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

Central Business District

Wheaton Sector Plan Area

Westfield Wheaton Mall

586

97

193

M
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
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**
Carla Hall
Bravo’s
‘Top Chef: New York’ Finalist

GiraMondo
Wine Adventures
Wheaton

specialty food shopping
Wheaton
Recommendations

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

Recommendations

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

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-20\(^{th}\) 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.
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.
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 Reedie 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 Reedie 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