, H 200
- CR 5: C 4.5, R 4.5, H 150
- CR 5: C 4.5, R 4.5, H 130
- CR 4: C 3.5, R 3.5, H 100
- CR 3: C 2.5, R 2.5, H 100
- CR 3: C 2.5, R 2.5, H 75
- CR 2: C 1.5, R 1.5, H 75
- CRN 1.5: C 0.5, R 1.5, H 45



Proposed Zoning-Office Development

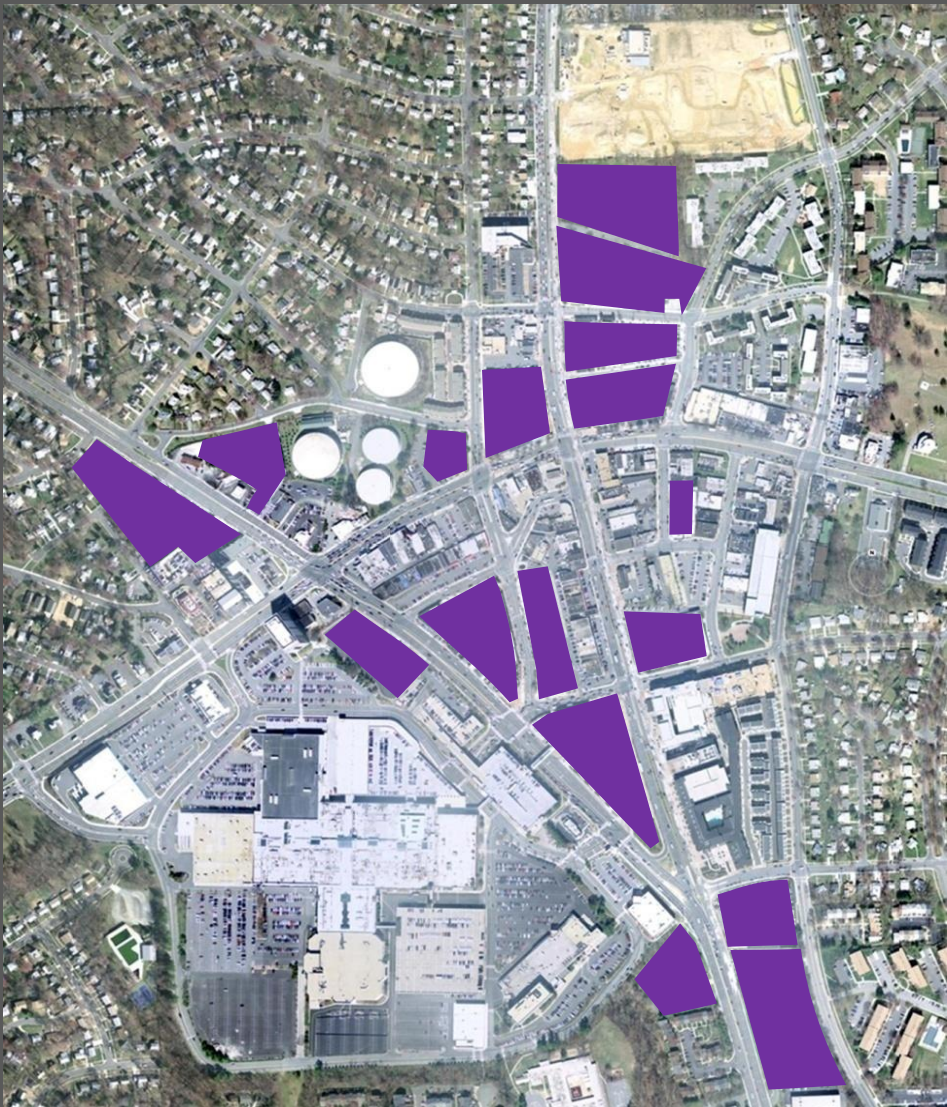
Proposed Zoning
Potential maximum commercial FAR:

6.25 Million square feet

=+25,000 jobs

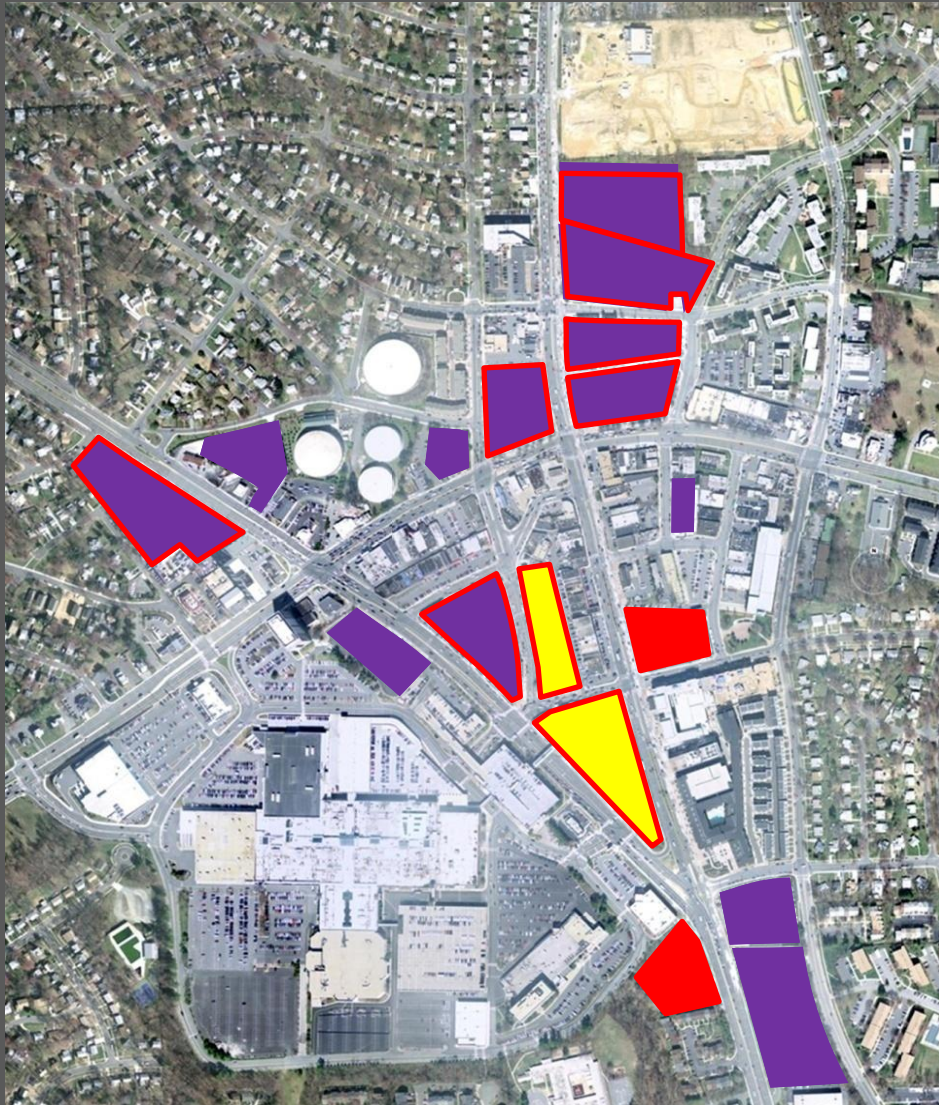
Change the jobs/housing balance estimate from
2.0:1 to 4.2:1.

