



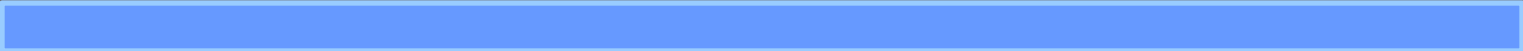
Wheaton Status Report

Progress Report

Draft Preliminary Recommendations



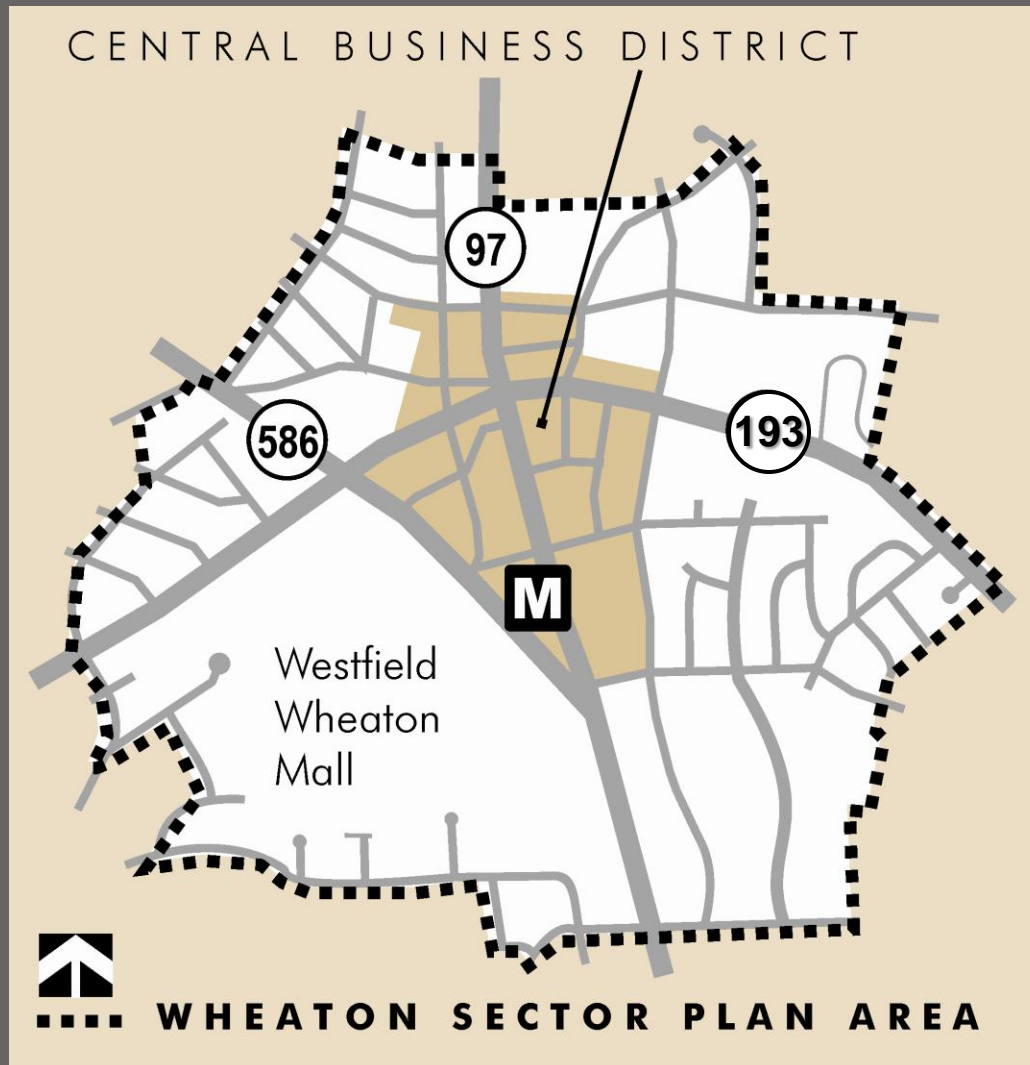
Tonight

1. Where we are in the process
 2. Summary Presentation
 3. Recommendations/Question and Answers
- 

Wheaton



Wheaton



Wheaton

Opportunities

Mixed-use, transit-oriented residential and retail



Wheaton Visions





Wheaton

Greatest intensity of development and activity at the Metro station



Wheaton

Westfield mall connected to the core





Wheaton Vision

Mixed-use, transit-oriented **residential and retail community**



Wheaton

residential growth creates active street life





Wheaton Vision

Mixed-use, transit-oriented **shopping**





A photograph of a busy outdoor cafe or restaurant. In the foreground, a man in a white t-shirt and a black baseball cap is seated at a round table, viewed from