



A Walkable Wheaton?

Saturday, June 1, 2013

Led by

Kelly Blynn, Coalition for Smarter Growth

Wheaton Urban District Advisory Committee (WUDAC)

Henriot St. Gerard

Devala Janardan

Jeannette Feldner

Tom Stanton

William Moore

Featuring

Ike Leggett, Montgomery County Executive

Nancy Navarro, Montgomery County Council President

Yolanda Takesian, Kittelson & Associates

Vivian Benjamin, Housing Opportunities Commission

Ash Kosiewicz, Latino Economic Development Center

Dan Reed, Just Up The Pike

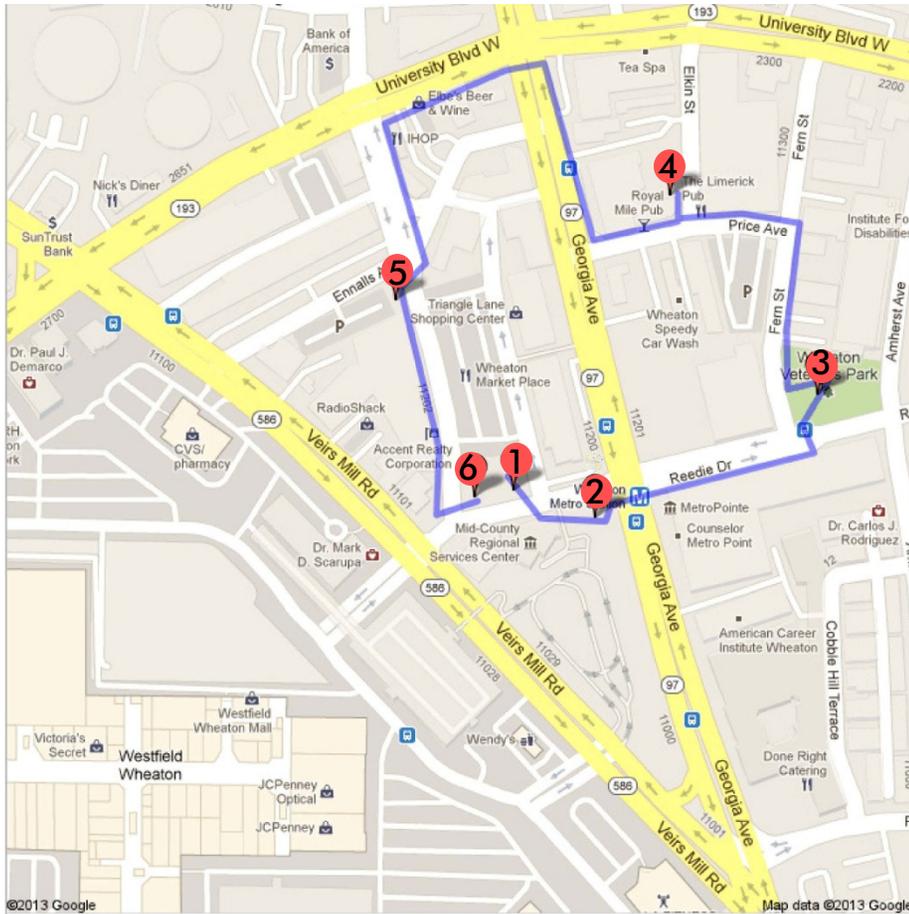


The 2013 Walking Tours & Forums Series is made possible by the generous support of the National Association of Realtors.