Redevelopment opportunities



**Likely
Redevelopment
Sites**

Redevelopment opportunities



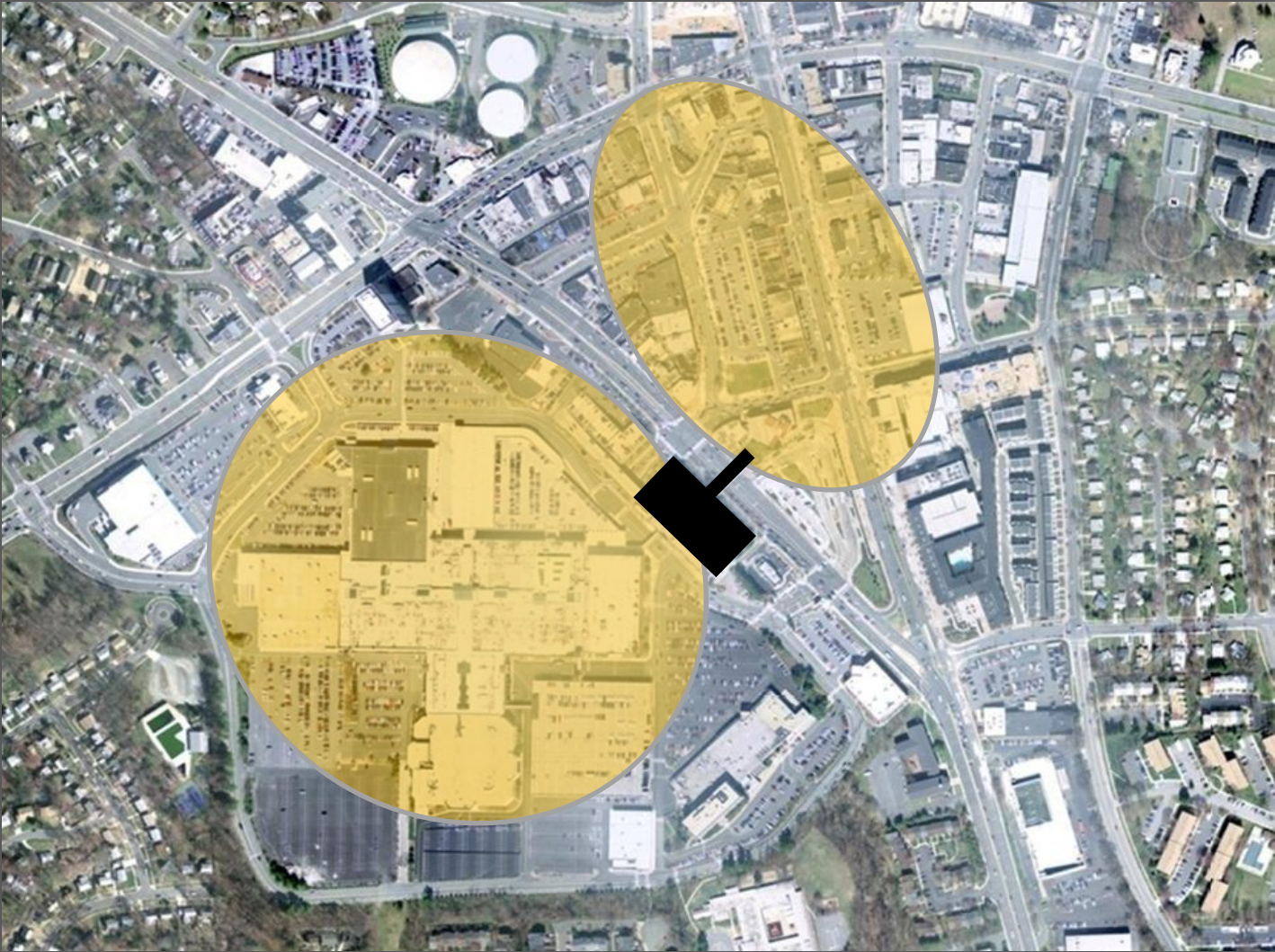
Likely Redevelopment Sites

- Sites with current plans for residential development
- County's revitalization initiative sites
- Owners have expressed interest in redevelopment
- Other potential redevelopments (single ownership)