behind. He is looking towards a woman with blonde hair and sunglasses on her head, who is seated across from him. They appear to be in conversation. To the right, there is a large, lush planter with tall green grasses and bright red flowers. In the background, many other people are walking along a sidewalk, suggesting a lively urban environment. The overall atmosphere is casual and social.

eating

Wheaton

walkable





Wheaton

existing **ethnically diverse** restaurants





Wheaton

new restaurants



Wheaton

open space edged by cafes, coffee shops, restaurants





Wheaton

Vision

ethnic food

music culture

entertainment

music culture | Wheaton Vision



Wheaton

Vision



entertainment



Carla Hall

Bravo's
'Top Chef: New York'
Finalist

GiraMondo
Wine Adventures



Wheaton

specialty food shopping



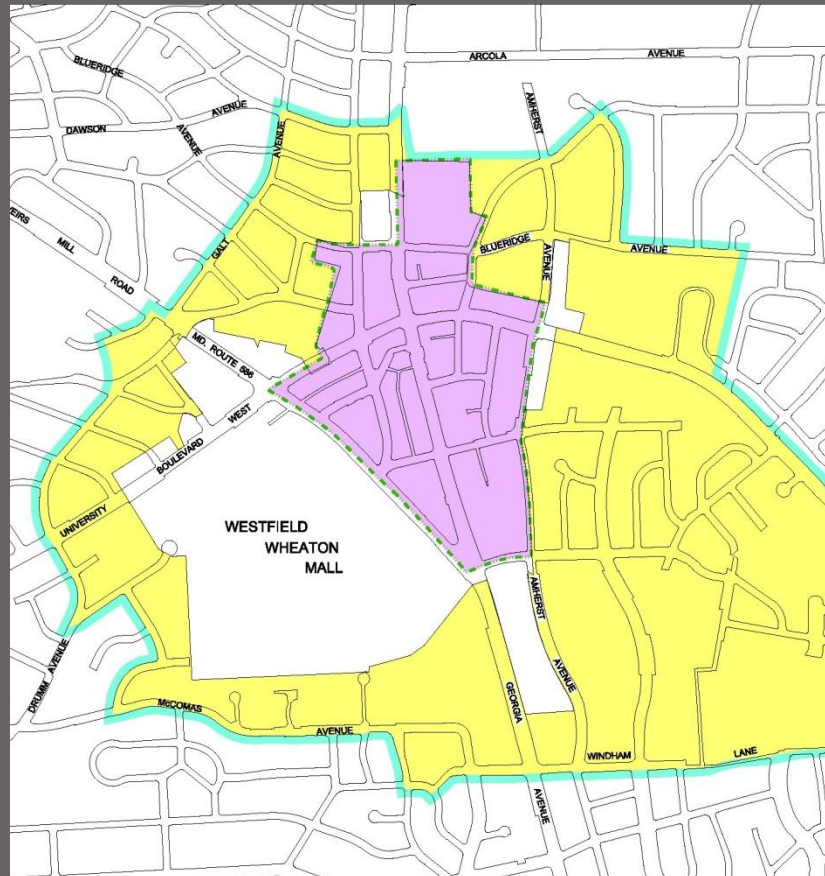


arts and **crafts**.

