

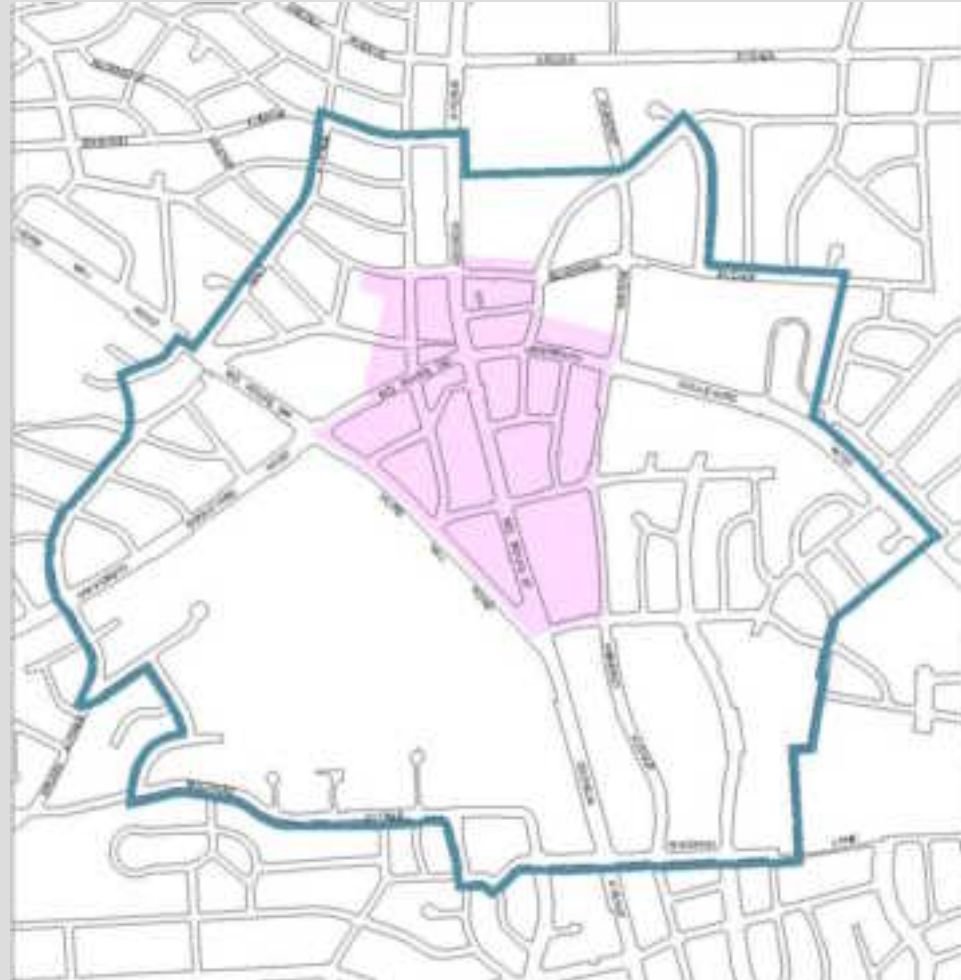
April 30, 2008
Community kick-off meeting

Wheaton Sector Plan



Wheaton Sector Plan

Wheaton CBD &
Vicinity Sector Plan
area boundaries



Wheaton Sector Plan

today's agenda

purpose

provide information

why update the plan?

what is a sector plan?

issues we think need to be addressed

community feedback on issues and opportunities

answer your questions

Wheaton Sector Plan

why update the plan?