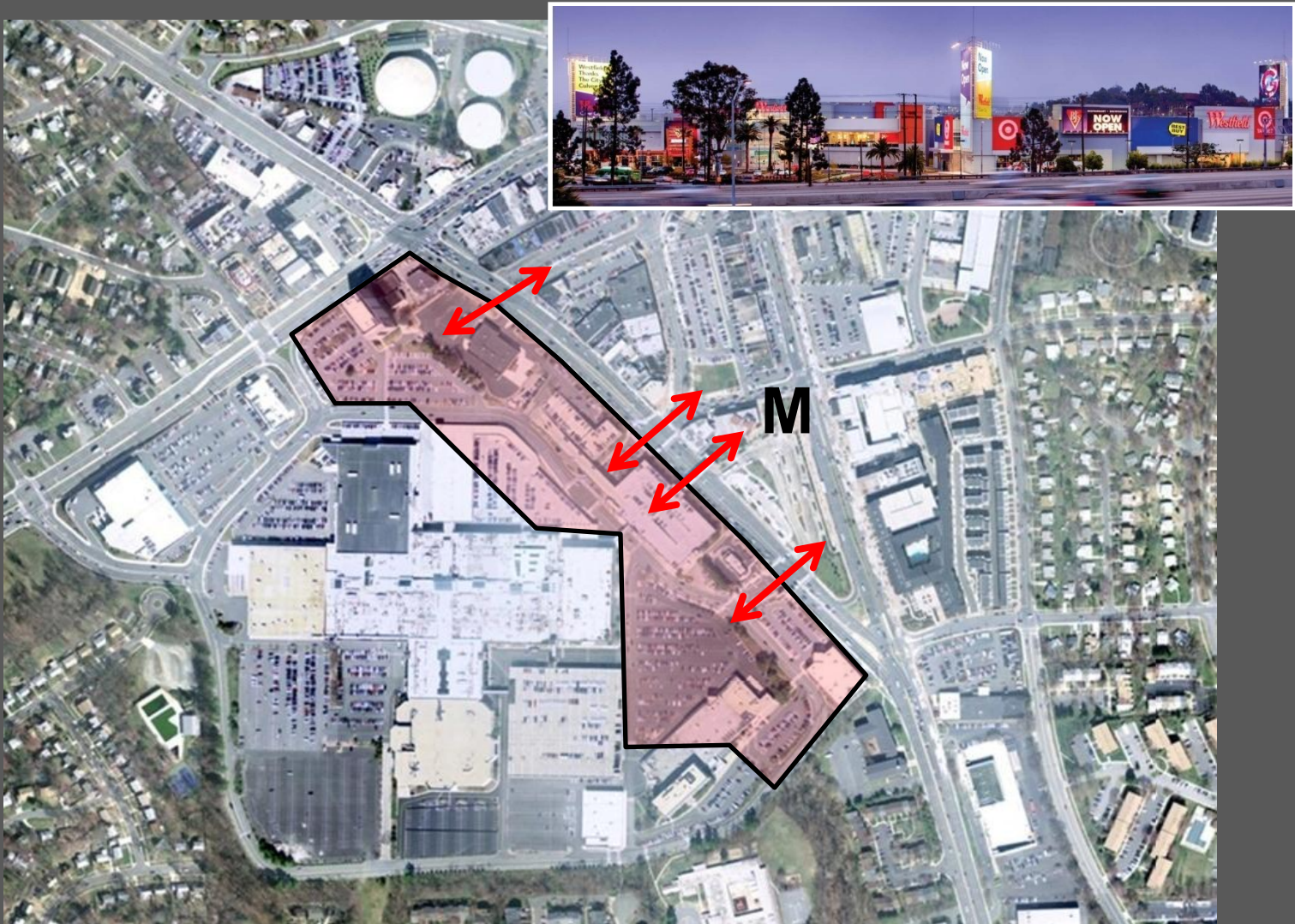
Redevelopment opportunities



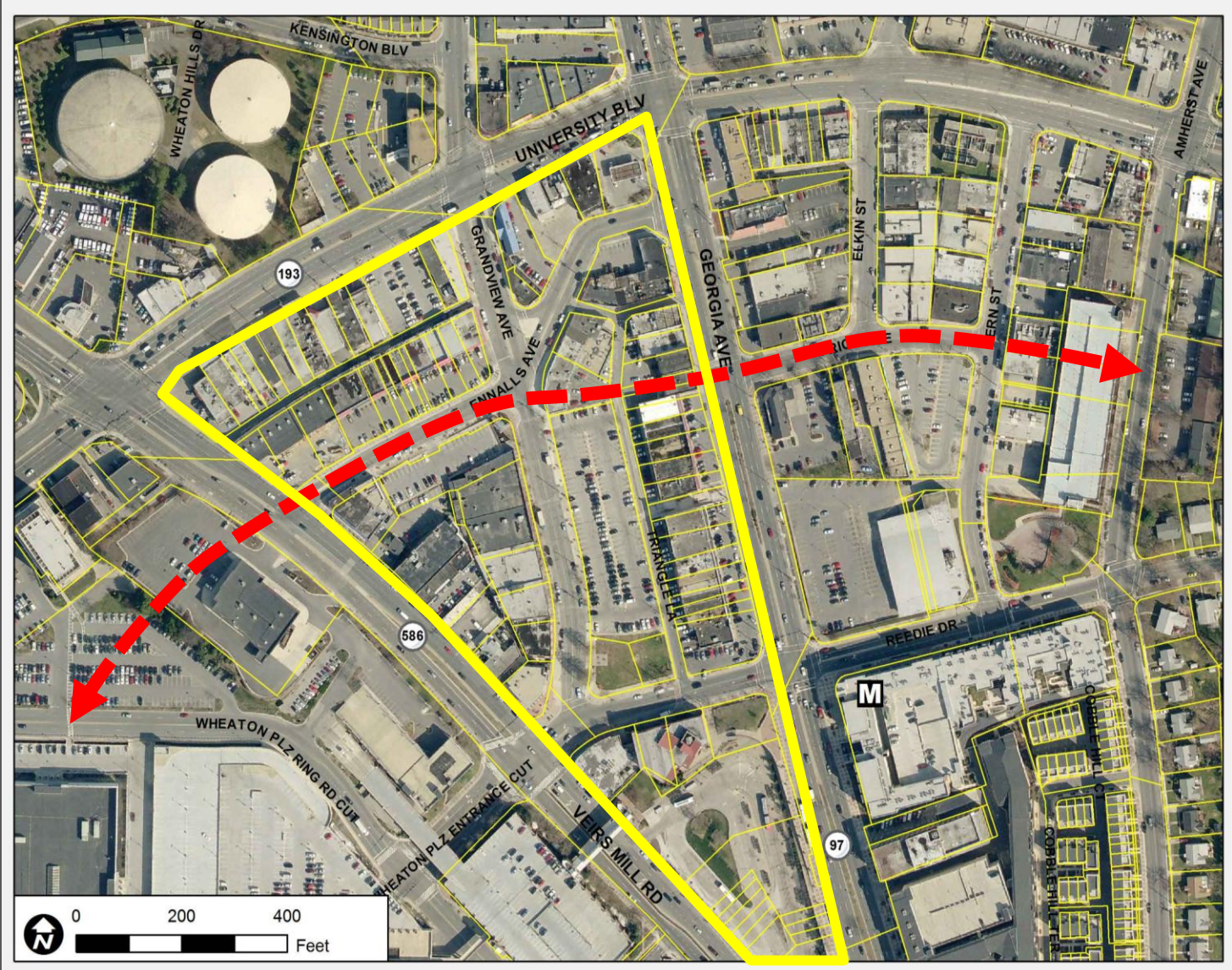
Integrate Westfield Mall into the Core