Wheaton

Recommendations

1. **Confirm existing residential** outside of the commercial core





Wheaton

Recommendations

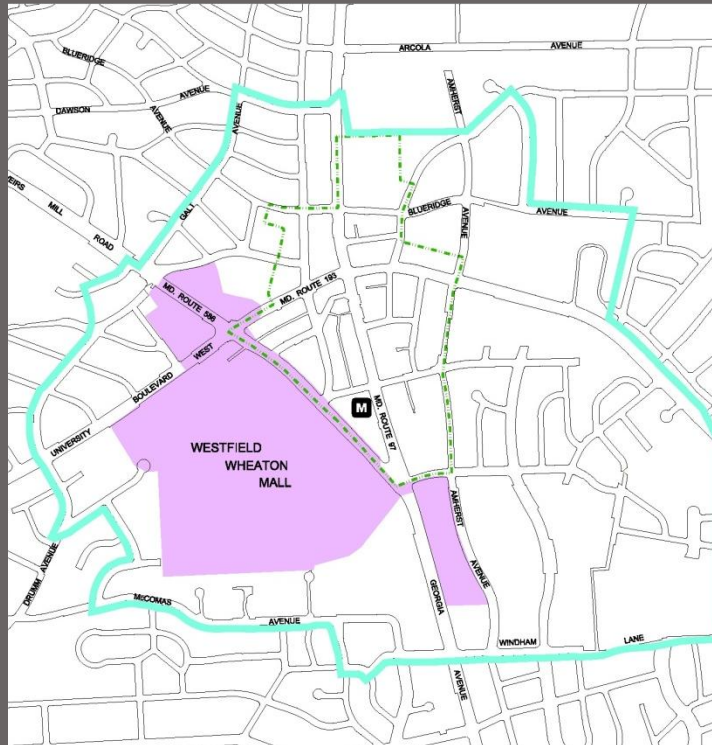
2. Encourage mixed-use development in a **variety of building heights**



