Wheaton CBD & Vicinity Sector Plan area boundaries
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
why update the plan?

revisit the planning framework
refine the vision
consider sustainability
revisit zoning
focus on walkability/design
Wheaton Sector Plan

- Development Projects
- Functional Plans
- Master/Sector Plans
  - Annual Growth Policy
  - Forest Conservation Law
  - Development Review Process
  - Design Guidelines
- Road Code

- General Plan
- 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 framework for development

vision
mix of uses
zoning
supporting infrastructure
attractive environment
Wheaton Sector

issues we think need to be addressed

- revitalization
- sustainability
- land use
- connectivity
- environment
- quality of life
issues we think need to be addressed

urban design
open space
preservation
sustainability = green
connected communities
efficient transportation
energy conservation
reduced driving
energy efficient buildings
Wheaton Sector

land use

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

pedestrian network
bikeways
improved transit service
parking
roads
environment

scarcity of trees
runoff
lacks green connections
higher air temperatures

channelized streams
stormwater management
excessive paving
urban design / public realm

- sidewalks
- street trees
- architecture
- public spaces
Wheaton Sector

preservation

historic sites
community identity
architectural character
cultural heritage
singular details
open space

parks
trails
green space
public open spaces
connectivity
Wheaton Sector

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

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
revitalization

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

- county owned parcels
- surface parking
- leveraging public facilities
- shopping mall
- metro
challenges
level of growth
kind of growth
location of growth
preservation of small business
implementation
communicating the plan existing wheaton
products and schedule

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<thead>
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<td>issues report</td>
<td>May 29</td>
<td>2008</td>
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<td>draft plan</td>
<td>December</td>
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<td>public hearing draft plan</td>
<td>January</td>
<td>2009</td>
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<td>planning board draft plan</td>
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<td>approved and adopted plan</td>
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<td>sectional map amendment</td>
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Wheaton Sector Plan Update

get involved!

community meetings

April 2008
June 2008
September 2008

public hearing

February 2009
contact us

• web site
  http://www.mcparkandplanning.org/community/wheaton_cbd.shtm

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