Integrate Westfield Mall into the Core



Ennalls- Price connection



Community Facilities

Crossways
Community center



The Proposed Plan

Positions Wheaton to take advantage of future redevelopment opportunities

Supports downtown revitalization

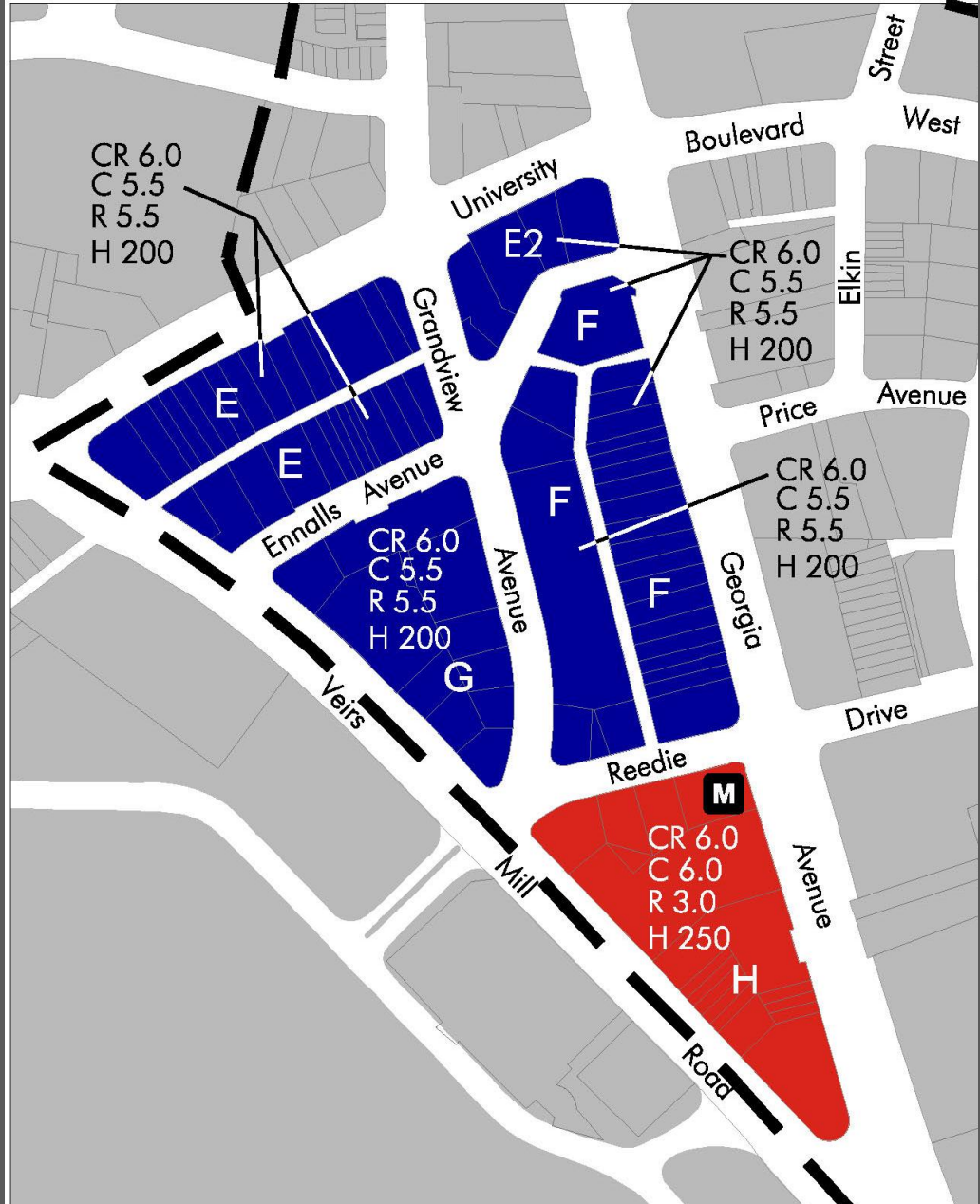
Addresses the quality of life issues

Creates a walkable, sustainable community