Wheaton

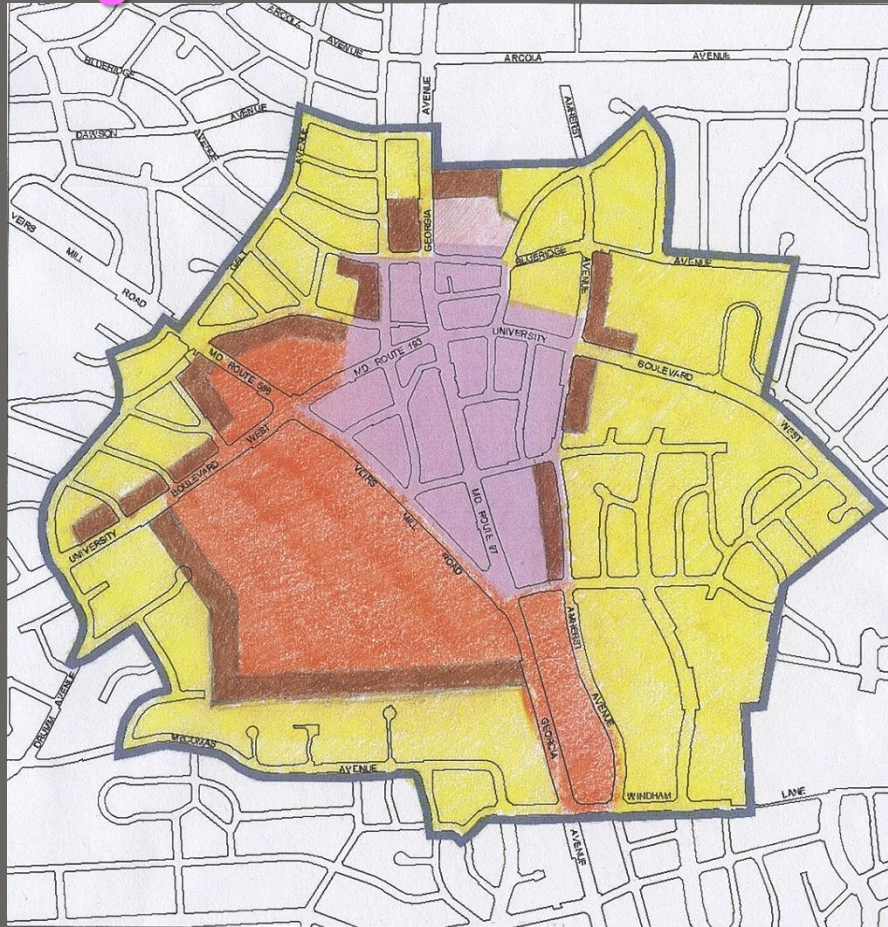
Recommendations

3. **Convert some** portions of **commercial properties** outside of the existing Central Business District to **mixed-use** zoning



Wheaton

height transition from mixed-use to residential neighborhoods





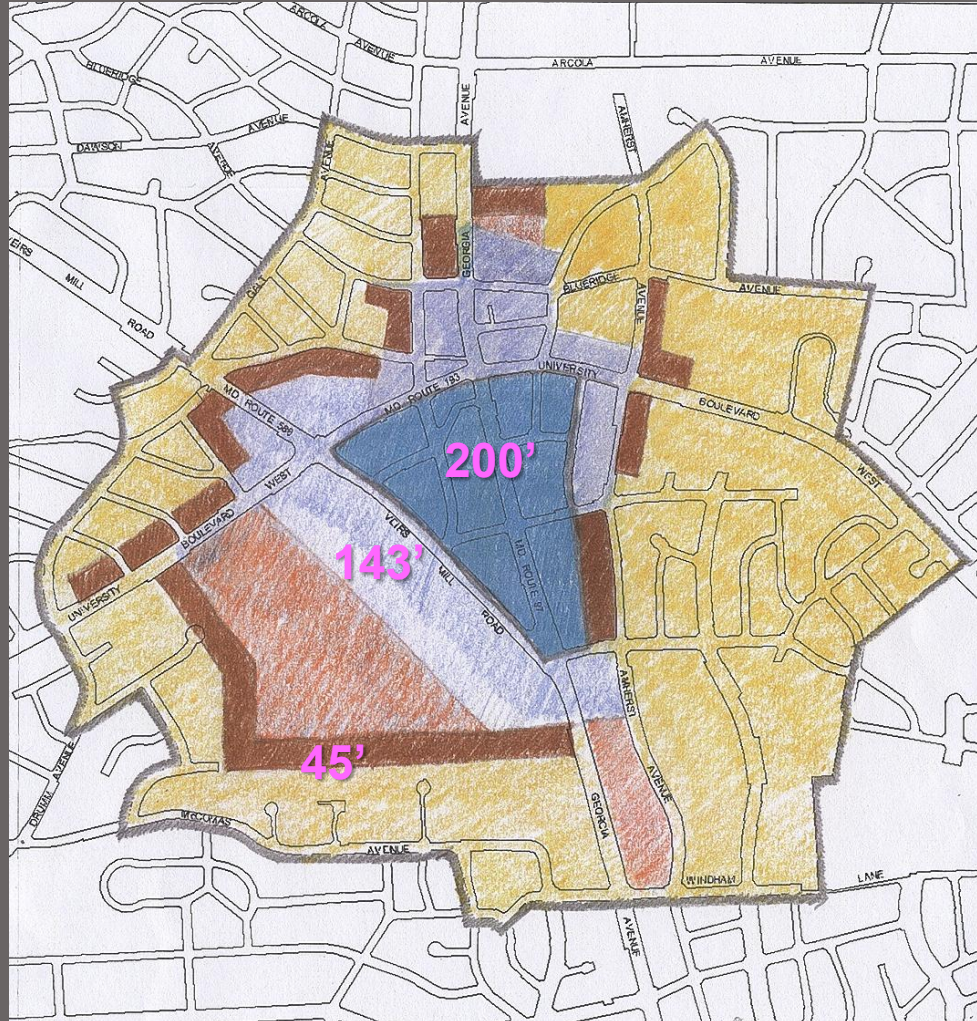
Wheaton

Recommendations

4. Locate the greatest density and **tallest buildings** in the core (up to 200 feet high)
5. **Limit** the height adjacent to residential neighborhoods **to 45 feet**
6. **Limit** all other mixed-use zoned areas to a maximum building height of **143 feet**
7. Establish a **variety of building heights** on the Westfield property that range from 45 feet, adjacent to the existing neighborhood, to 143 feet along Veirs Mill Road

