

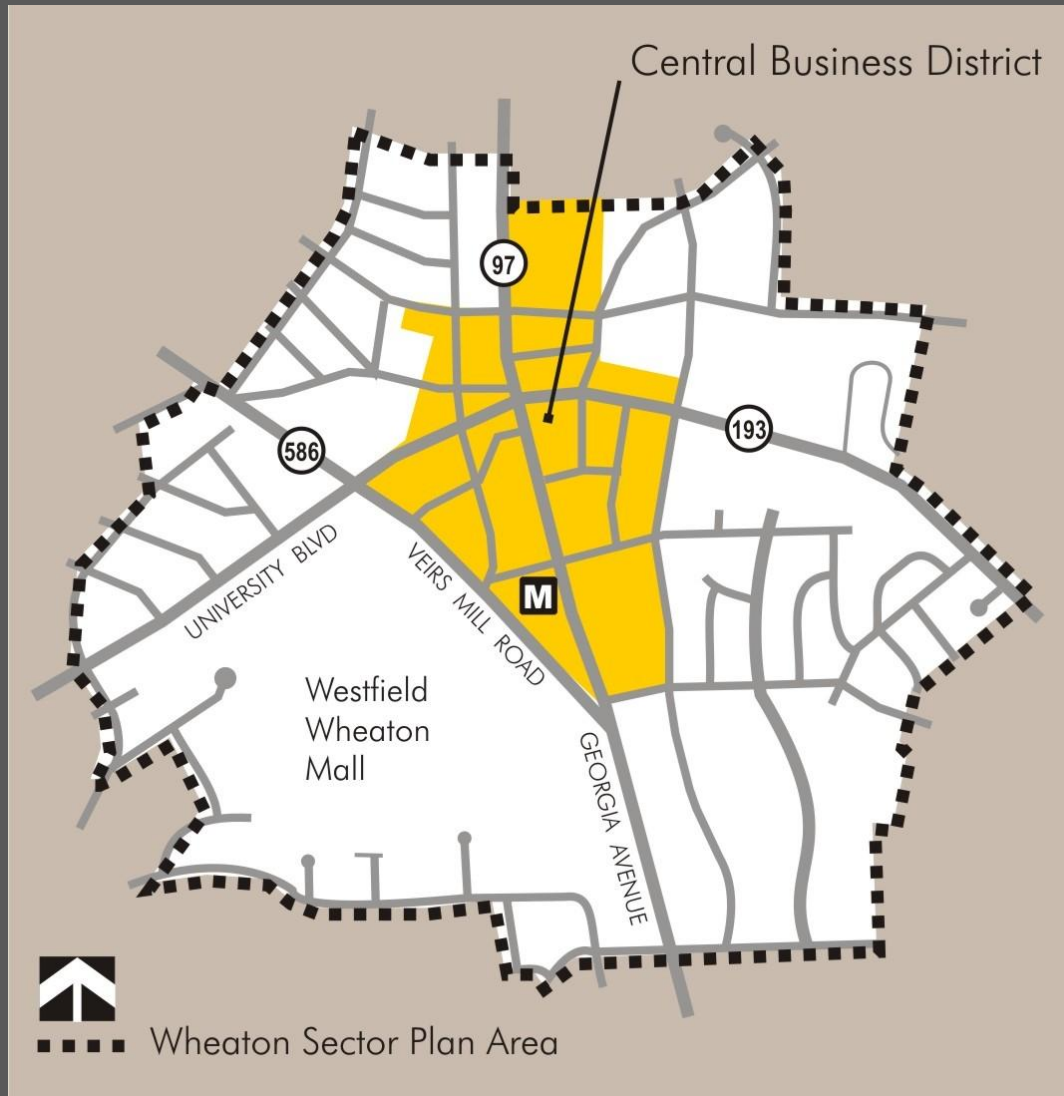
Wheaton



PRELIMINARY RECOMMENDATIONS



Wheaton





Finding the **right balance**

of land uses

within the **diversity unique to Wheaton**



Wheaton's Role in the County

Wheaton + Silver Spring =

full set

Services
employment,
housing opportunities

for the eastern half of the County



Create
more diverse local economy

Expand
connections

Wheaton is positioned to become
a future growth area for the County





Overarching Principles

Diversity

Connections

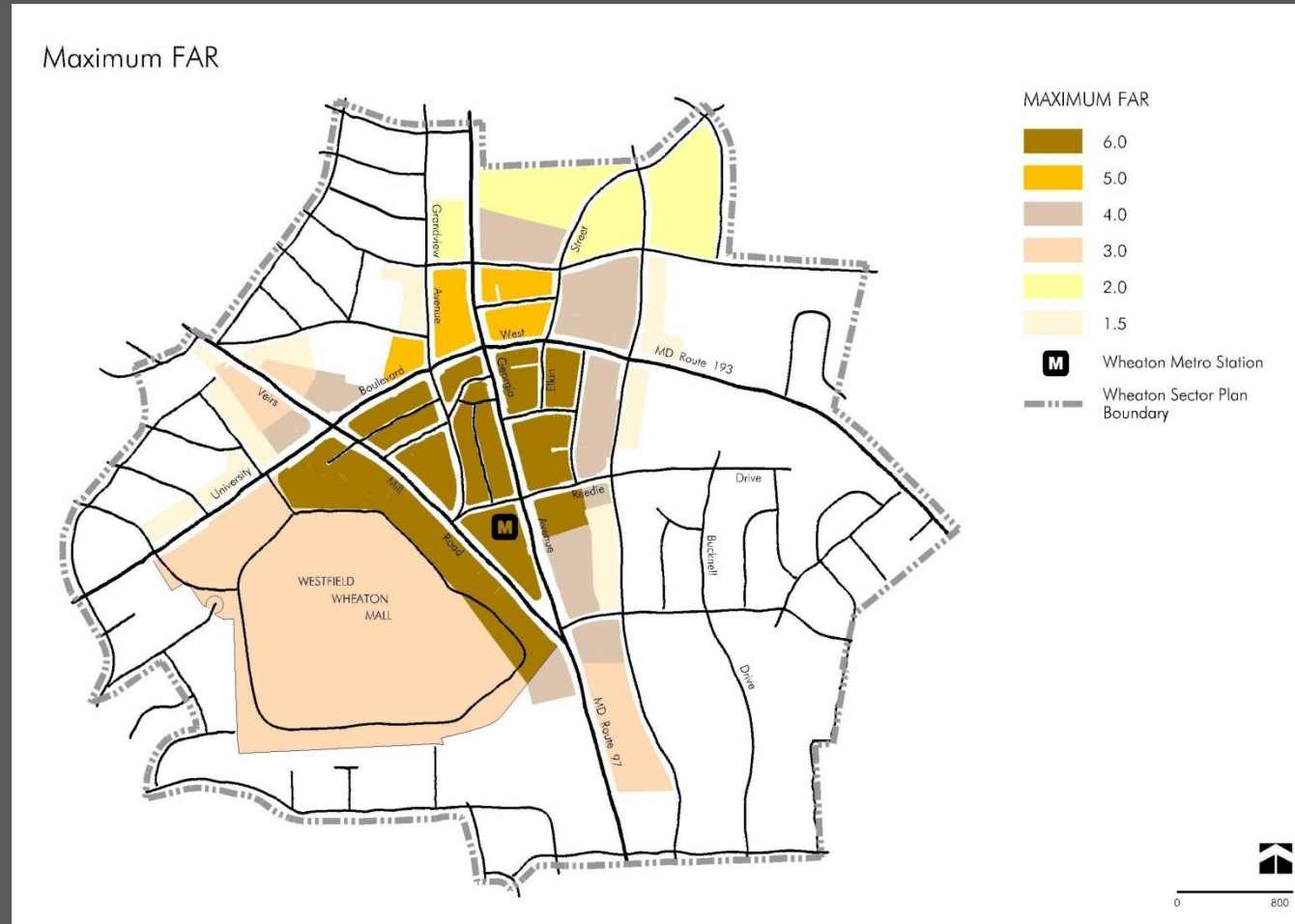
Design

Environment

Districts

Proposed Land Use and Zoning

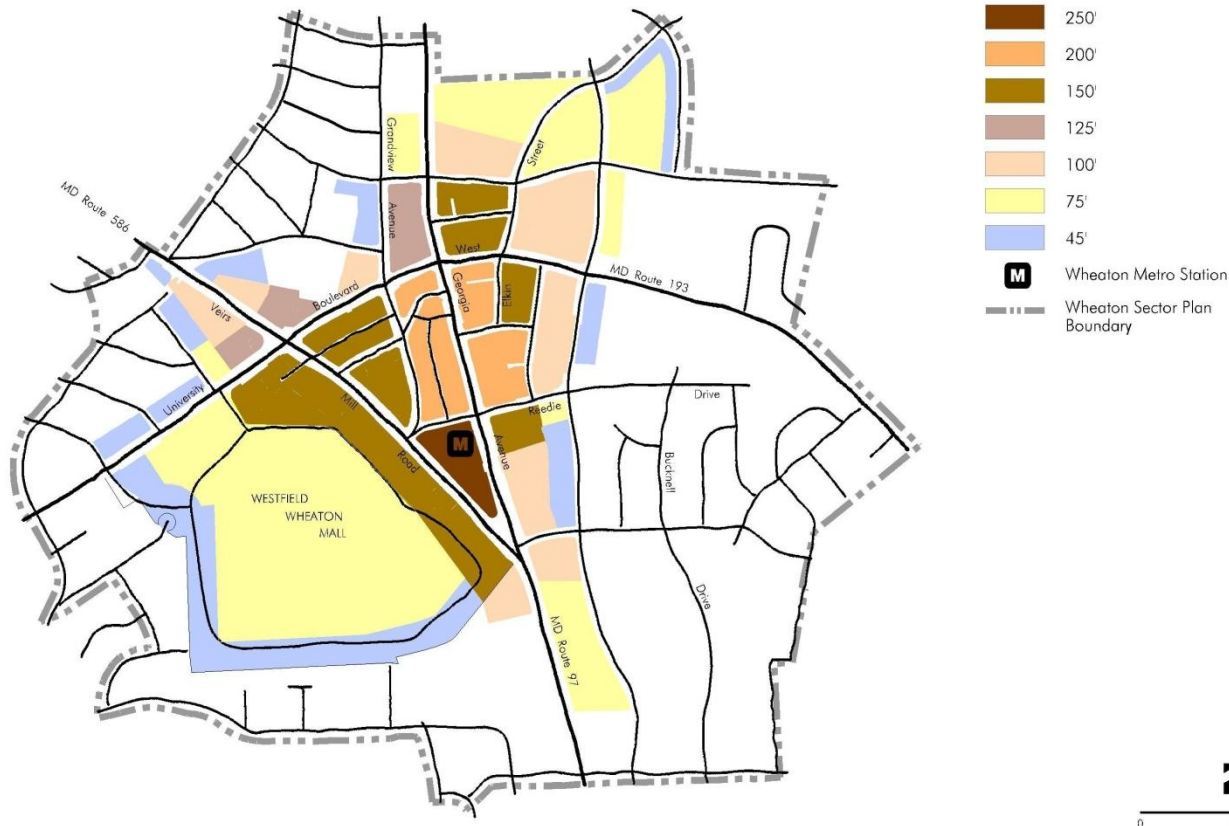
Density



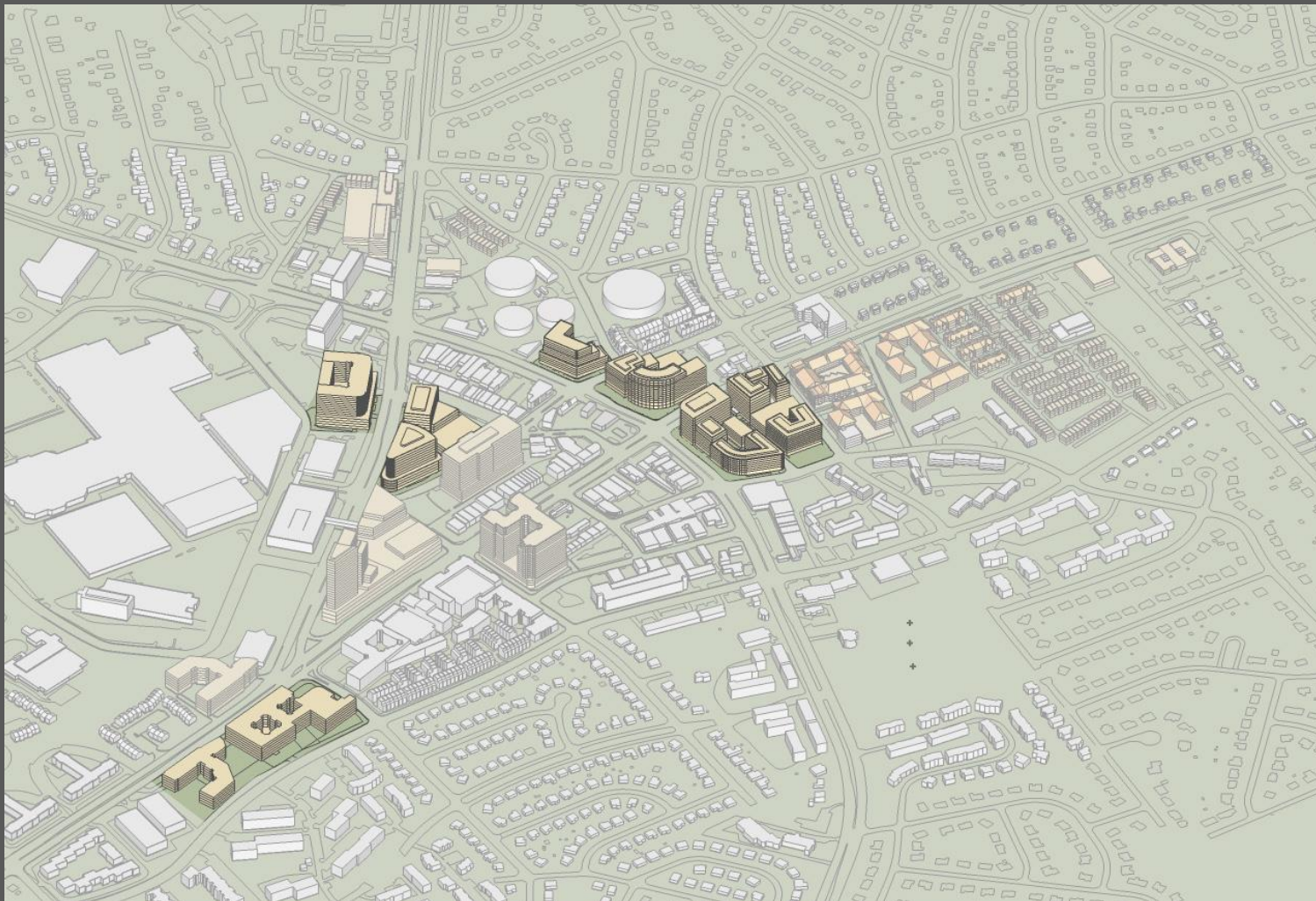