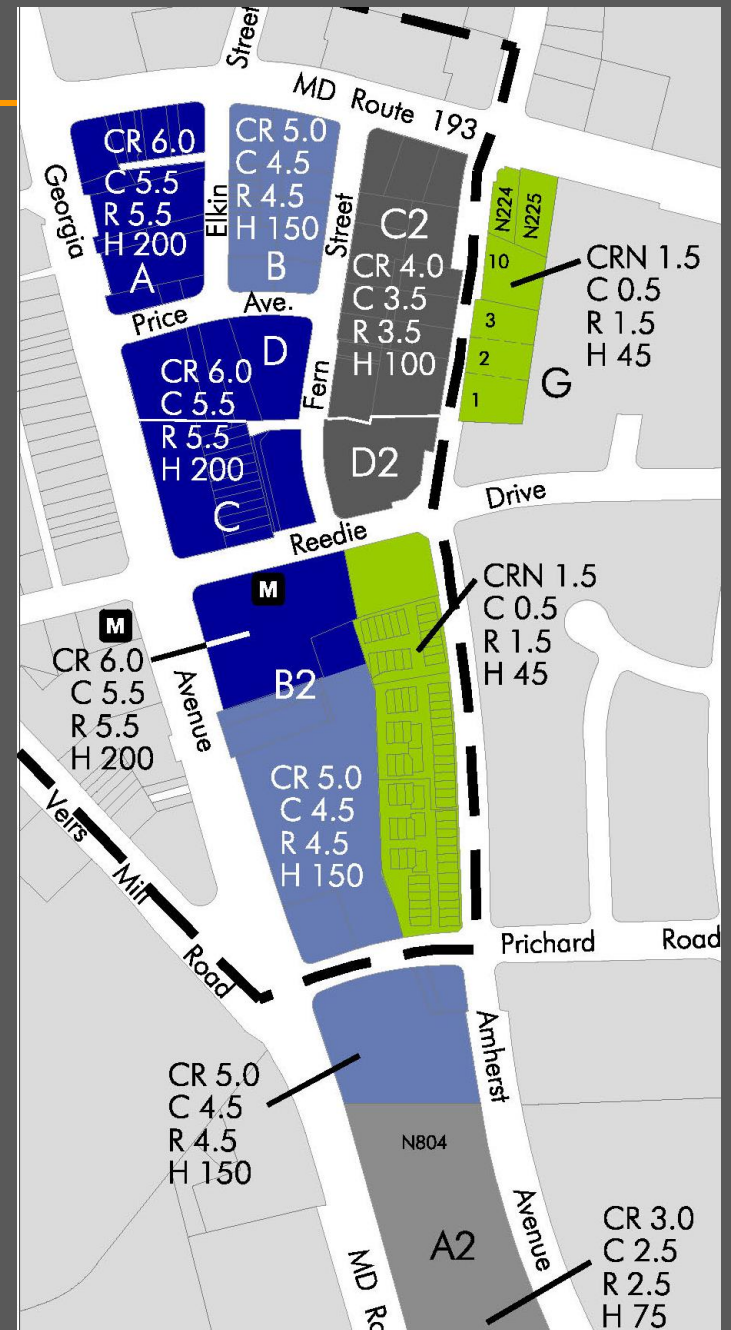


Wheaton Sector Plan

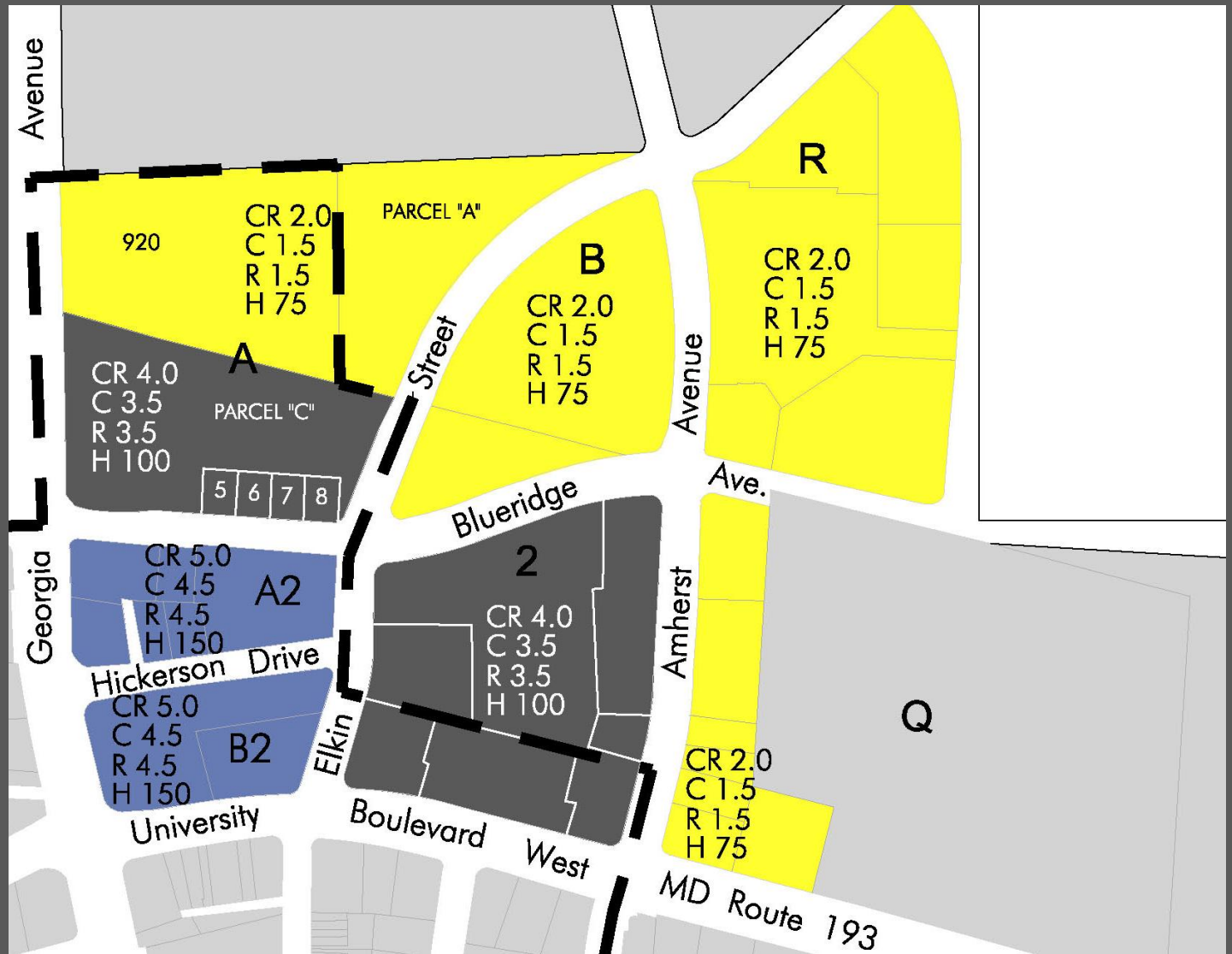
The Core District



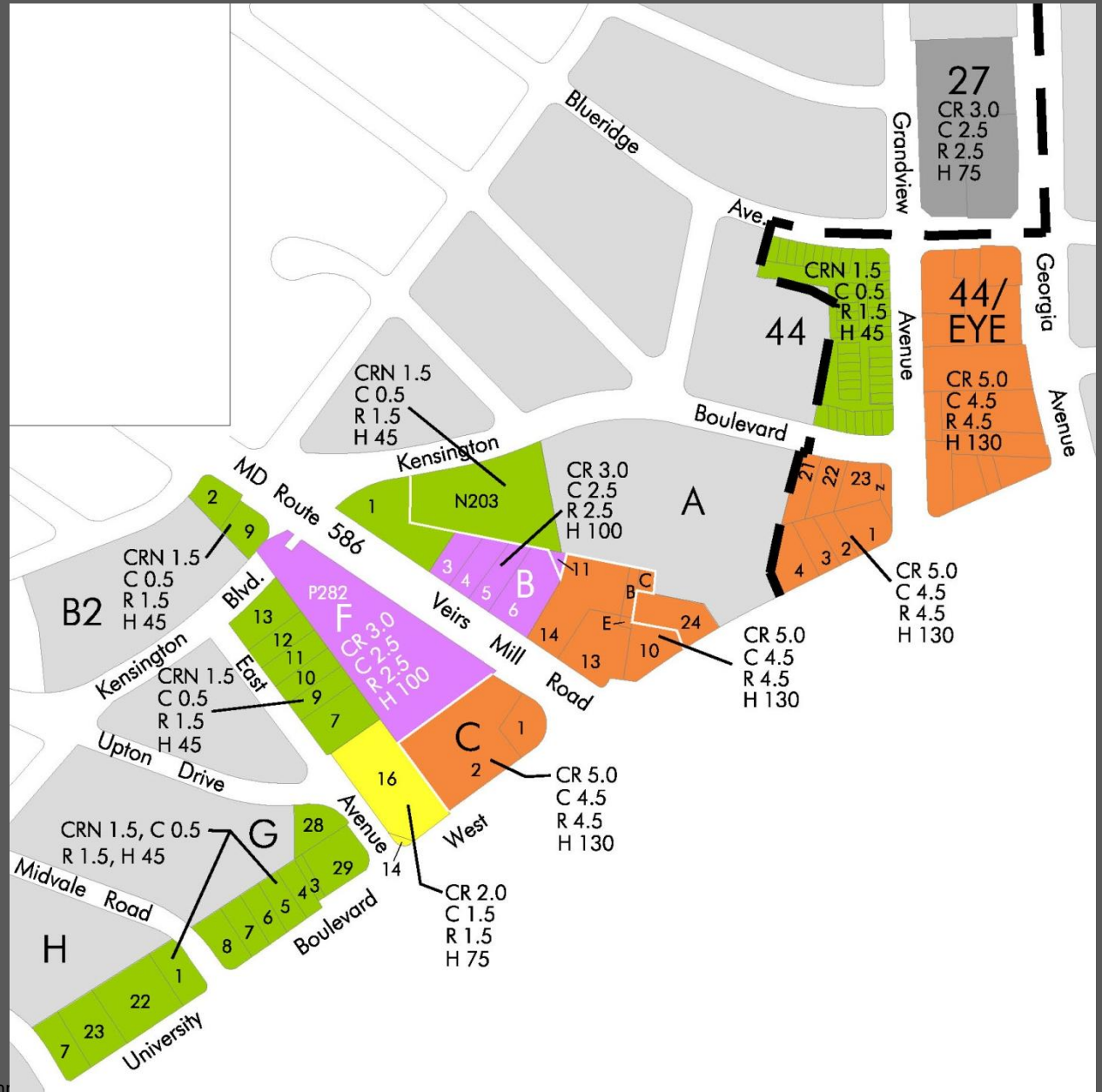
