

## urban design

Success in Wheaton relies not only on economic vitality and a strong residential presence, but on the quality of the public realm. Redevelopment will take many years and will occur property by property. It is essential that urban design principles guide how the parts fit together as redevelopment occurs. The Wheaton Urban Design Guidelines, which will be prepared to complement this Plan, provide additional detail.

Wheaton's character will be the combination of qualities and features that stand out. These features include plant materials, the topography, street furnishings and building materials.

### Urban Design Elements

#### Center

Wheaton's center, on the triangle of land surrounding the Metro station, will be identifiable by the intensity of uses, a signature streetscape style, and visible, attractive landmarks.

#### Connectivity

Wheaton's walkable street system will be enhanced. Georgia Avenue, Veirs Mill Road, and University Boulevard West will be treated as boulevards that visually tie Wheaton together. A network of sidewalks, bikeways, trails, and paths will make it easy for people to move about without cars. The Westfield Wheaton Mall will be integrated with the CBD through pedestrian connections and street-oriented uses along its edges. The bridge across Veirs Mill Road and the tunnel under Georgia Avenue will be enhanced, as will many at-grade pedestrian crossings. The urban design guidelines will address visual connectivity, landmarks, and focal points.

#### Buildings

Wheaton's buildings will continue to be an eclectic mix, and infill redevelopment will create an increasingly compact and street-oriented pattern. A variety of heights and densities will ensure that new developments are compatible with the surrounding neighborhoods.

#### Public Use Spaces

Within a compact development pattern, Wheaton will have a system of large and small connected public use spaces, where people can gather, enjoy the outdoors, and conduct business.

#### Sustainability

Building and street design will respond to climate, seasons, sun and shade, and topography, and will make maximum use of renewable resources with minimal disruption of the natural environment. Redevelopment will incorporate environmentally sensitive design to manage stormwater. Building and site design will maximize opportunities to conserve and generate energy.

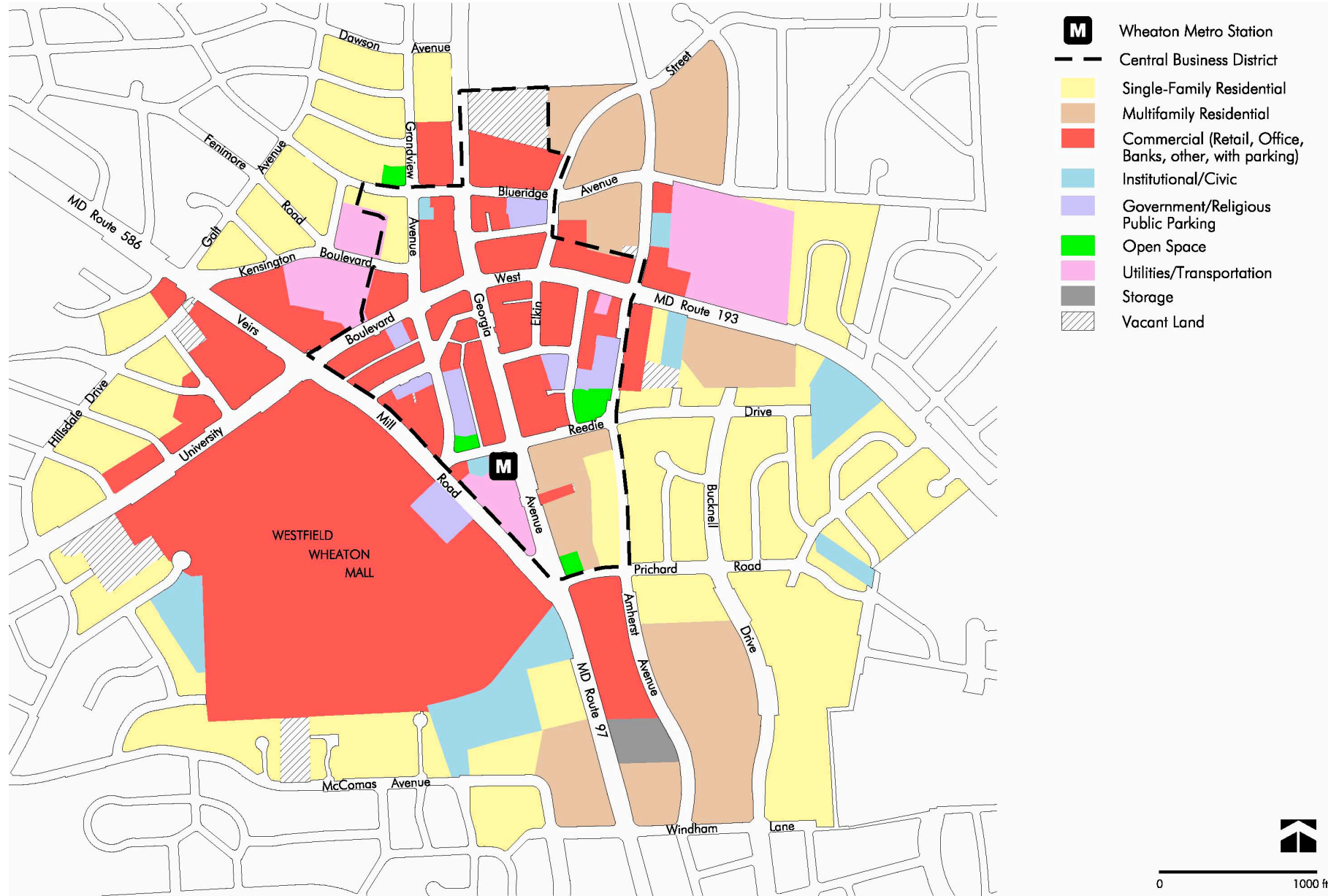


**Identity:** the depiction of Wheaton as a whole encompassing its many aspects

**Character:** the combined qualities or features that make Wheaton different from the other centers in the region

**Public Realm:** spaces used day-to-day by the general public such as streets, plazas, parks and architecture visible from these places

# Map 9 Land Use Concept



- M** Wheaton Metro Station
- Central Business District
- Single-Family Residential
- Multifamily Residential
- Commercial (Retail, Office, Banks, other, with parking)
- Institutional/Civic
- Government/Religious Public Parking
- Open Space
- Utilities/Transportation
- Storage
- Vacant Land

**Map 10 Existing Land Use**