Proposed Land Use and Zoning

Building Heights

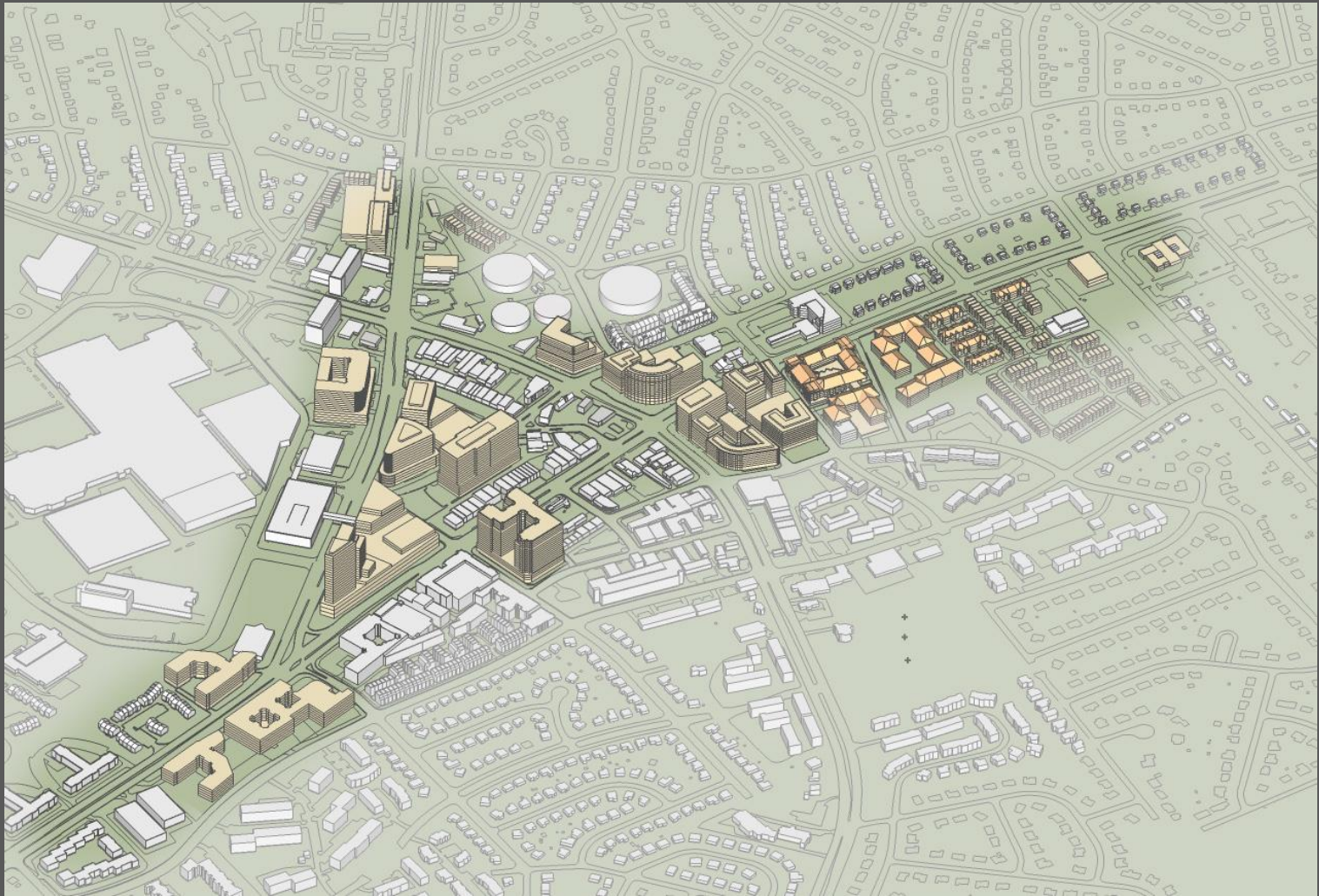
Maximum Building Heights



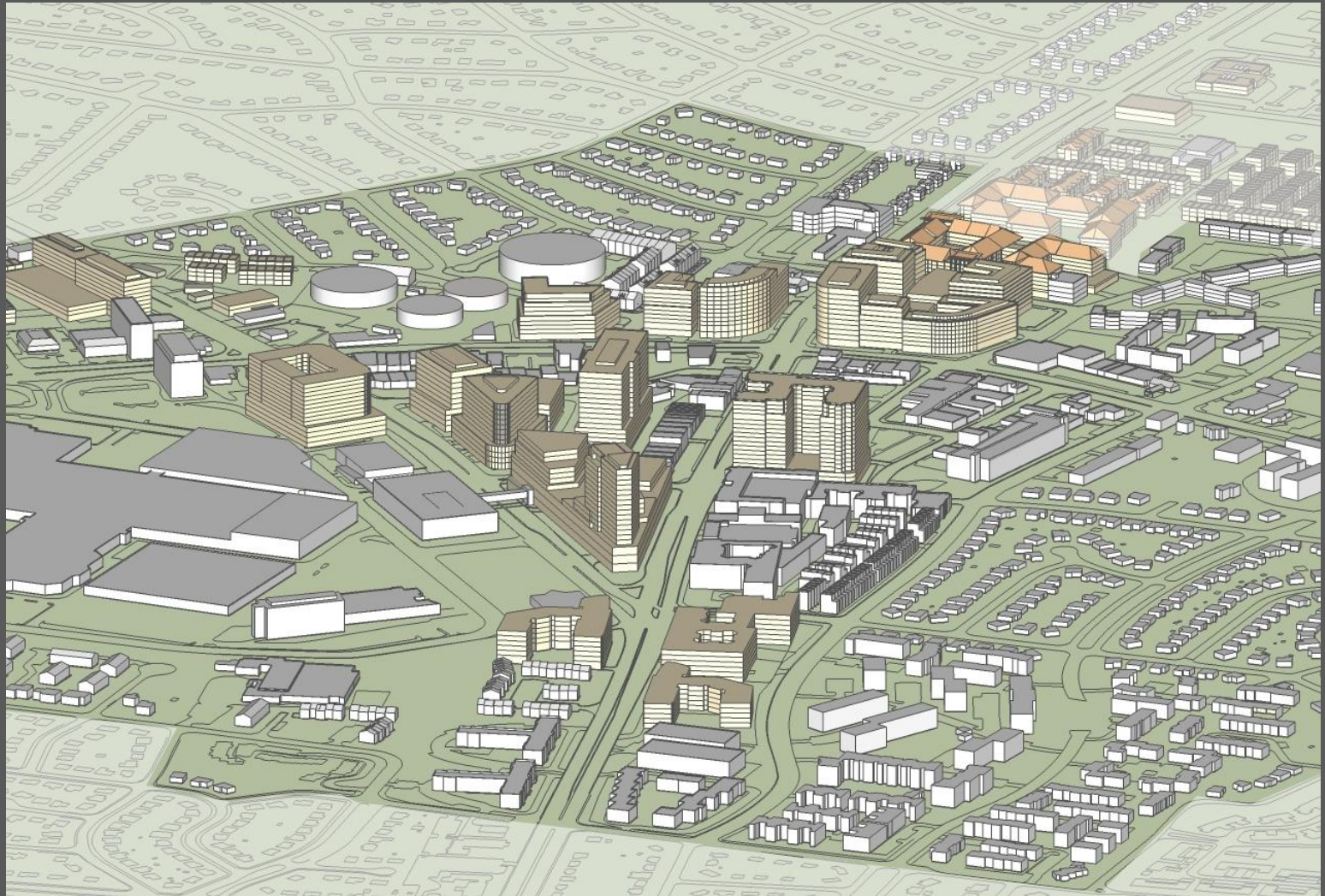
Perspectives – Proposed Zoning



Perspectives – Proposed Zoning



Perspectives – Proposed Zoning





Revitalization Strategy

Short Term

Temporary public use spaces

Long Term

Public/Private Partnerships

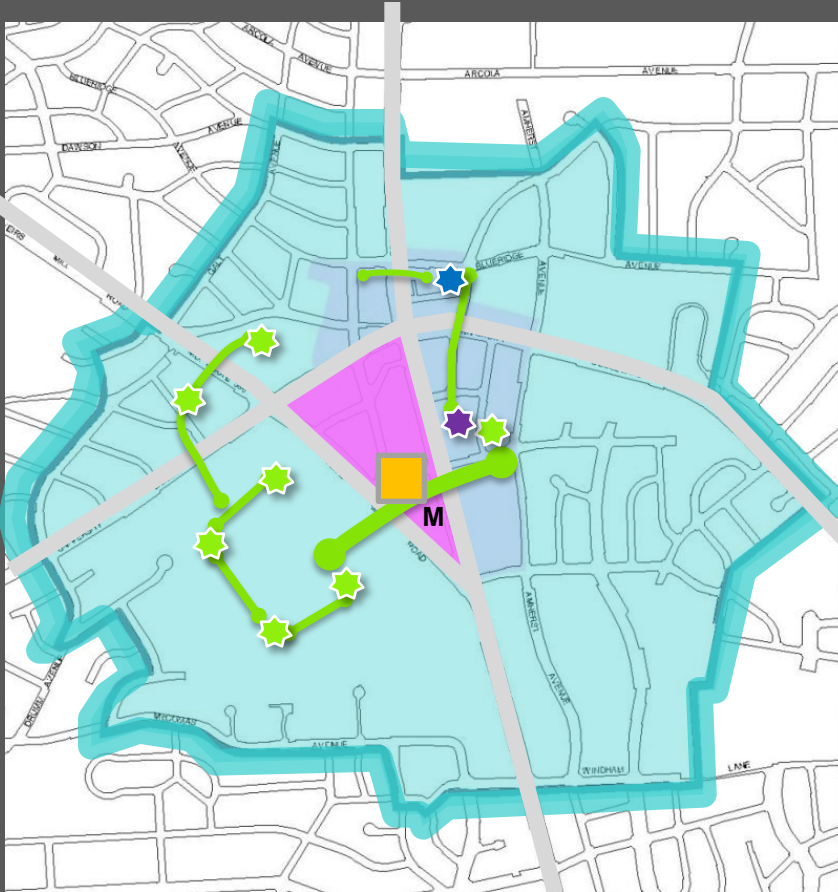
Street Activity

Nighttime Economy

Public Use Spaces

Public Open Space

Public Use Space as Catalyst



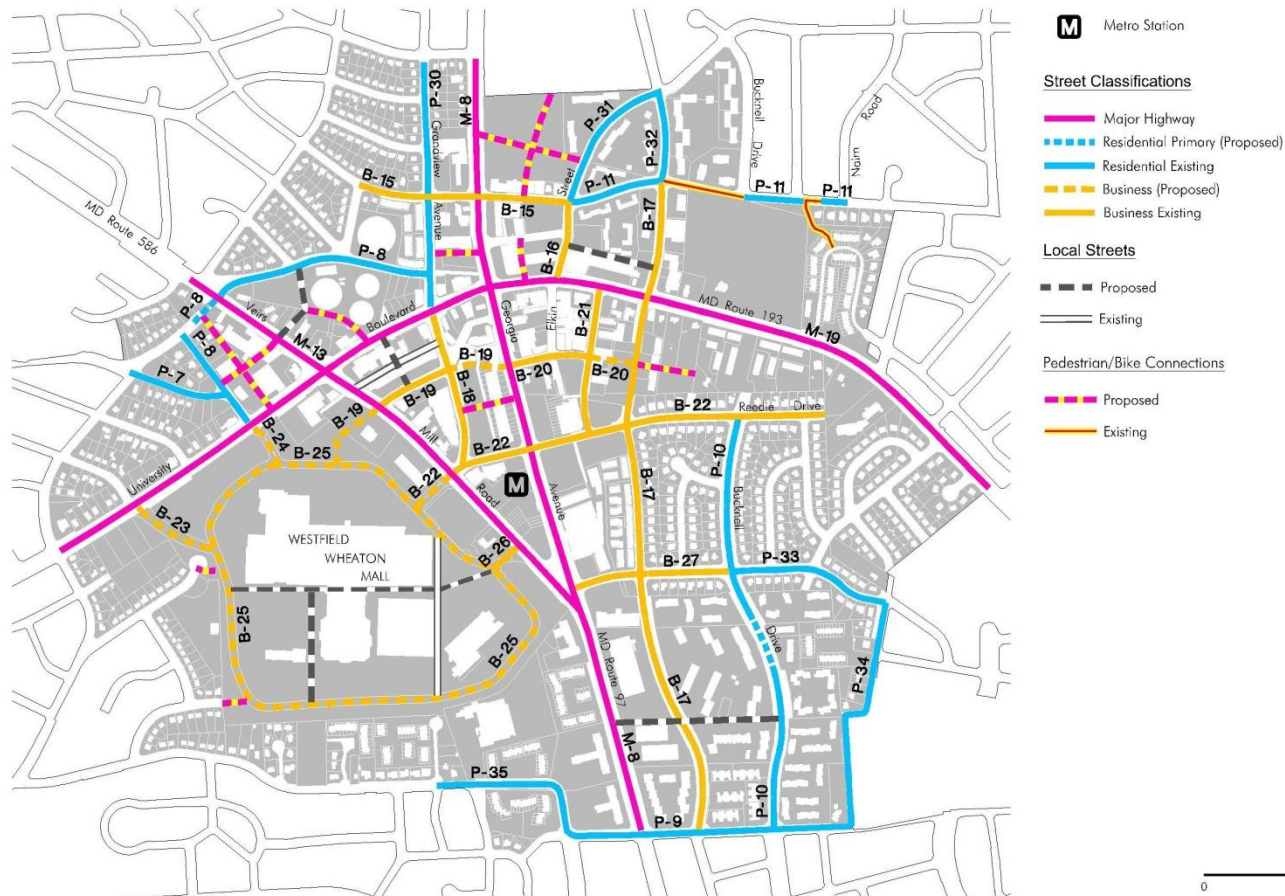
- Core District
Major Civic Space
- ★ Blueridge District
Central public use space
- ★ Price District
Central public use space



