PRELIMINARY RECOMMENDATIONS

Wheaton
Wheaton

Central Business District

Westfield Wheaton Mall

Wheaton Sector Plan Area
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
Proposed Land Use and Zoning

Districts
Proposed Land Use and Zoning

Density

Maximum FAR

MAXIMUM FAR
- 6.0
- 5.0
- 4.0
- 3.0
- 2.0
- 1.5

Wheaton Metro Station
Wheaton Sector Plan Boundary
Proposed Land Use and Zoning
Building Heights

Maximum Building Heights

- 250'
- 200'
- 150'
- 125'
- 100'
- 75'
- 45'

Wheaton Metro Station
Wheaton Sector Plan Boundary
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
Pedestrian Circulation
Mobility

The Street Network

Existing and Proposed Street Network

Street Classifications:
- Major Highway
- Residential Primary (Proposed)
- Residential Existing
- Business (Proposed)
- Business Existing

Local Streets:
- Proposed
- Existing

Pedestrian/Bike Connections:
- Proposed
- Existing
Proposed Land Use and Zoning

Bikeway Network
Improve Transit

Enhance Bus Service feeding Metrorail and High Ridership Corridors

Existing Ride-On and WMATA Route Network

BRT Route Under Study

Proposed BRT Route
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
Provide **Metro accessible** community facilities in the CBD
Community Facilities

Proposed Elementary School Site

Crossway Community Center - 7.049 Acres
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
Large lot, medium density

CR-2.0, C1.0, R1.0, H75
3.19 acres
Public benefits must be provided to exceed 0.5 FAR

Standard Method
0.5 FAR
Transit proximity
Affordable housing
Dwelling unit mix
Structured parking
Energy efficient buildings
Green roof & BLTs
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

CR-4.0, C3.5, R3.5, H300
0.93 acres
Public benefits must be provided to exceed 0.5 FAR
Transit proximity
Dwelling units with access for the disabled
examples

Podium tower setback
Examples

Adaptive buildings
Tree canopy and BLTs
Exceptional design
Public benefits are provided to reach a total of 2.0 FAR

Standard Method 0.5 = FAR
Incentive Density = 3.5 FAR
Total = 4.0 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
Small lot example

C 2

C R
Small lot example:
• better streets for neighborhoods
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
URBAN DESIGN GUIDELINES

Organization

Sector Plan

Design Guidelines

Vision

Districts

Elements

Case Studies

Neighborhood Character

Locate Design Elements

Streets

Open Space

Buildings

Plan Review

Sketch Plan

Site Plan

Board Approval