Price District



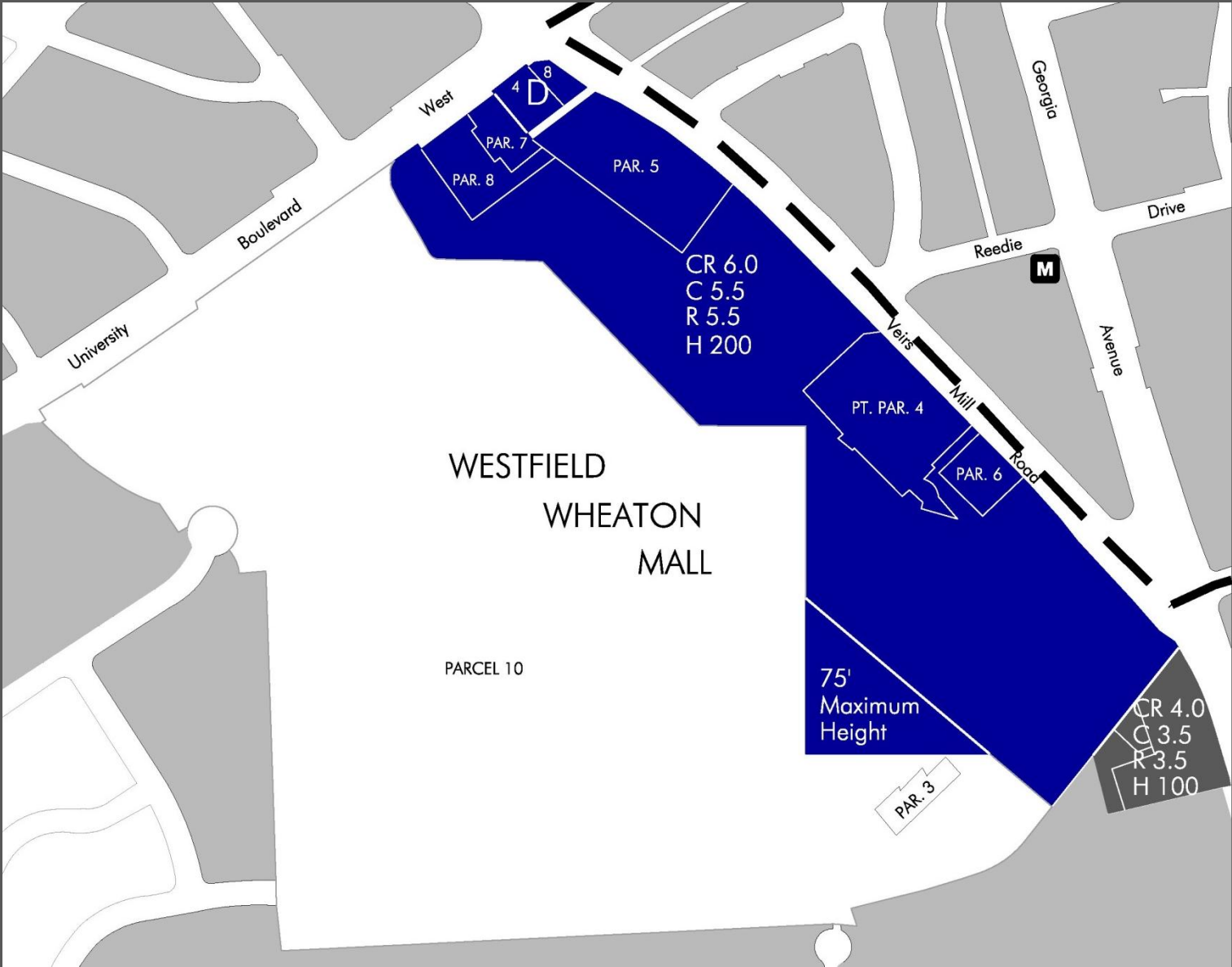
Blueridge District

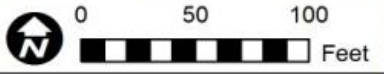
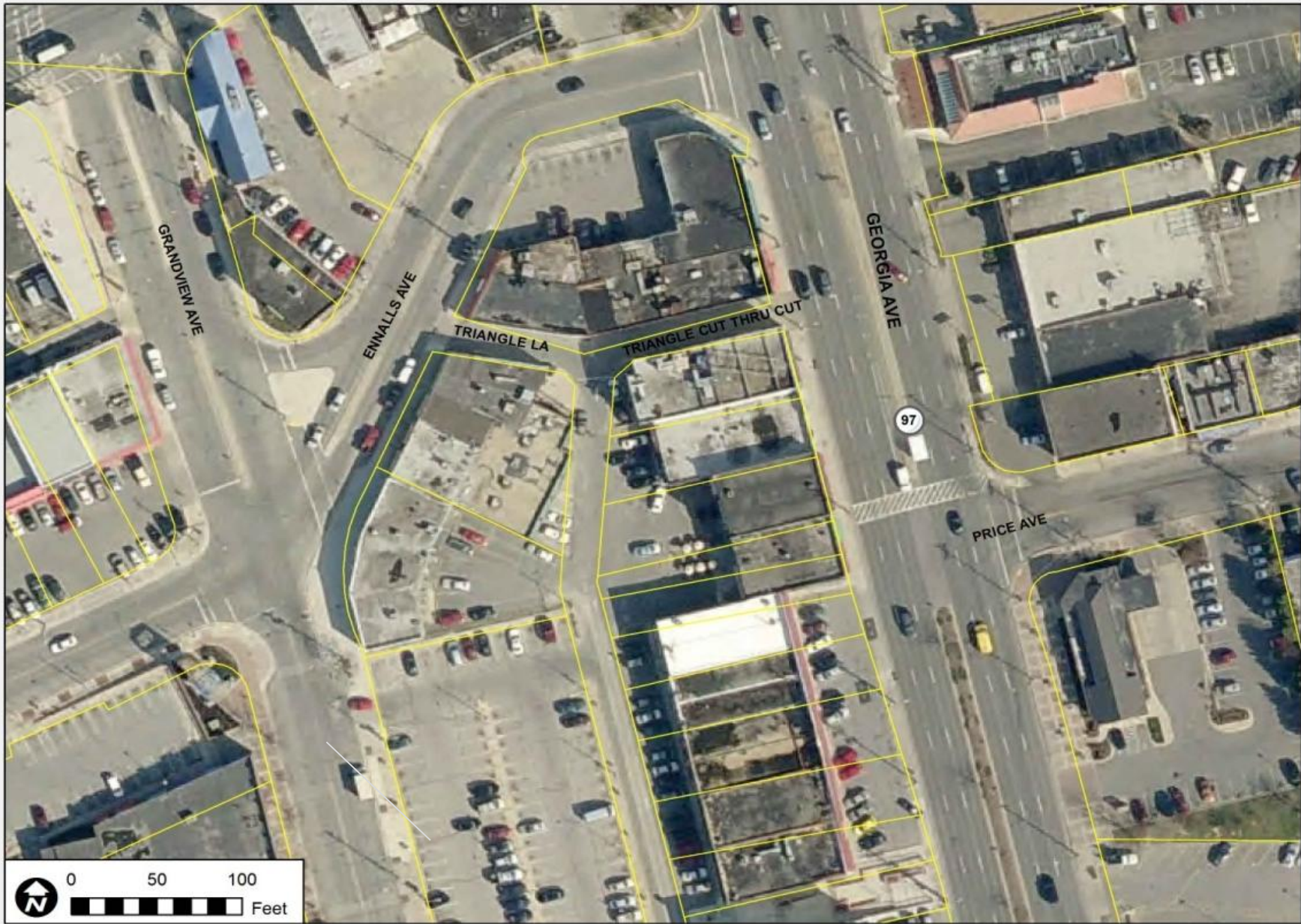