Mobility

The Street Network

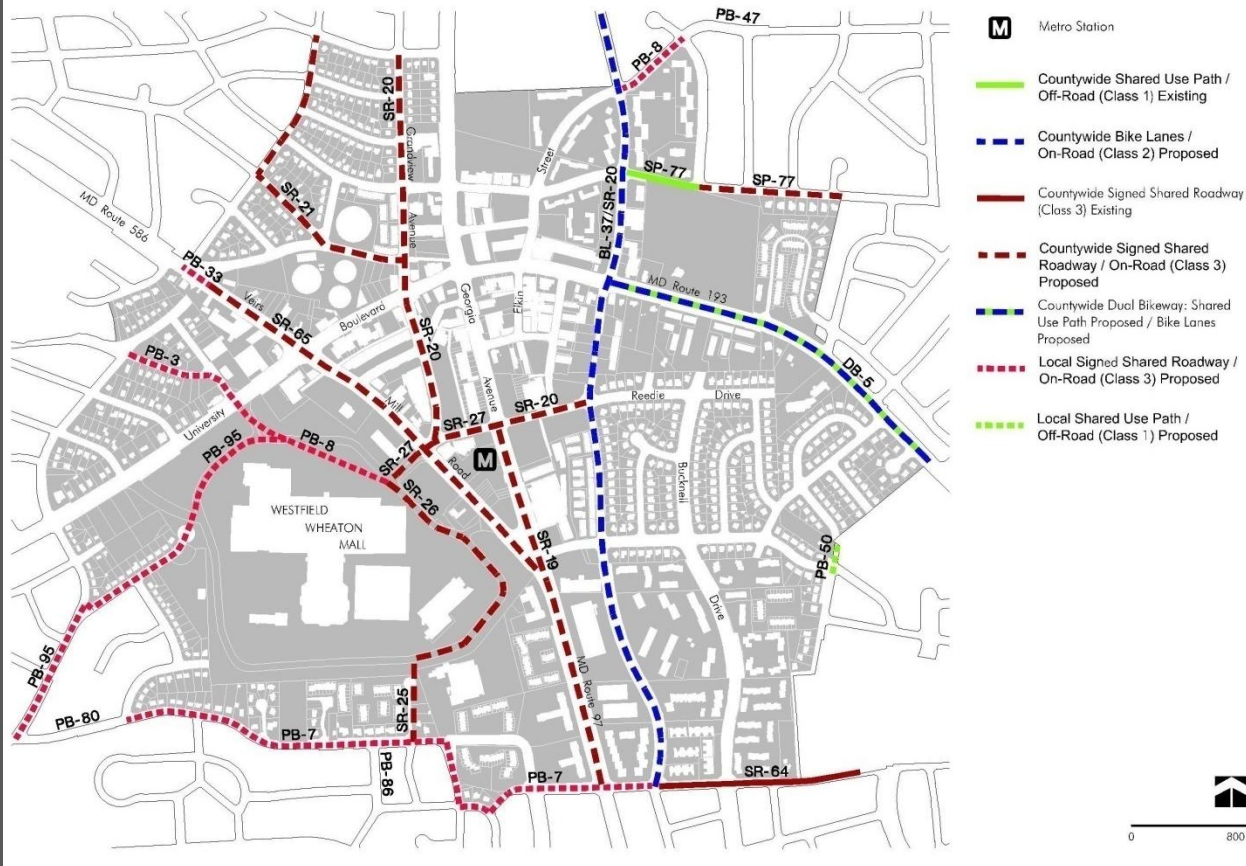
Existing and Proposed Street Network



Proposed Land Use and Zoning

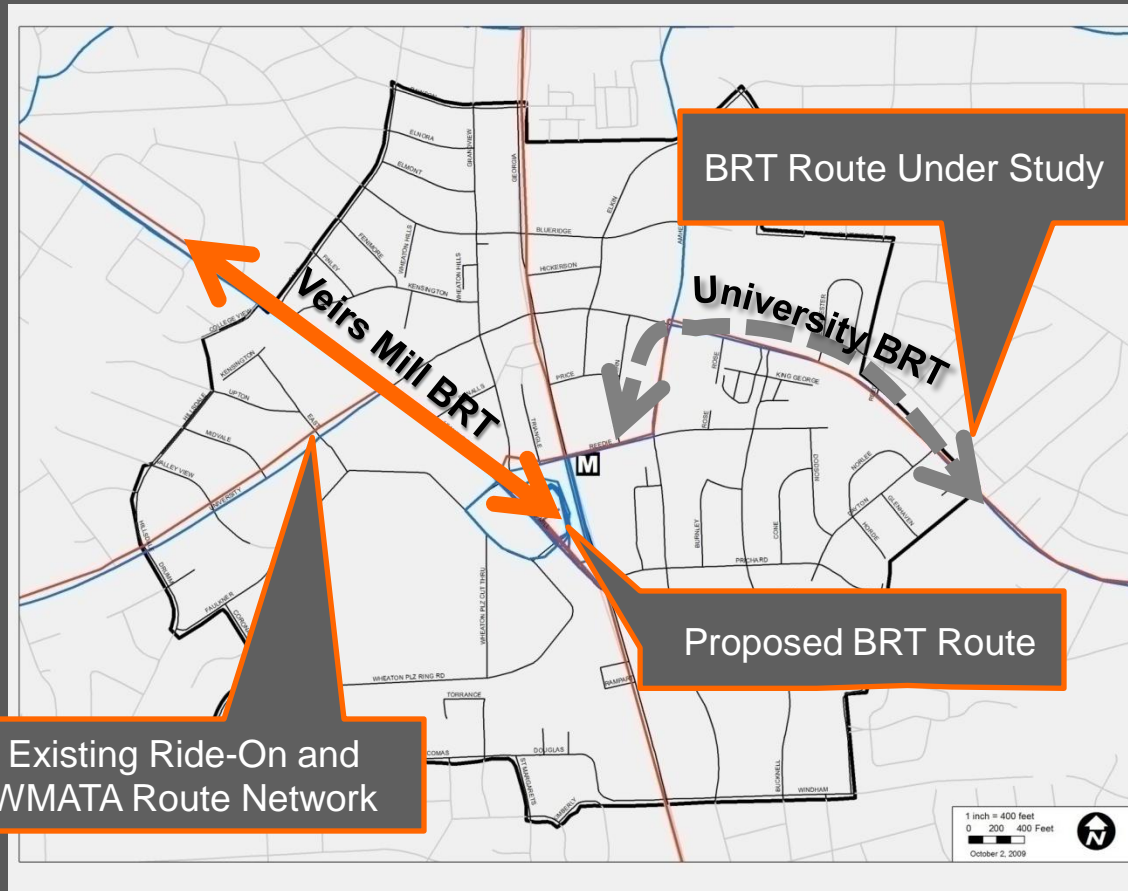
Bikeway Network

Existing and Proposed Bikeways



Improve Transit

Enhance Bus Service feeding Metrorail and High Ridership Corridors



Wheaton Sector Plan - Environmental

Connect the built environment to the natural



Wheaton Sector Plan - Environmental

Increase tree canopy coverage



Wheaton Sector Plan - Environmental

Minimize and mitigate for impervious surfaces



Wheaton Sector Plan - Environmental

Raise awareness of water flow through increased
visibility



Wheaton Sector Plan - Energy

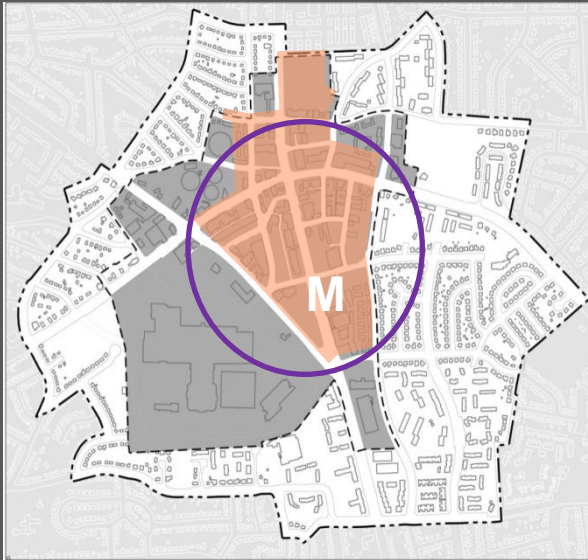
Minimize energy consumption through redevelopment

- Integrating site and building design
- Using natural systems
- Producing energy on-site