Wheaton

Proposed Building Heights



Wheaton

Recommendations

8. Any development on the WTOP site should be **compatible with the architecture** of the station located at this site
9. Conduct a comprehensive survey of mid-20th century resources to **determine potential historic sites** and structures in Wheaton for historic designation



Wheaton

Recommendations

10. **Permit on-street parking** on all streets to discourage excessive speeds, provide a buffer for pedestrians from traffic, and promote street activity



parking median parking



Wheaton

Recommendations

11. Encourage smaller property owners in the core, who wish to retain their current buildings, to **transfer excess density** to the adjacent and confronting lots (currently permitted in the CBD Optional Method of Development)



Wheaton

Recommendations

14. Create an **improved Wheaton Veteran's Park** at its current site or relocate to another site within Wheaton's CBD



Wheaton

Recommendations

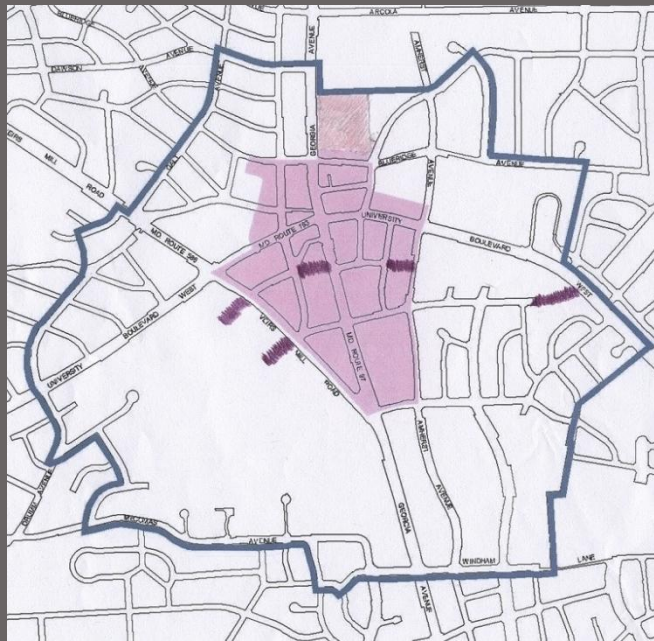
16. Locate **open spaces** in appropriate places surrounded by retail. Avoid significant building setbacks along major streets to satisfy public use space requirements



Wheaton

Recommendations

17. Increase connectivity by **creating a layered transportation network** to ensure that all users—bicycles, buses, pedestrians, local and through traffic—have an appropriate infrastructure to support their needs



Wheaton

Recommendations

18. **Increase pedestrian connectivity** through a system of pedestrian paths with shorter block
19. Improve the function, safety and **quality of sidewalks** through trees, plantings, quality pavement, and building edges with retail stores



Wheaton

Recommendations

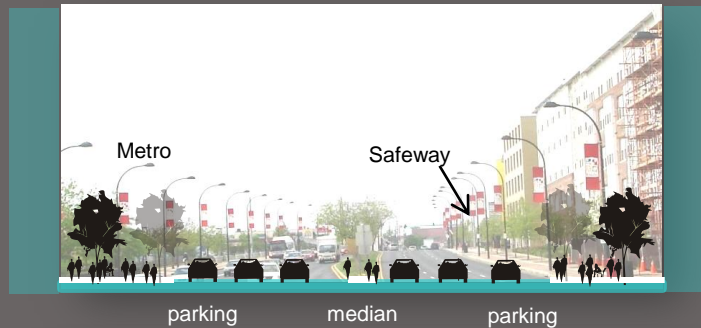
20. Improve the pedestrian **sidewalks** along Reddie Drive to improve this important pedestrian connection within the CBD