revisit the planning framework

refine the vision

consider sustainability

revisit zoning

focus on walkability/design



Wheaton Sector Plan



General Plan

Functional Plans

Master/ Sector Plans

Annual Growth
Policy

Forest
Conservation Law

Development
Review Process

Design
Guidelines

Road Code

Development
Projects

Wheaton Sector Plan



urban ring

lively centers with jobs and housing

compact development

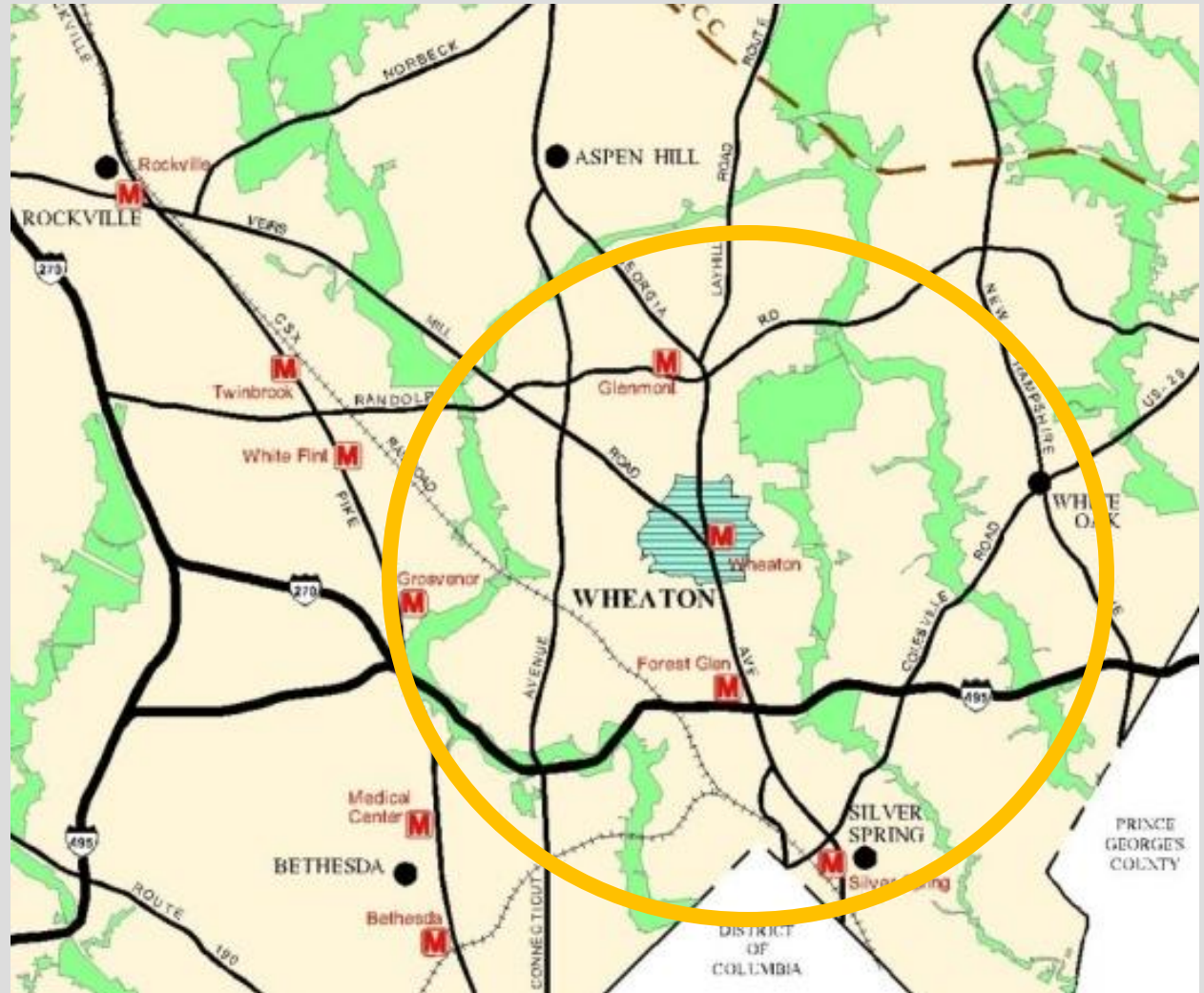
mixed use communities

choice of housing

transportation options



Wheaton Sector Plan



Wheaton Sector Plan

framework for development

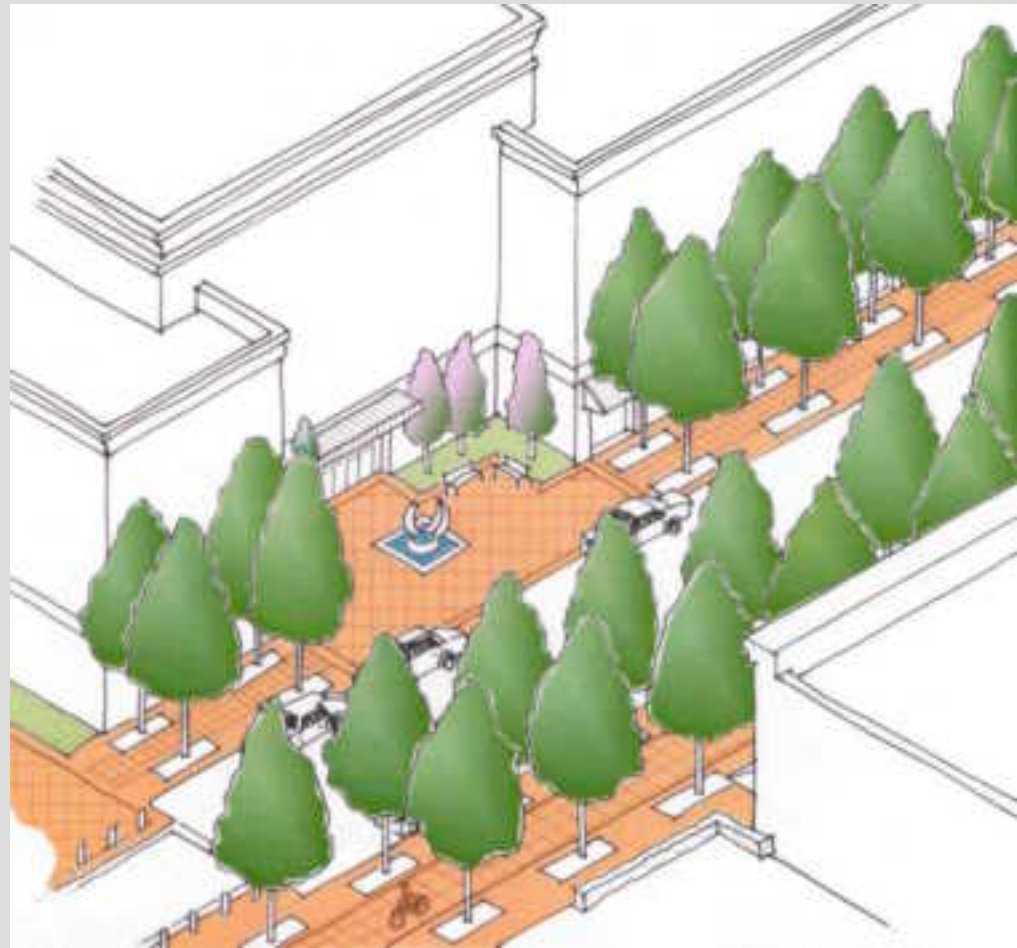
vision

mix of uses

zoning

supporting infrastructure

attractive environment



Wheaton Sector Plan

issues we think need to be addressed

revitalization
sustainability
land use
connectivity
environment
quality of life



Wheaton Sector Plan

issues we think need to be addressed

urban design
open space
preservation



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sustainability = green

- connected communities
- efficient transportation
- energy conservation
- reduced driving
- energy efficient buildings



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land use

commercial center
local services
regional retail
residential
office
open space
infill development



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circulation

- pedestrian network
- bikeways
- improved transit service
- parking
- roads



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environment

scarcity of trees

runoff

lacks green connections

higher air temperatures

channelized streams

stormwater management

excessive paving



Wheaton Sector Plan

urban design / public realm

sidewalks
street trees
architecture
public spaces



Wheaton Sector Plan



preservation

historic sites

community identity

architectural character

cultural heritage

singular details



Wheaton Sector Plan

open space

parks

trails

green space

public open spaces

connectivity



Wheaton Sector Plan

Character

- pedestrian oriented
- ethnic flavor
- eclectic business mix
- visual appeal
- art and culture