Community Facilities

Public Park Facilities

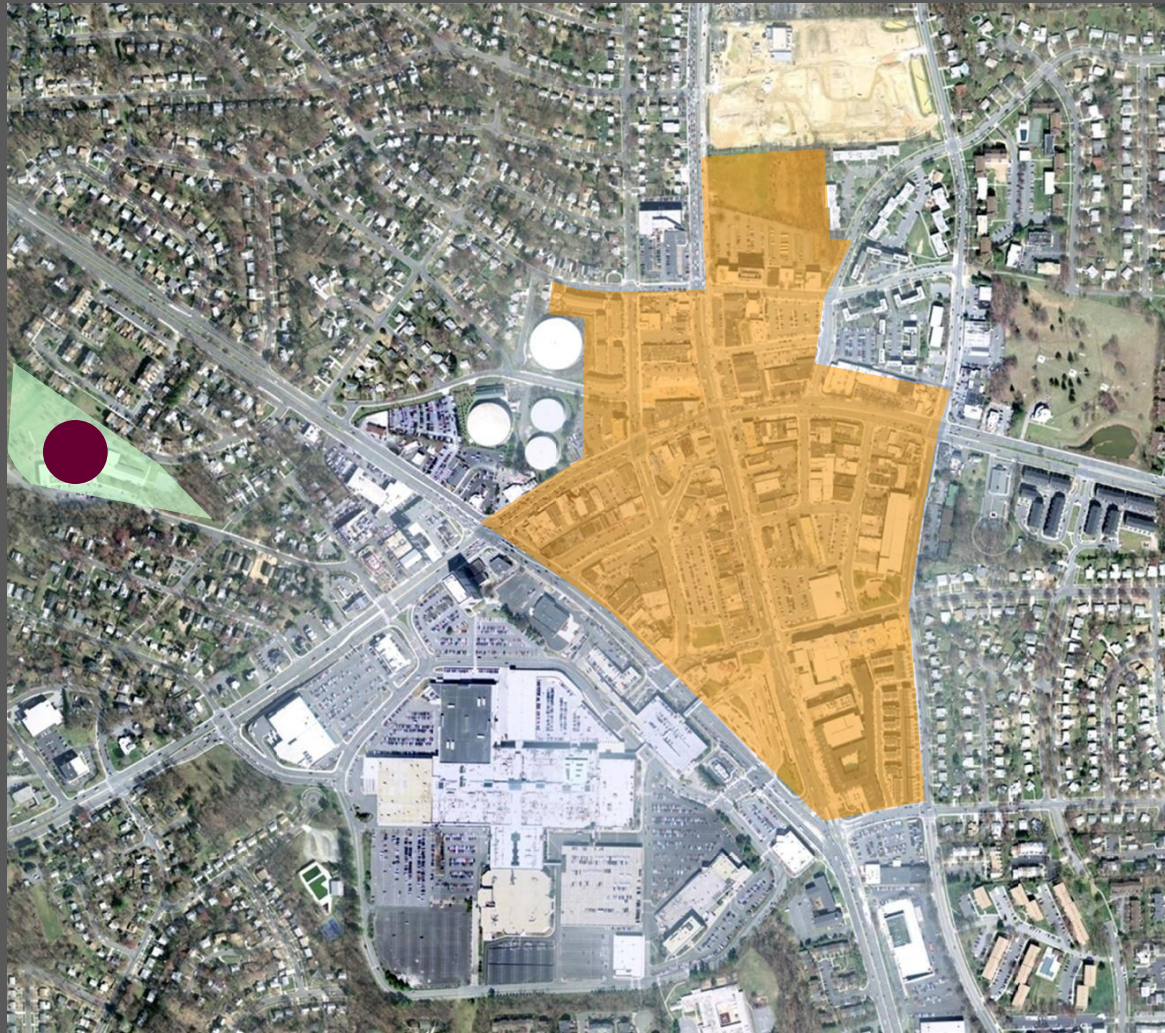


Provide **Metro accessible** community facilities in the CBD



Community Facilities

Proposed Elementary School Site

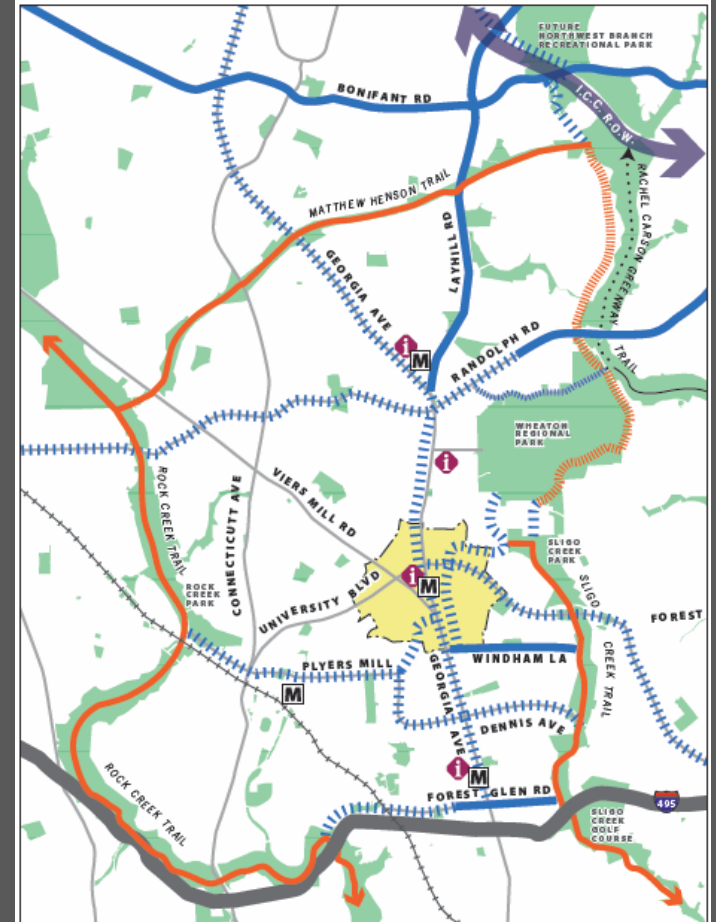
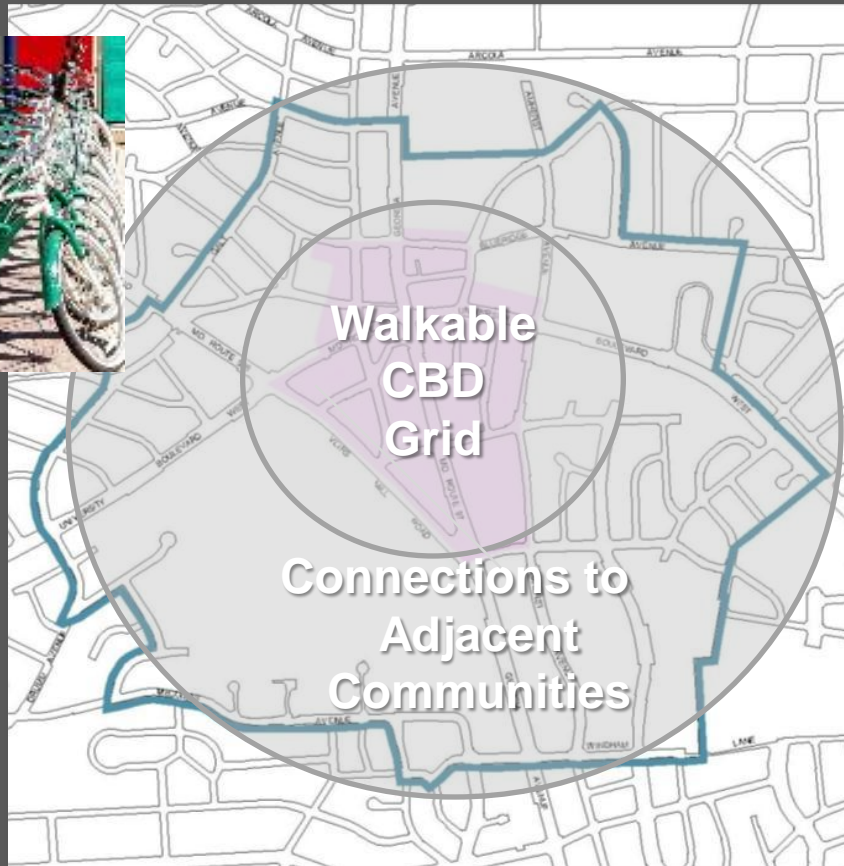


Crossway
Community Center-
7.049 Acres

Public Properties
CBD BOUNDARY

Park Connections

Improve connectivity from the planning area to adjacent communities and nearby regional parks and trails



Proposed Parks

Civic Open Space – Vicinity of Parking Lot #13



Implementation

Capital Improvements Program Zoning

Creates different scaled mixed use areas

Blends with surrounding neighborhoods

Creates active streetscapes where pedestrian activity is the focus





Why a new mixed use zone?