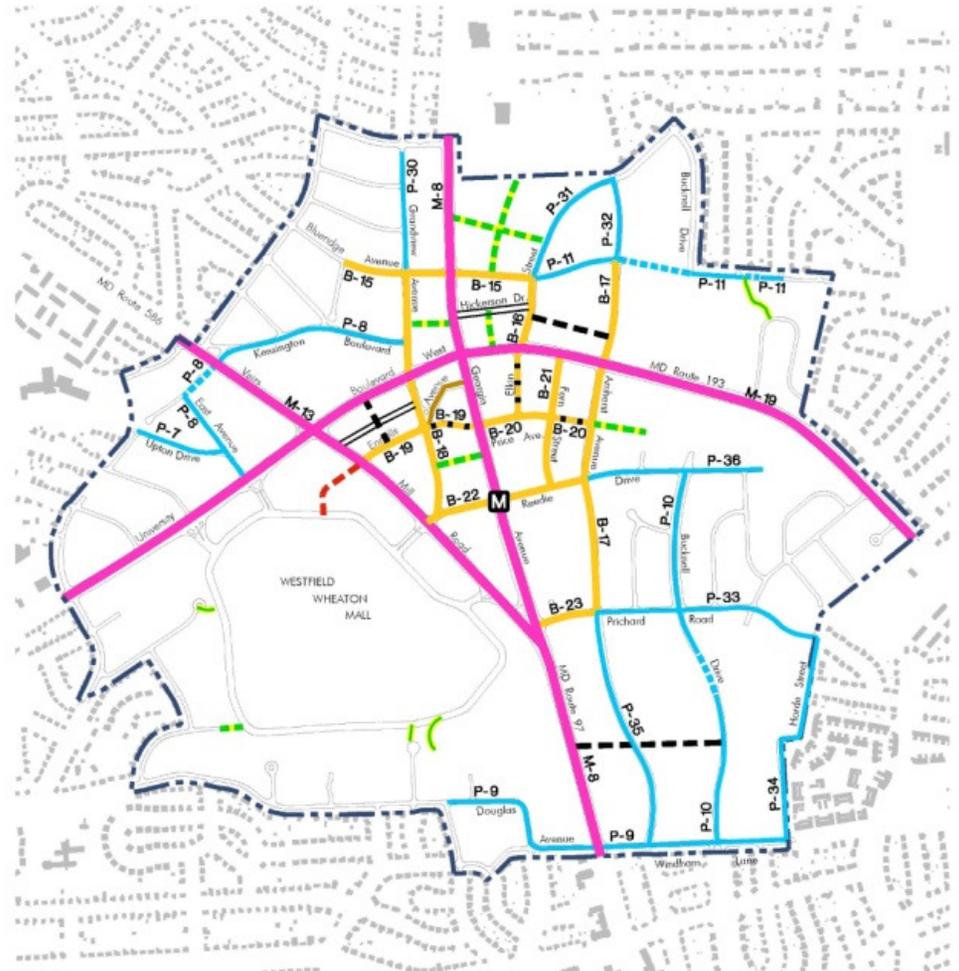
For upcoming events or to learn more about the Walking Tours & Forums Series, visit www.smartergrowth.net/events

Route Map



1. Lot 13
2. Georgia and Reddie
3. Veterans Park
4. Elkin Street
5. Grandview and Ennalls
6. Lot 13

Map 17 Existing and Proposed Street and Pedestrian Network



Street Classifications

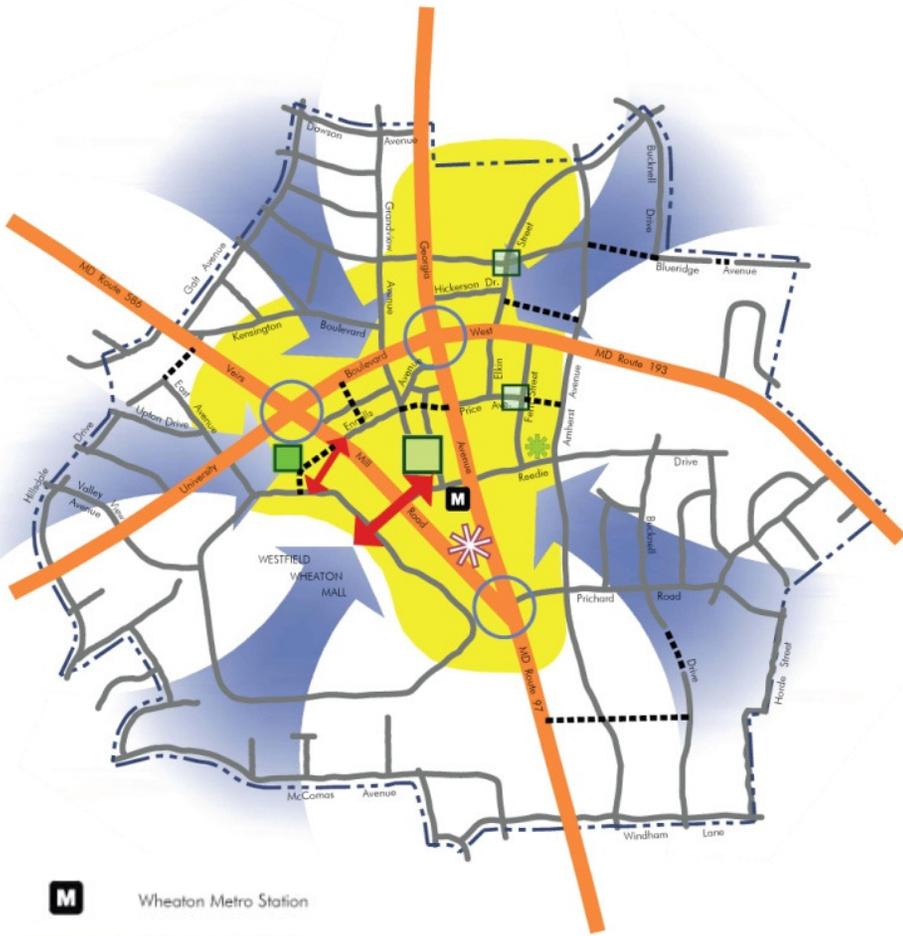
- Major Highway Existing
- Residential Primary Existing
- - - Residential Primary Proposed
- Business Existing
- - - Business Proposed
- Abandon
- Local Street Existing *
- - - Local Street Proposed *
- - - Private Street Proposed *