Wheaton

Recommendations

21. Transform Georgia Avenue, University Boulevard, and Veirs Mill Road into **boulevards** with 20-30 foot wide sidewalks, medians, and street trees



Wheaton

Recommendations

22. Encourage more efficient use of parking lots by encouraging a program of **shared parking** to ensure that businesses, retail establishments, and residents have adequate parking



Wheaton

Recommendations

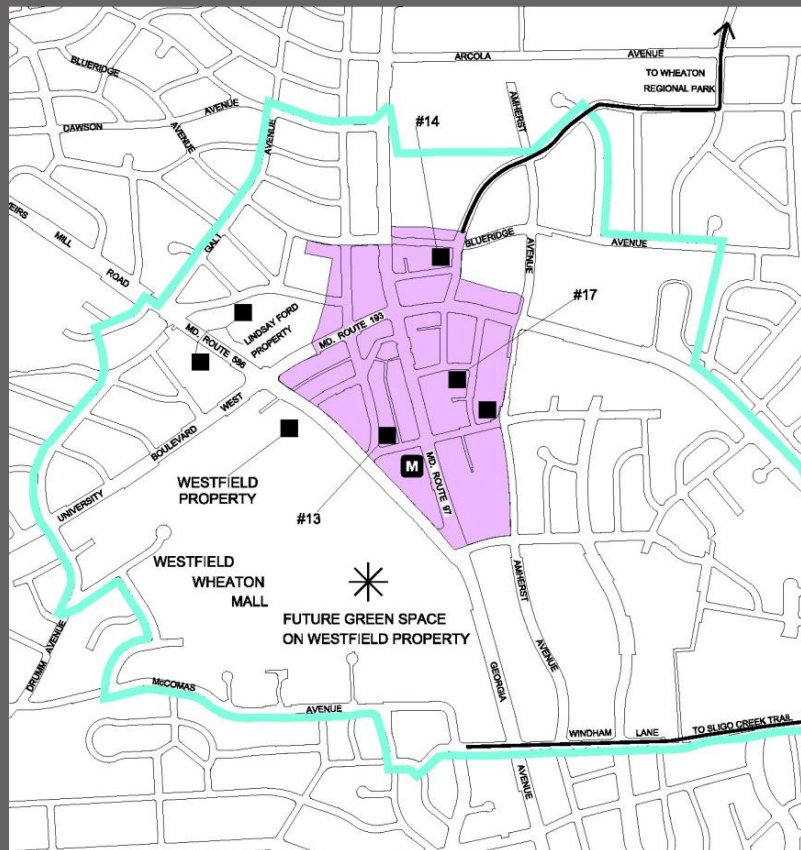
23. Enhancing the **pedestrian crossing** opportunities on Georgia Avenue, University Boulevard and Veirs Mill Road. Enhance all crosswalks within the core. Provide better connections between the core and the surrounding residential communities



Wheaton

Recommendations

24. Increase **connectivity** through improved bike and pedestrian connections from Wheaton's CBD to Wheaton Regional Park and Sligo Creek Stream Valley Park





Wheaton

Recommendations

26. **Locate a bike station** at the Wheaton Metrorail station with secure bicycle parking and other associated bicycle amenities such as showers, changing stations, bicycle repair facilities, and a bike rental station in concert with the development of county-wide or regional bicycle networks



Wheaton

Recommendations

27. **Improve bus access** to the Metro station from University Boulevard to the east (MD 193) by extending Reddie Drive to University Boulevard at the current Dodson Lane intersection





Wheaton

Recommendations

28. **Increase tree canopy coverage** on streets and in surface parking lots by requiring additional tree planting



Wheaton

Recommendations

29. **Reduce** the amount of **impervious surface** to maximize infiltration of stormwater and reduce run-off and shade as much as possible to reduce “heat island effect”





Wheaton

Recommendations

30. Provide **on-site infiltration** for multi-story, mixed-use development





Wheaton

winter 2009/2010 draft plan

spring 2010 public hearing