Higher level of certainty

density

height

achieving mixed uses

diversity of public amenities

closely matched to sector plan

More and better defined public benefits



Commercial / Residential Zone

CR2.0 C1.0 R1.5 H80

CR: commercial / residential uses

CR = 2 x total floor area

C = up to 1.0 x max commercial floor area

R = up to 1.5 x max residential floor area

H = 80-foot height limit

To achieve the max 2.0 floor area = mix uses

examples

Large lot, medium density

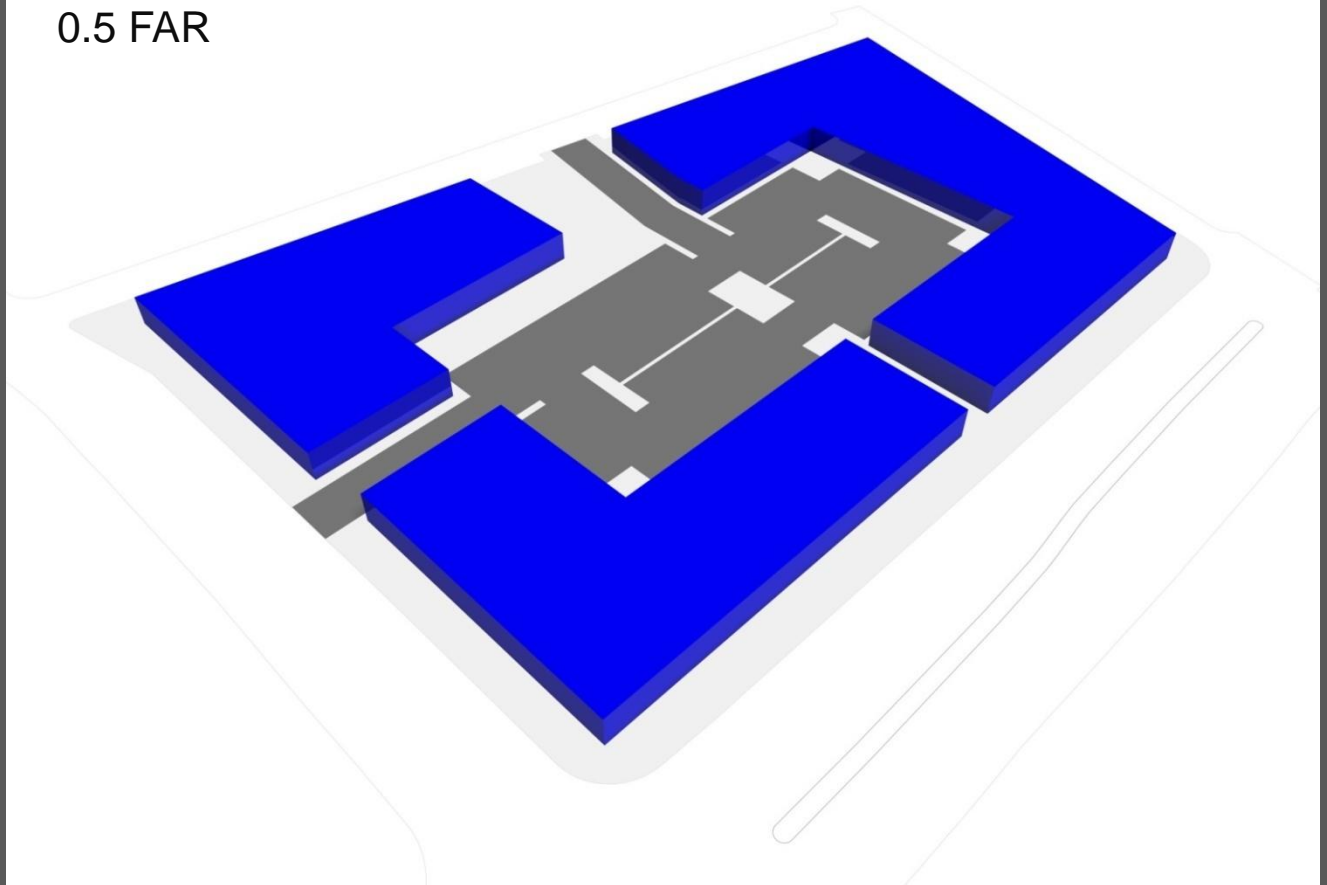


CR-2.0, C1.0, R1.0, H75
3.19 acres

examples

Public benefits must be provided to exceed 0.5 FAR

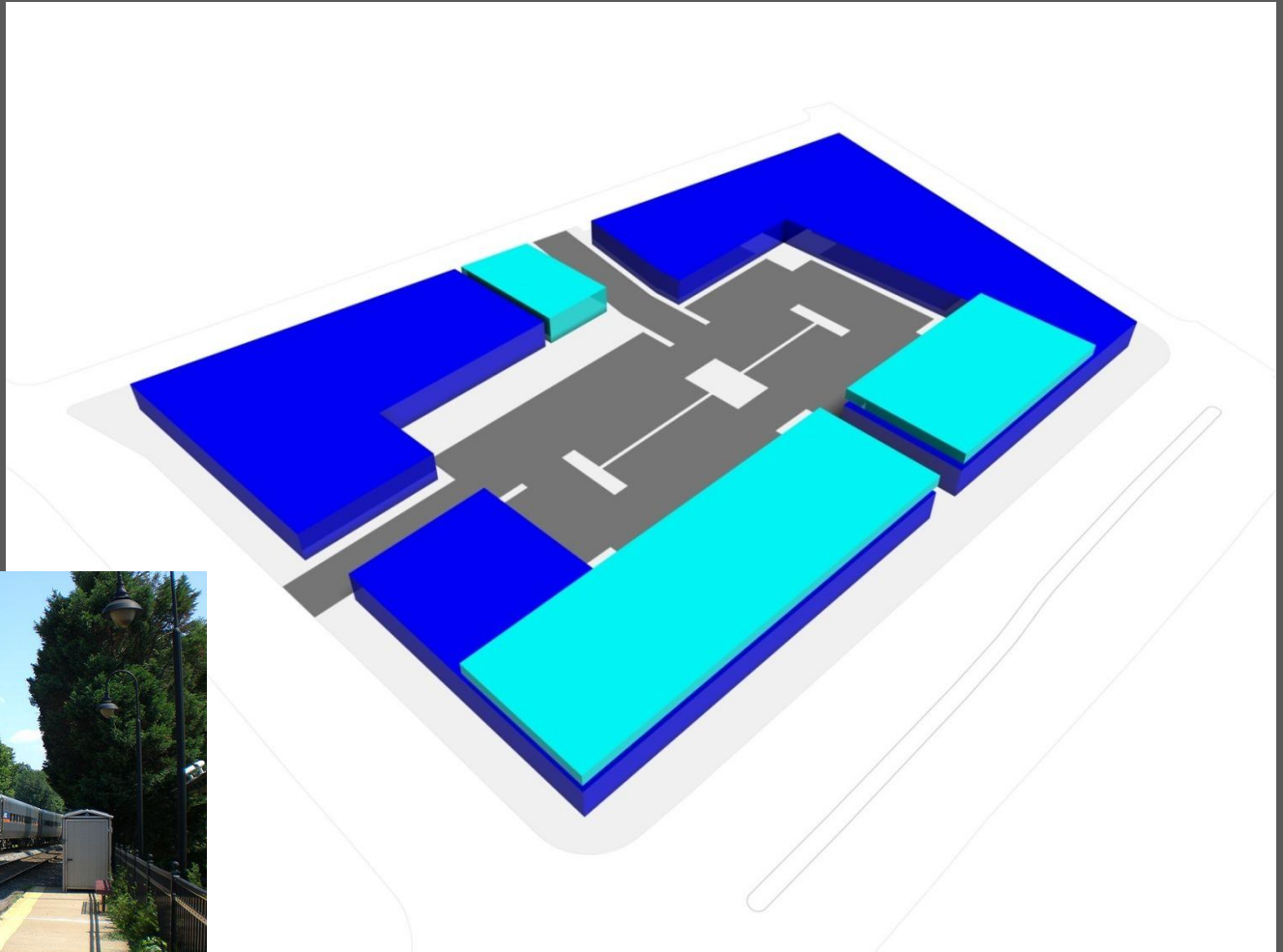
Standard Method
0.5 FAR





examples

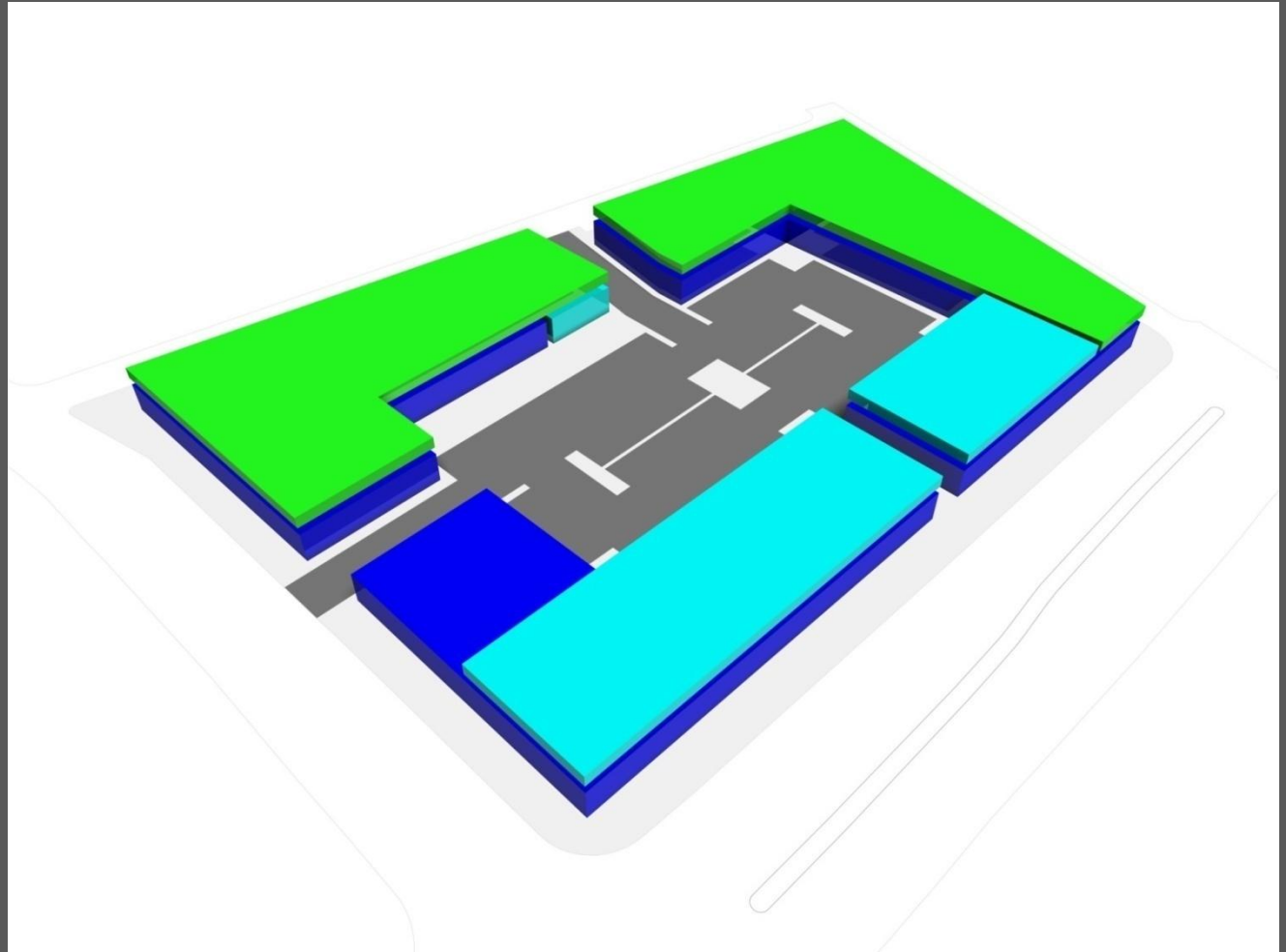