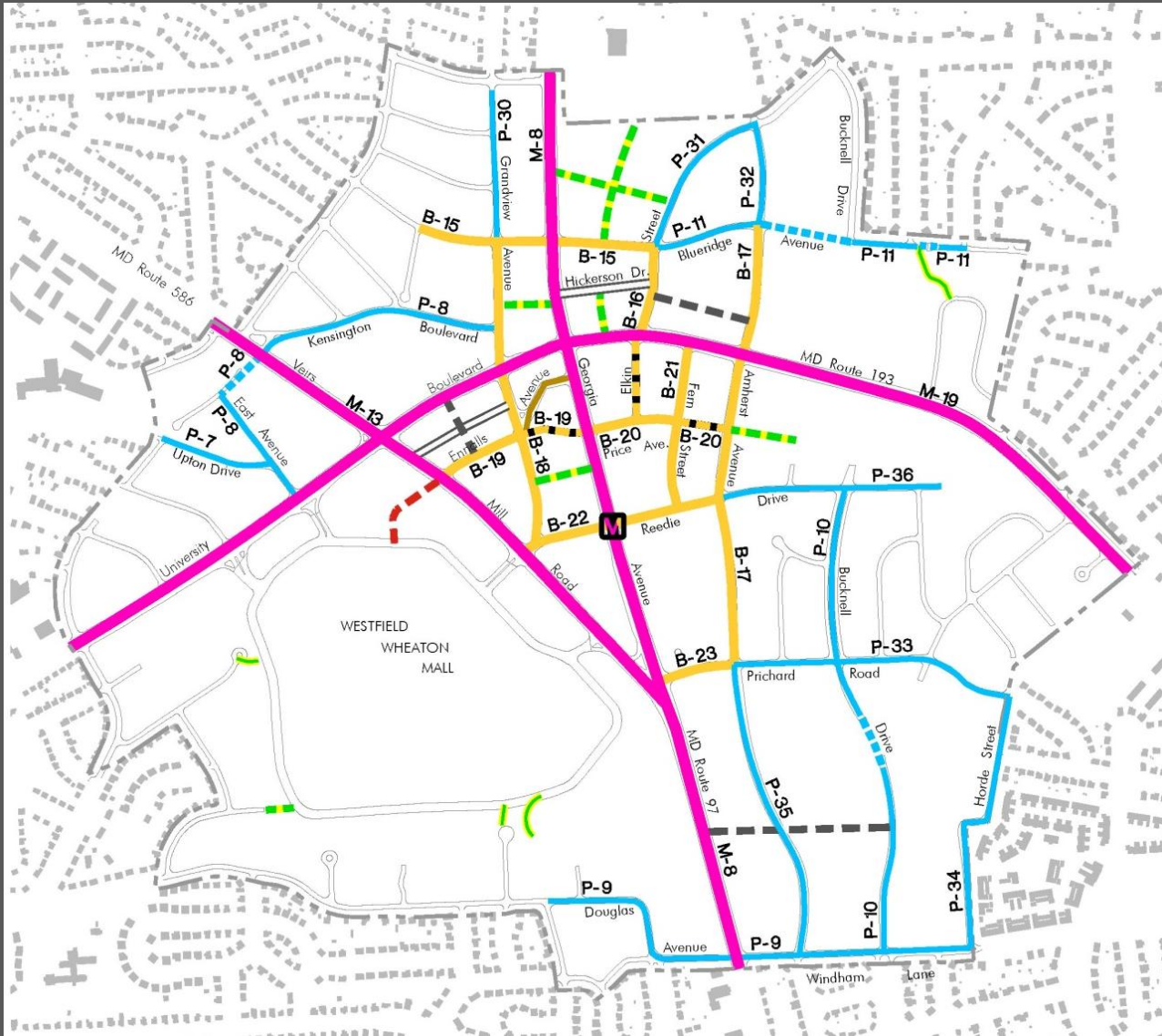
Kensington View/Wheaton Hills District



Westfield District







- M** Wheaton Metro Station
- Wheaton Sector Plan Boundary

Street Classifications

- Major Highway Existing
- Residential Primary Existing
- - - Residential Primary Proposed
- Business Existing
- - - Business Proposed
- Abandon
- Local Street Existing *
- - - Local Street Proposed *
- - - Private Street Proposed *

Pedestrian Connections

- Existing *
- - - Proposed *

* Not designated in the Master Plan of Highways. Alignments to be determined during the development review process. These connections could be public or private.