Wheaton Sector Plan

revitalization

sector plan's role

framework for development

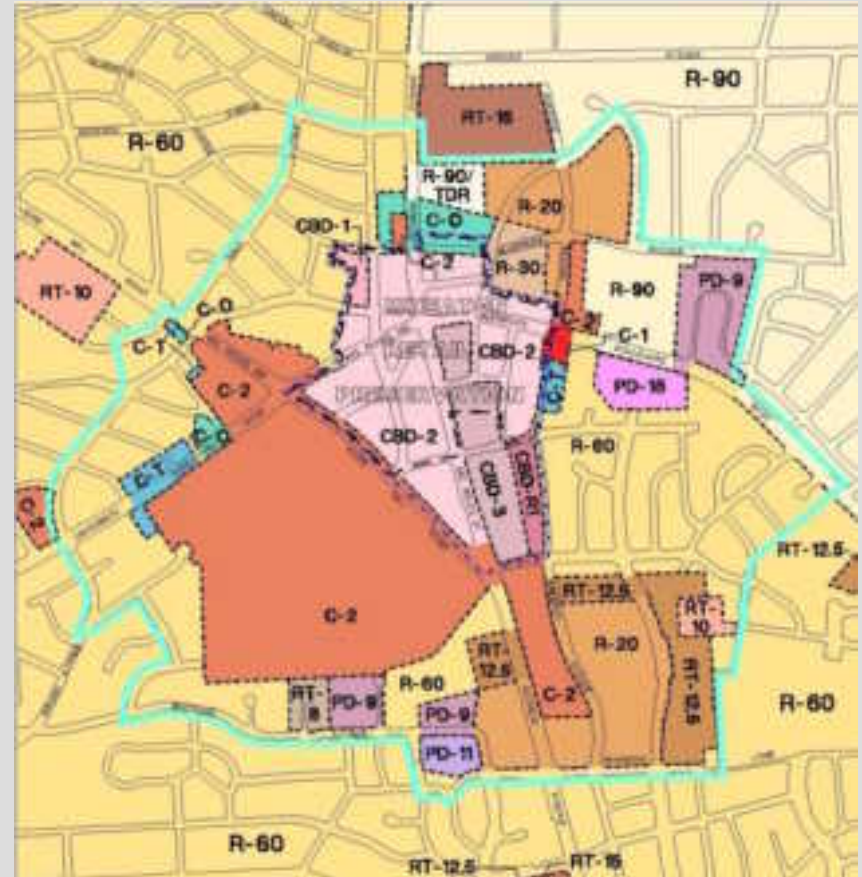
common vision

mix of uses

zoning

supporting infrastructure

attractive environment





Wheaton Sector Plan

revitalization

favorable economic conditions
strong demographics
need (housing, retail, office)
investment





Wheaton Sector Plan

revitalization

- government support
- public sector commitment
- inter-agency cooperation
- community support



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revitalization

attractive + safe + clean environment
well maintained store fronts
eyes on the street



Wheaton Sector Plan

opportunities

- county owned parcels
- surface parking
- leveraging public facilities
- shopping mall
- metro



Wheaton Sector Plan

challenges

level of growth

kind of growth

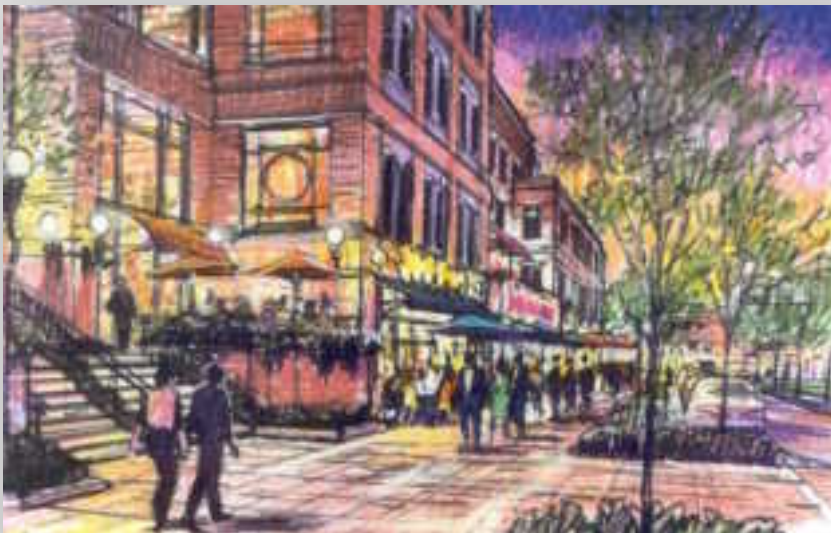
location of growth

preservation of small business

implementation



Wheaton Since 1990



Wheaton Sector Plan

communicating the plan existing wheaton



Wheaton Sector Plan Update

products and schedule

issues report	May 29	2008
draft plan	December	2008
public hearing draft plan	January	2009
planning board draft plan	Spring	2009
approved and adopted plan	January	2010
sectional map amendment	May	2010

Wheaton Sector Plan Update

get involved!

community meetings

April 2008

June 2008

September 2008

public hearing

February 2009

Wheaton Sector Plan Update

contact us

- web site

http://www.mcparkandplanning.org/community/wheaton_cbd.shtm

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