Transit proximity





examples

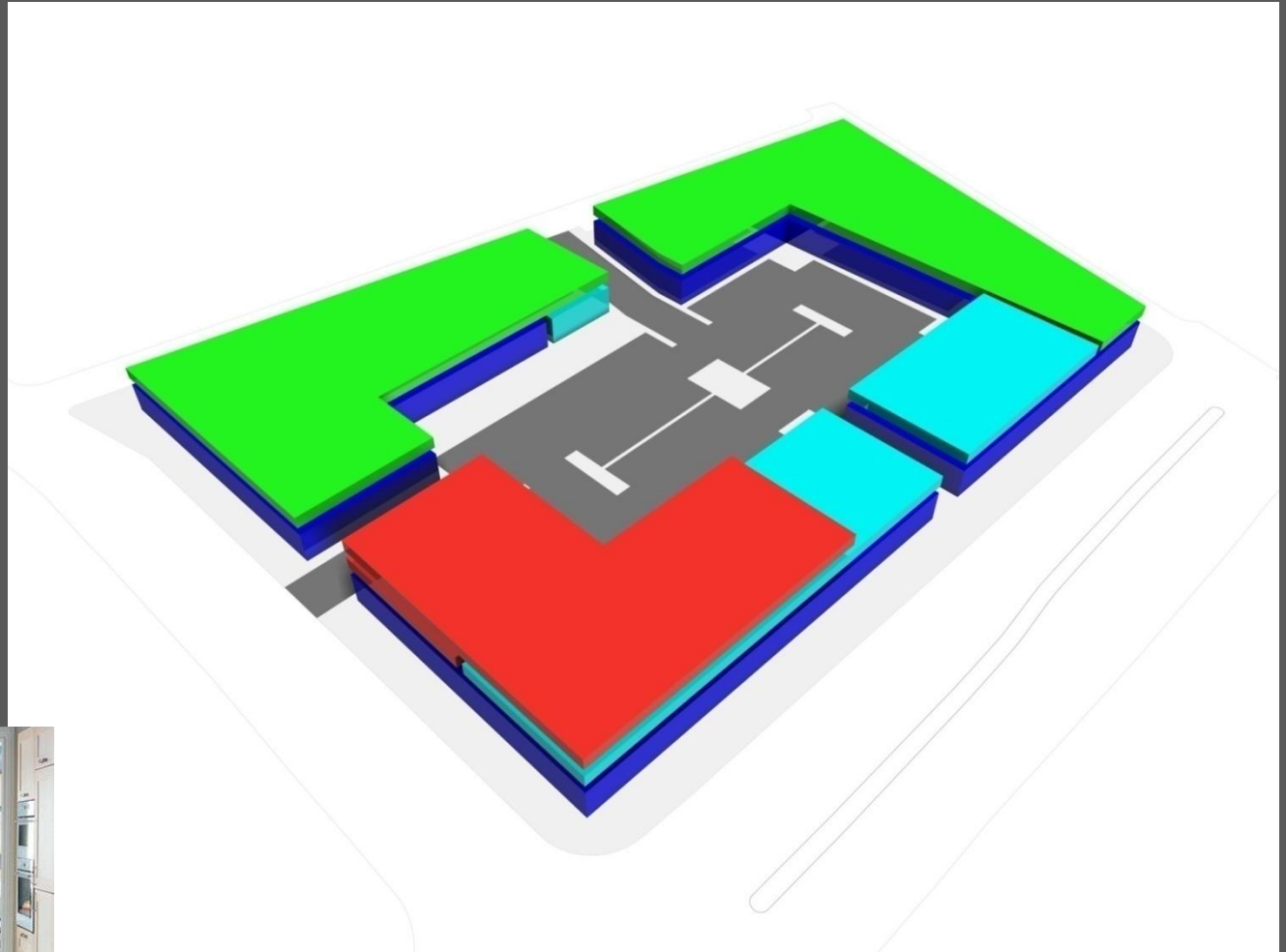
Affordable housing





examples

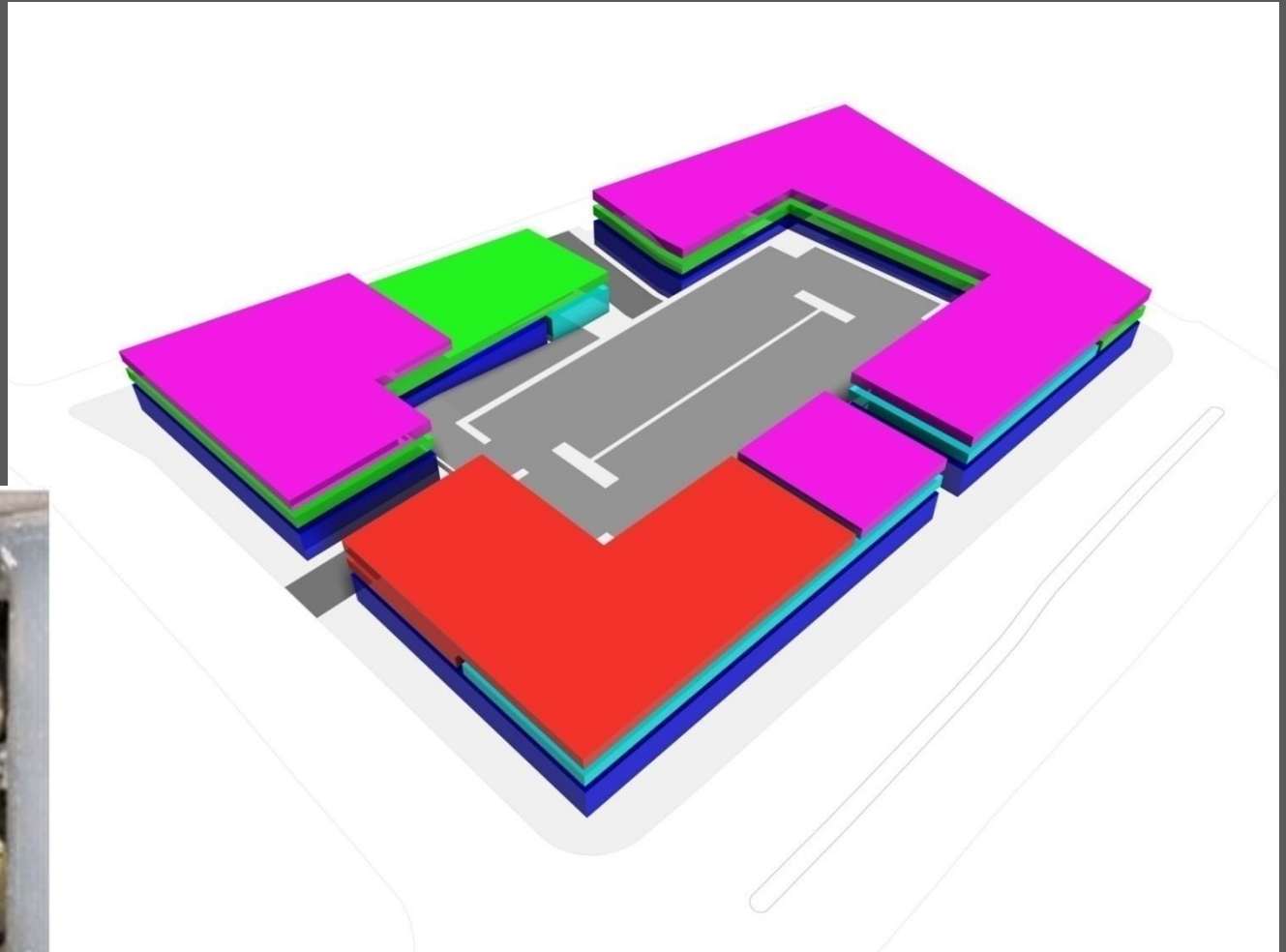
Dwelling unit mix





examples

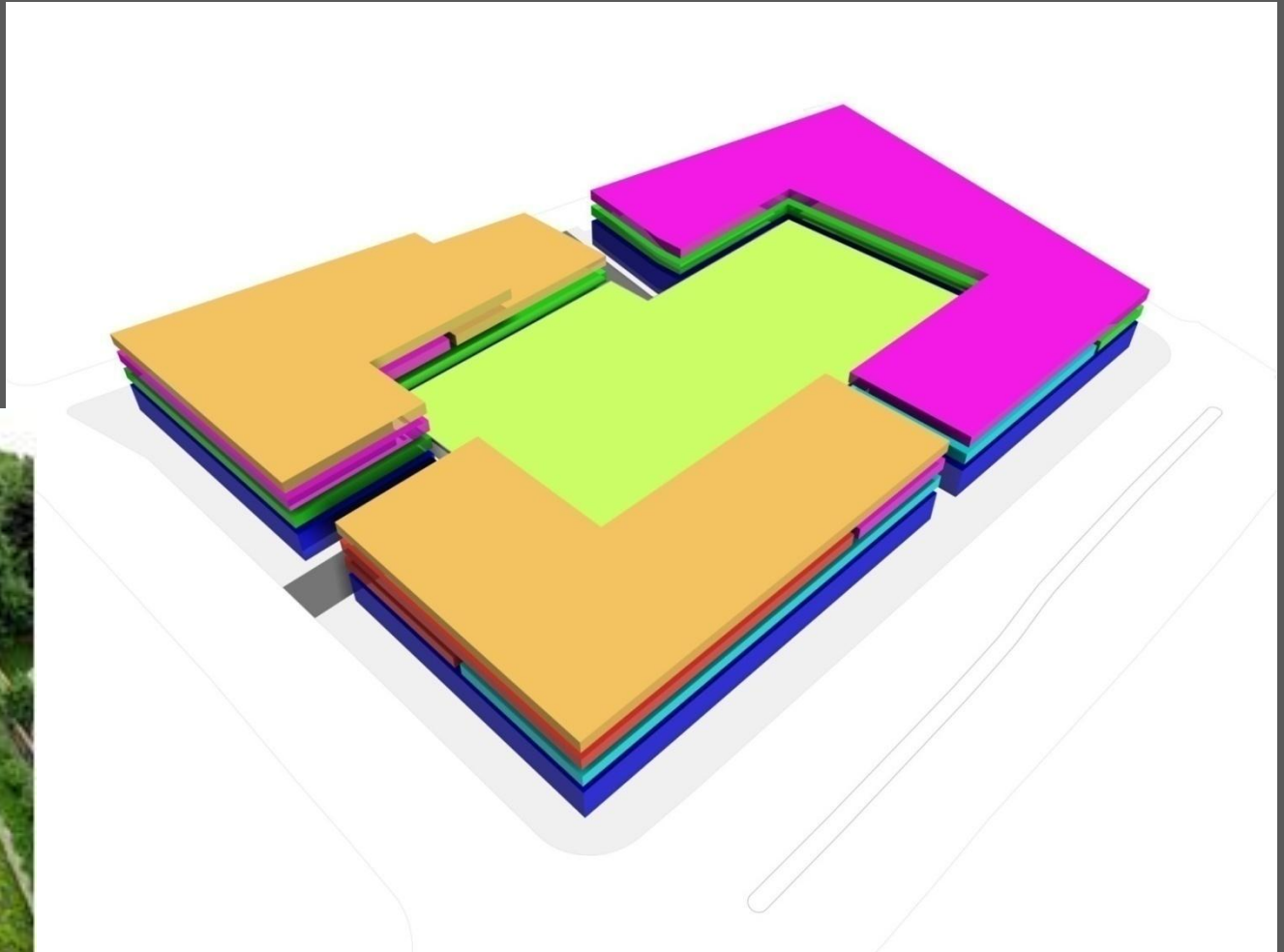
Structured parking





examples

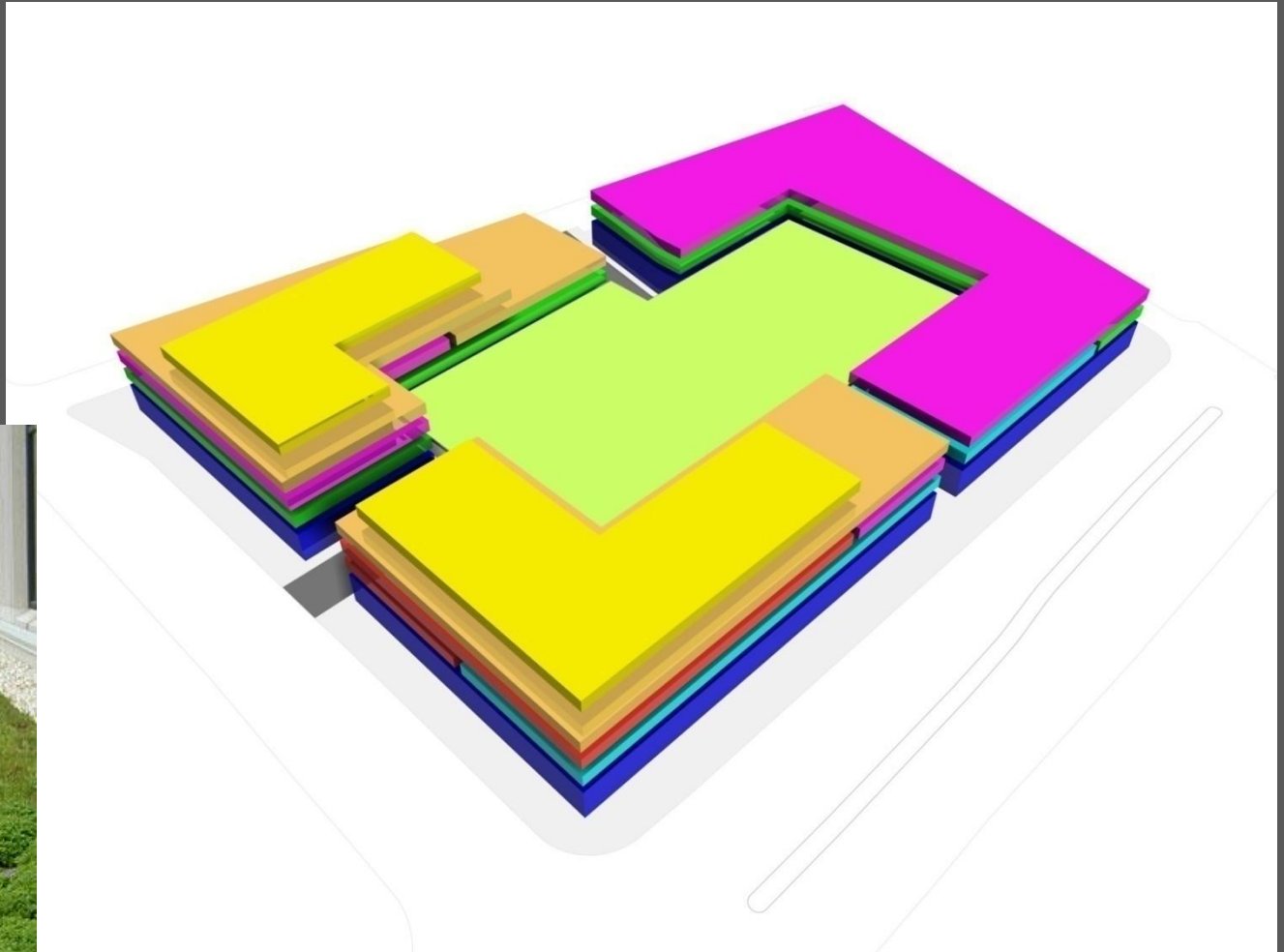
Energy efficient buildings





examples

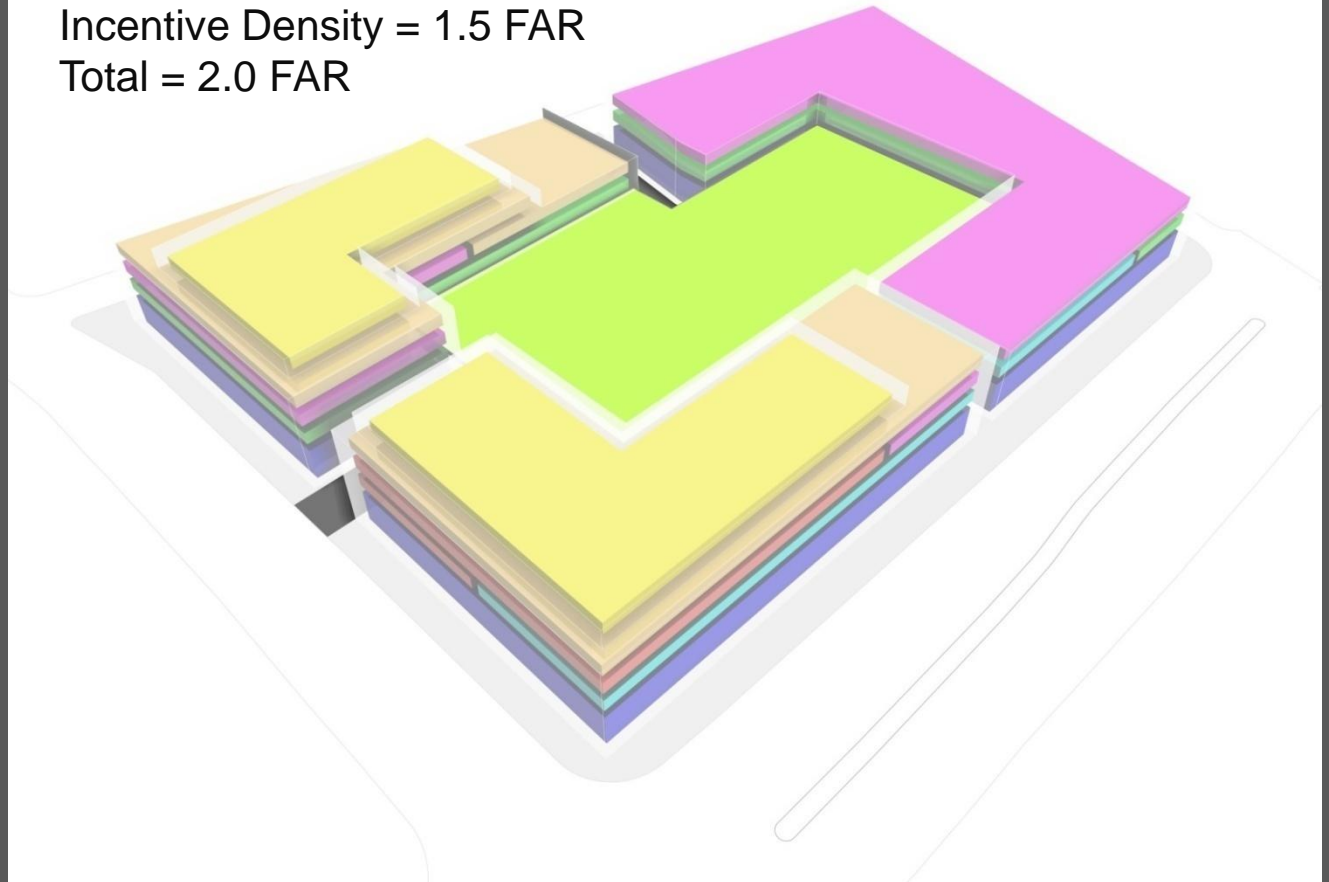
Green roof & BLTs



examples

Public benefits are provided to reach a total of 2.0 FAR

Standard Method Density = 0.5 FAR
Incentive Density = 1.5 FAR
Total = 2.0 FAR





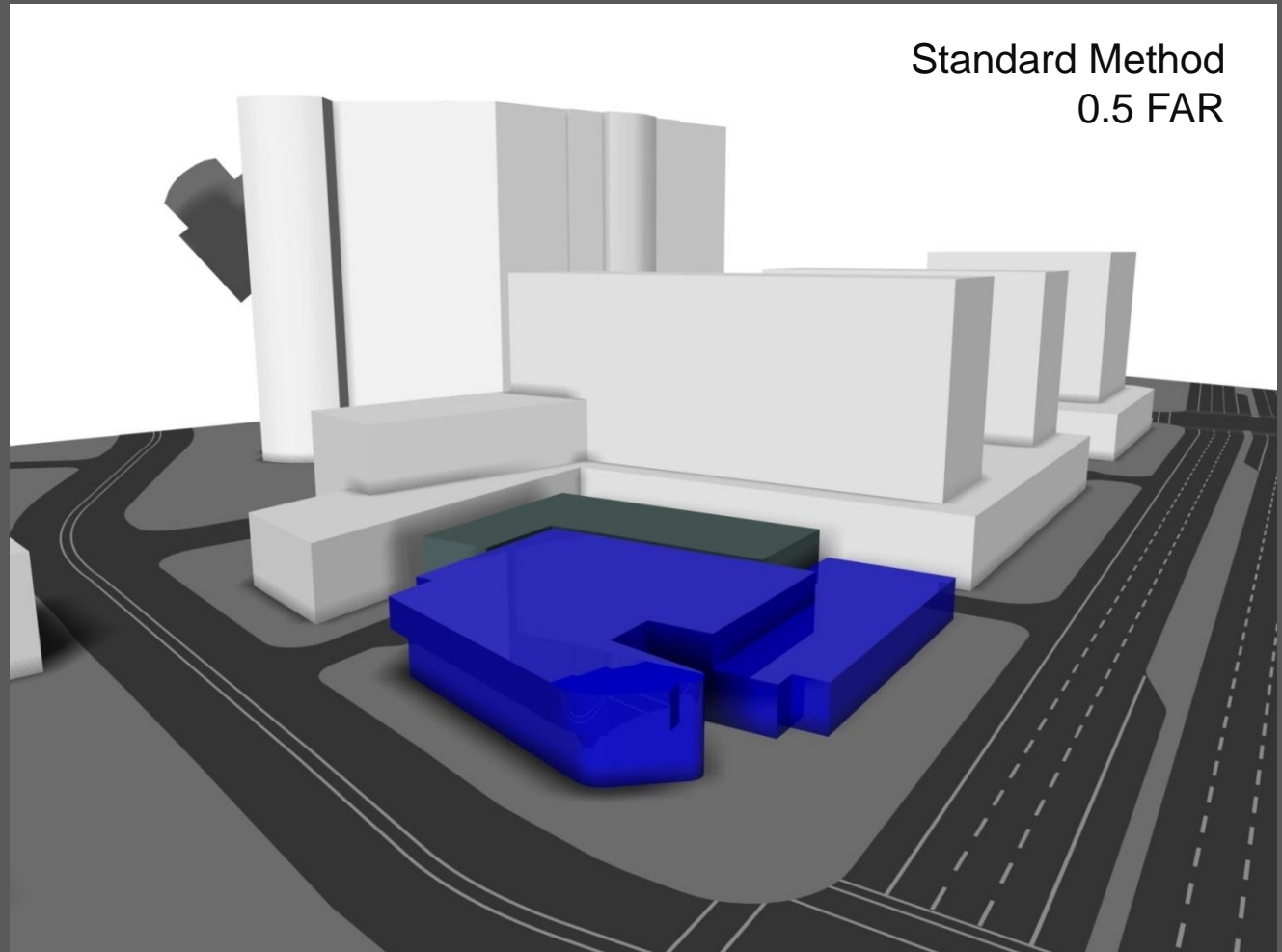
examples

Medium lot, medium-high density



examples

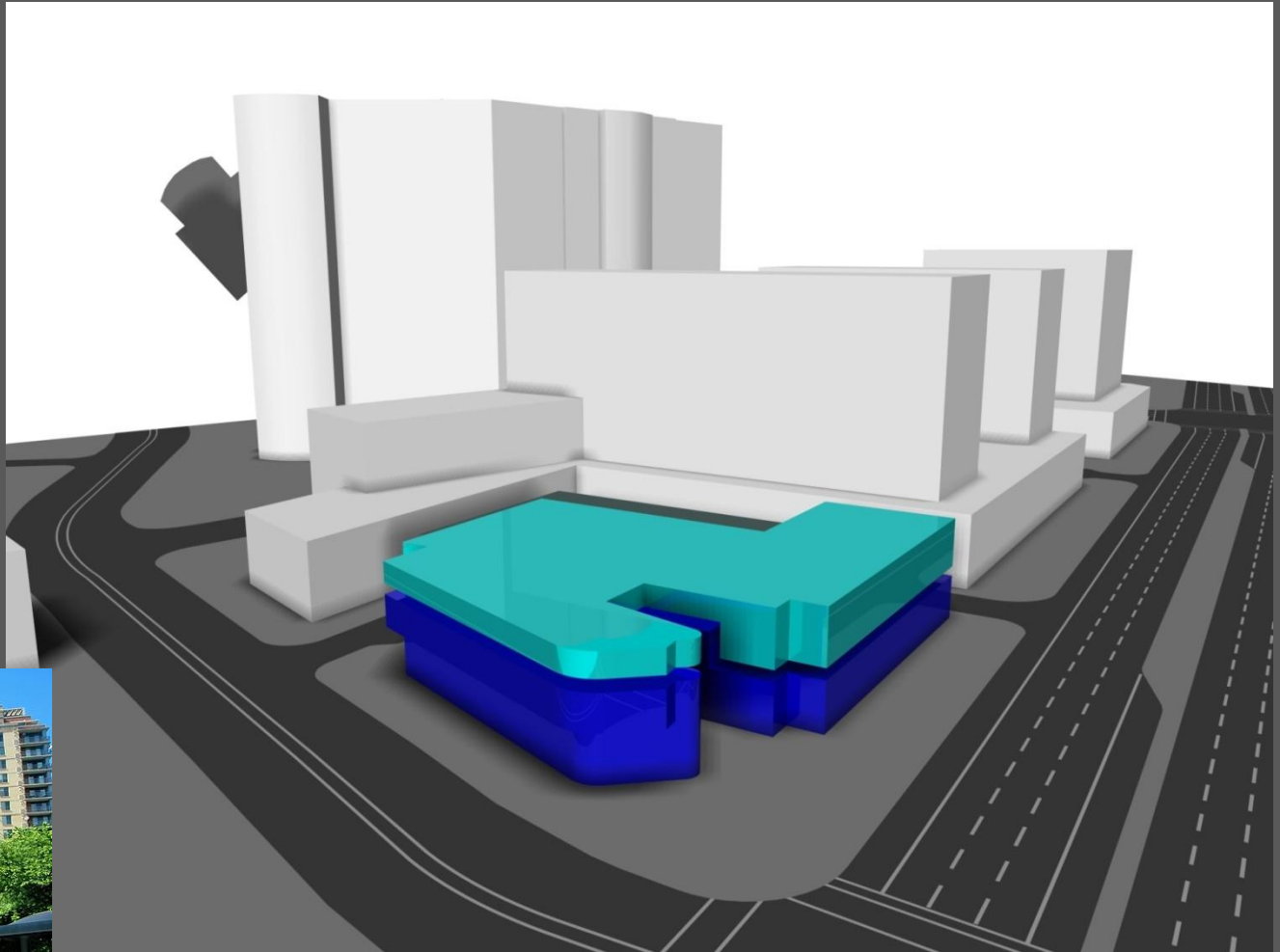
Public benefits must be provided to exceed 0.5 FAR





examples

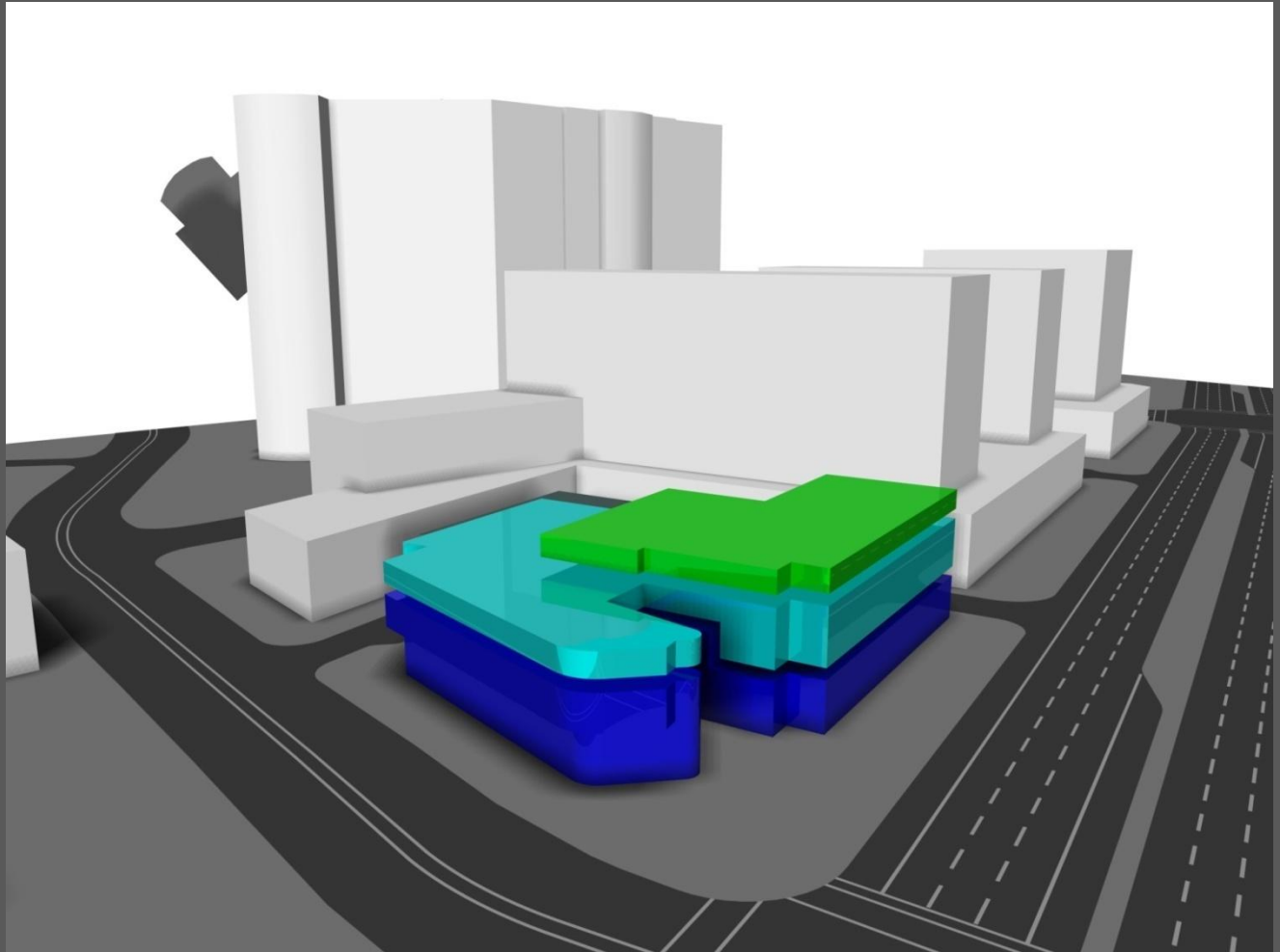
Transit proximity





examples

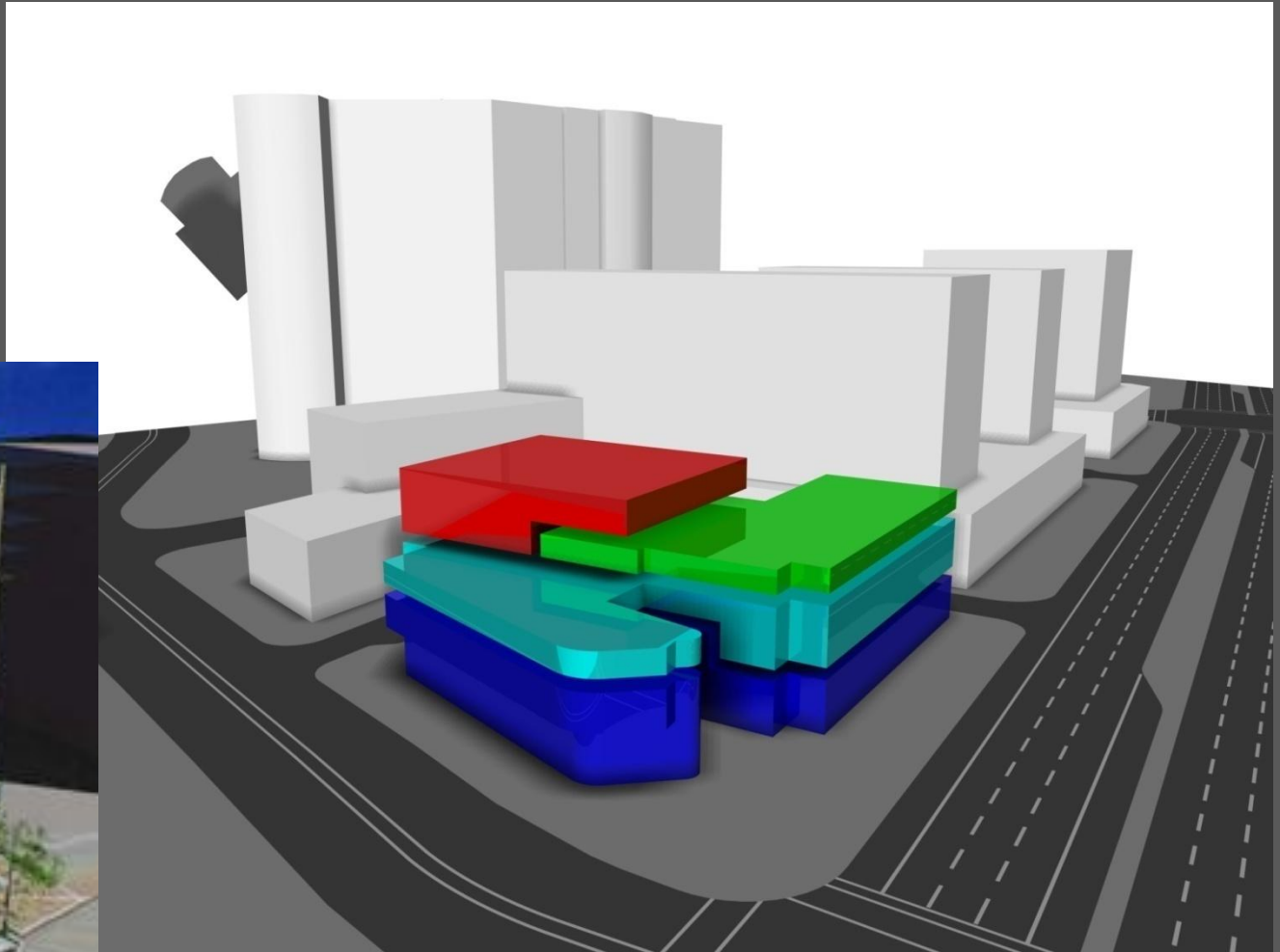
Dwelling units with access for the disabled





examples

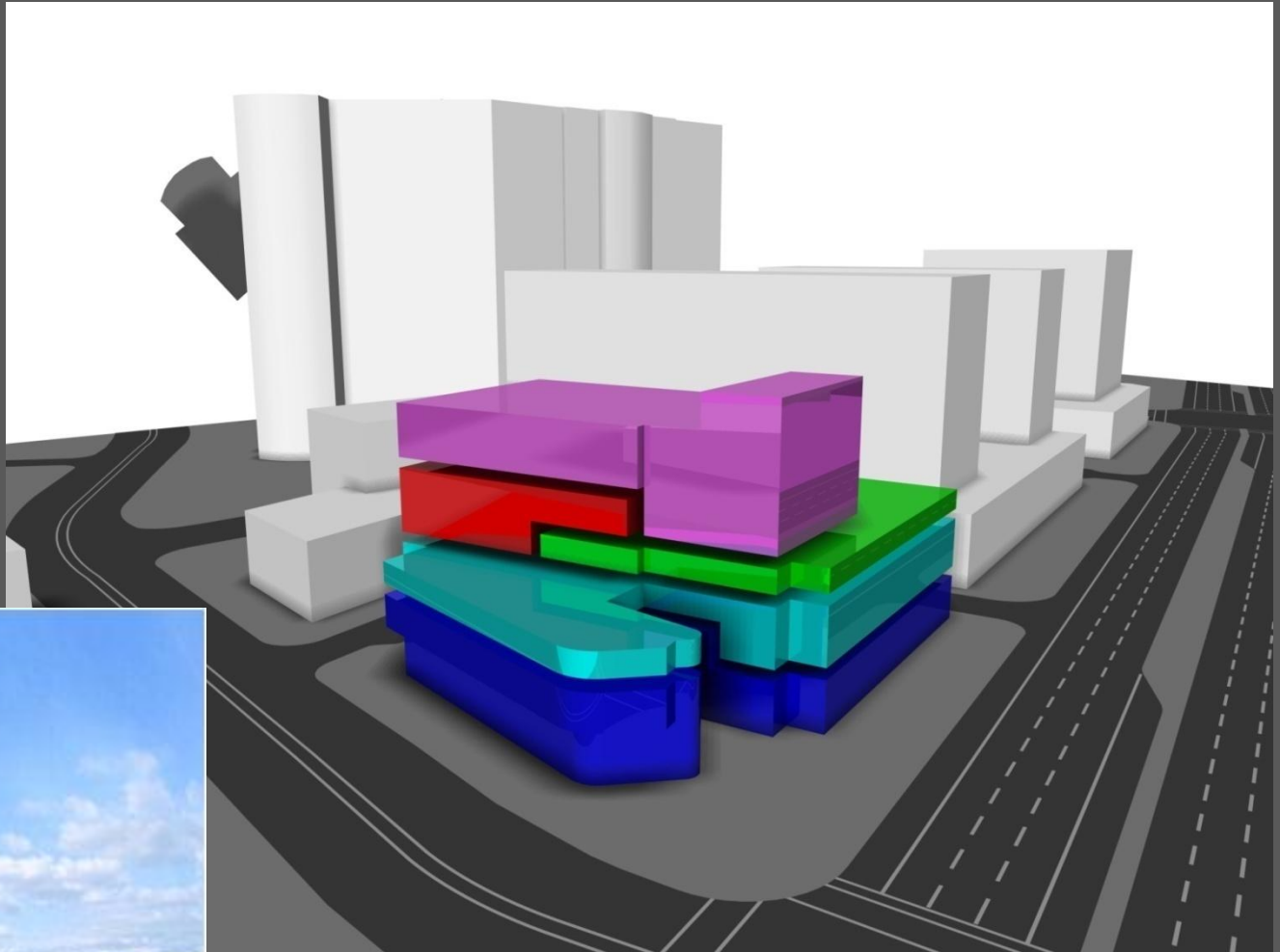
Podium tower setback





examples

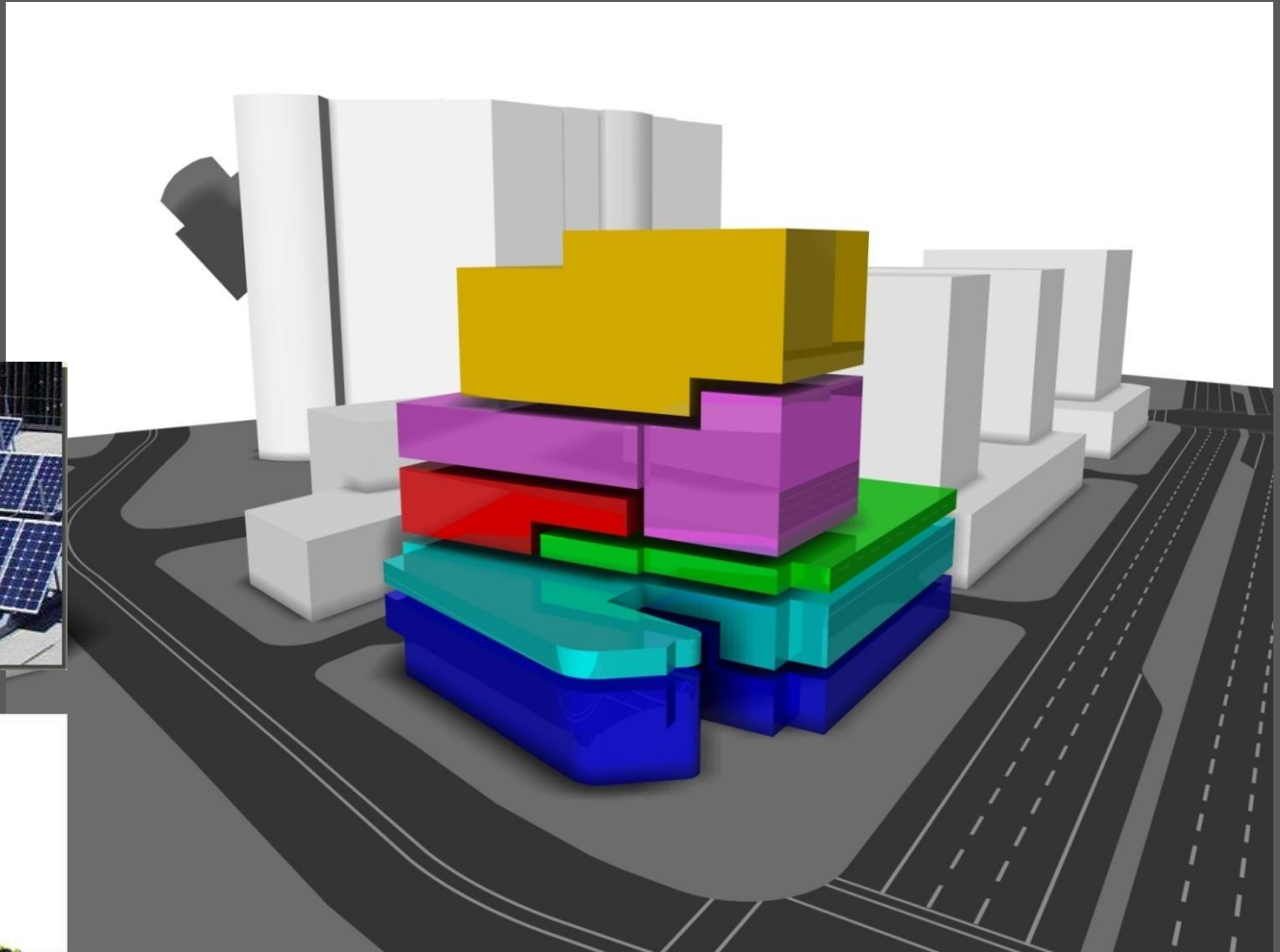
Adaptive buildings





examples

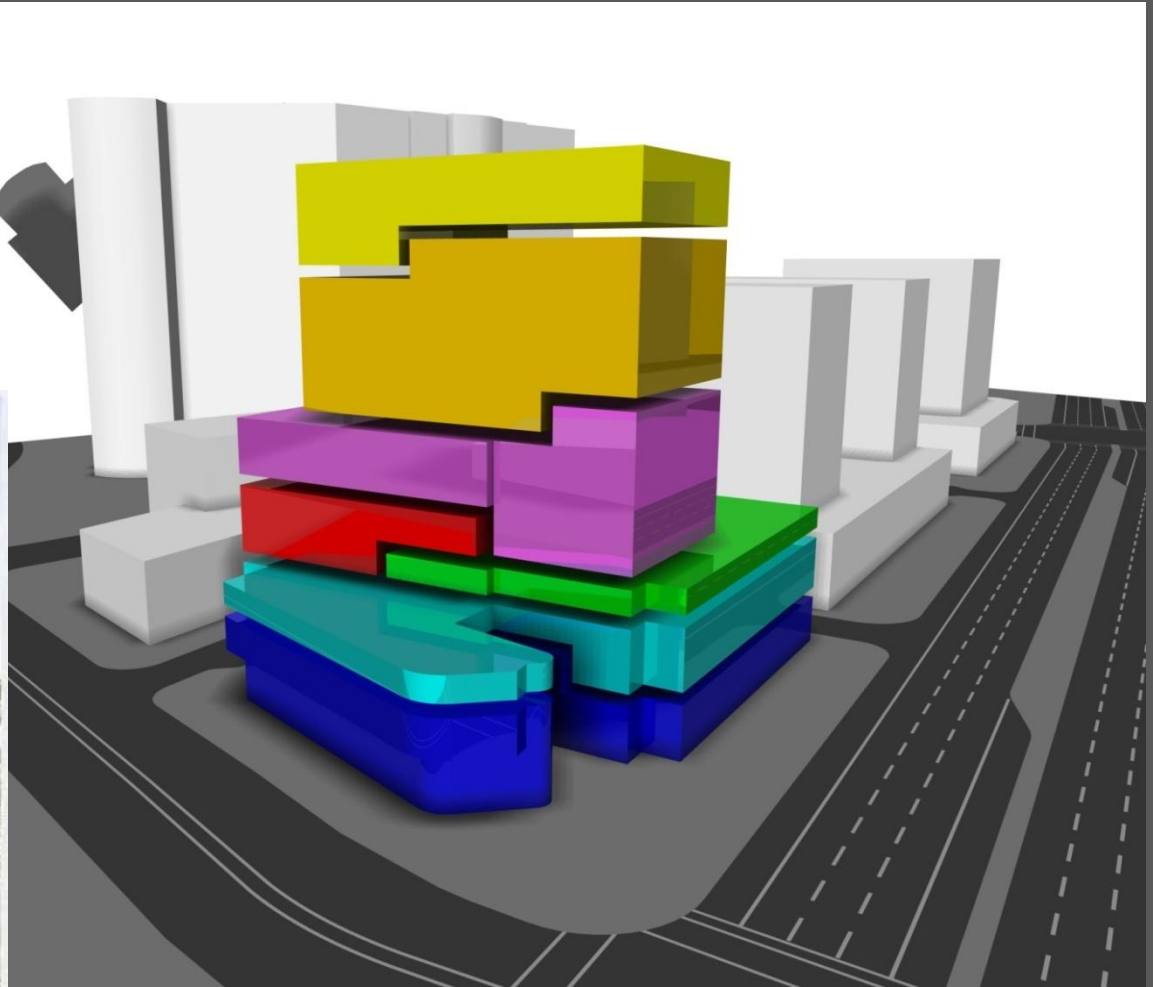
Tree canopy and BLTs





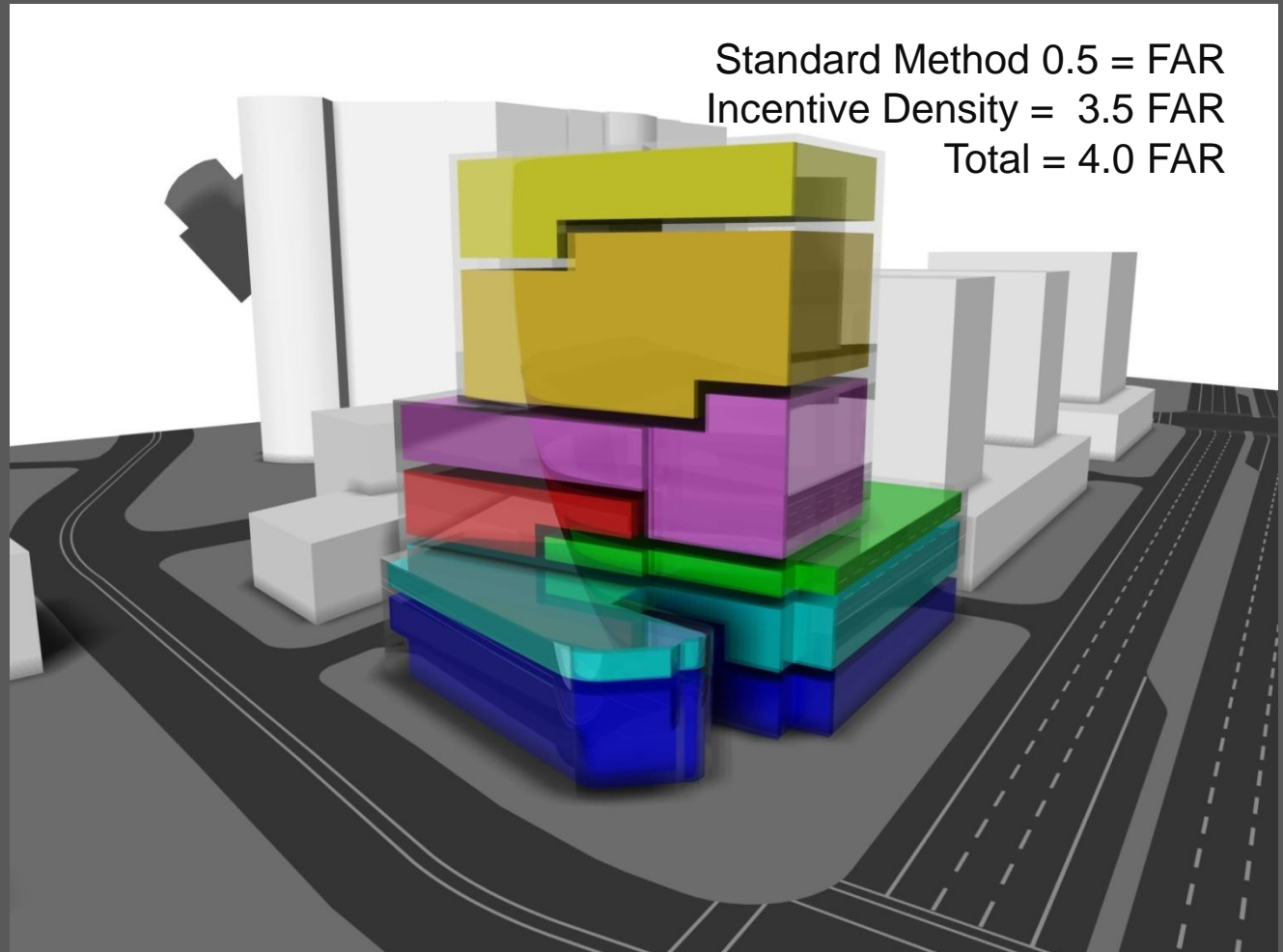
examples

Exceptional design



examples

Public benefits are provided to reach a total of 2.0 FAR





Site plan required ?

C B D zone - only after 1 x far or 2 x or 3 x

C R zone - > 10,000 ft² or optional method

Public benefits required ?

C B D zones - only after 1 x , 2 x, 3 x

C R zone - above 0.5 far

Public participation required?

C B D - only after 1 x, 2 x, 3 x

C R zones - yes





Bonus density permitted ?

More height and floor area

C B D zones - yes

C R zones - no

Development on small lots ?

Small business create active street frontages

C R has no minimum lot size for optional method;

eases excessive requirements for parking;

only requires appropriate open space



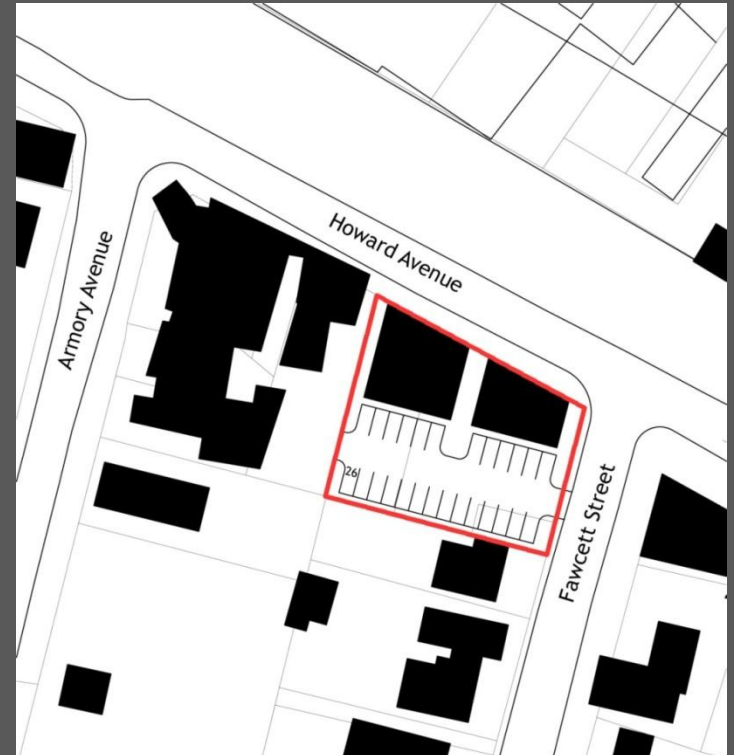
Small lot example: reduced parking allows

- more flexible building siting and
- creates better streets for pedestrians

C2



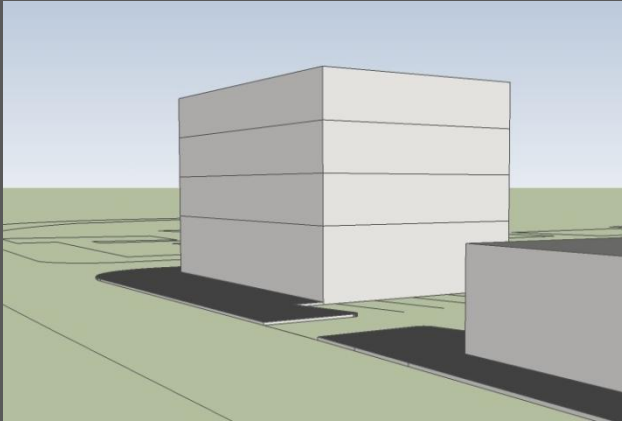
CR



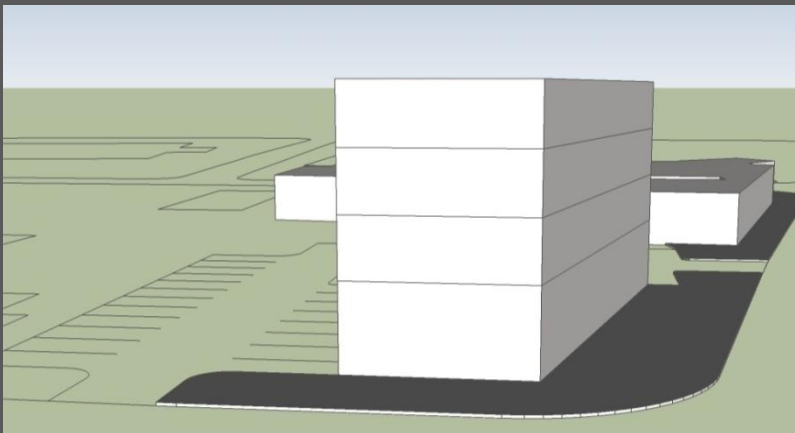


Small lot example

C2



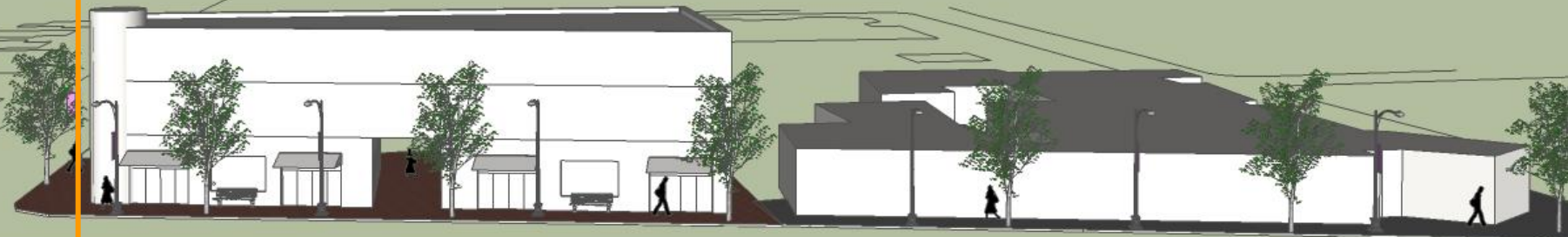
CR



Small lot example:

- better streets for neighborhoods

CR





How is C R different ?

Requires public amenities to start at 0.5 x far

Provides no bonuses - what you see is what you get

Requires public input as part of the process

Better defines neighborhood character

Improves transitions to surrounding neighborhoods

Requires lower parking standards = large cost savings

Encourages better design





Next Steps

Planning Board Presentation – June 3, 2010

Anticipate Public Hearing – July 29, 2010

Planning Board Worksessions – September and October 2010

Council October 2010