Pedestrian Connections

- Existing *
- - - Proposed *

* Not designated in the Master Plan of Highways. Alignments to be determined during the development review process. These connections could be public or private.

Wheaton Urban Design Concept Map



-  Wheaton Metro Station
-  Wheaton Sector Plan Boundary
-  Proposed Street
-  Boulevards
-  Major Nodes
-  Civic Green (Locations to be determined during development review process)
-  Neighborhood Open Space (Locations to be determined during development review process)
-  Landmark Building
-  Local Access to Downtown Core
-  Mall/Core Connection
-  Existing Wheaton Veterans Urban Park
-  Area of likely redevelopment where public use space will be provided through the redevelopment process

About the Guides

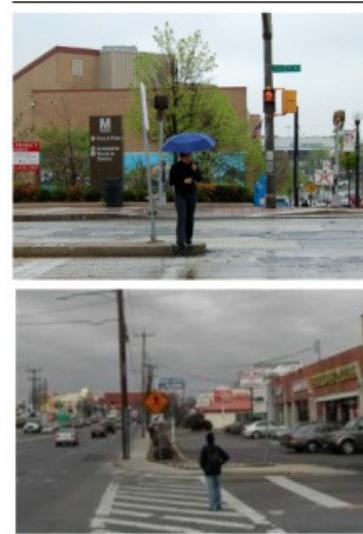
Kelly Blynn is the Campaign Manager for the Coalition for Smarter Growth's Next Generation of Transit Campaign, and is often out around town (especially in Montgomery County!) sitting in on community meetings, organizing forums, and getting the word out about our need to invest in the region's transit infrastructure. Before joining CSG, she helped start the climate change advocacy campaign 350.org where she worked for five years. As their Latin America Coordinator, she lived abroad both in Quito and Mexico City, where she relished zipping through the growing cities' traffic on their Bus Rapid Transit systems. She's now eager to empower communities in the DC region to shape a sustainable and equitable transportation future.

Henriot St. Gerard is a finance professional with over 13 years of experience in both the public and private sector. He is very active in his community writing blogs on local issues and volunteering his time to mentor and speak to high school age students. Henriot is currently Chair of the Wheaton Urban District Advisory Committee (WUDAC) and Vice-Chair of the Montgomery County Nighttime Economy Task Force. Henriot grew up in the Colesville area of Silver Spring and currently resides in Wheaton with his wife and two kids.

Devala Janardan is the Vice-Chair of WUDAC and has been living in Wheaton since 2009, but he has lived throughout the DC metro area since 2002. He now works as a land use attorney for the National Association of Home Builders (NAHB) in Washington DC. Prior to his position with NAHB, Mr. Janardan was the Director of Legal Advocacy for the International Municipal Lawyers Association in Bethesda, MD. In these capacities, he has worked on a broad spectrum of land use and municipal issues, from A (affordable housing) to Z (zoning). He enjoys exploring Wheaton with his wife and two toddlers.

In November 2006, **Ike Leggett** was elected to a four-year term as Montgomery County Executive. He is the first African-American to be elected to this office, and the first elected to the County Council. Ike Leggett served four terms as an At-Large Member. He also served as the Council's President three times. His other political service includes chairing the Maryland Democratic Party. Ike Leggett was decorated for service in Vietnam as an infantry Captain in the United States Army. He was selected as a White House Fellow in 1977 and served as a Professor of Law at the Howard University Law School from 1975 to 2006. He ran the day-to-day operations of the Law School as its Assistant Dean from 1979 to 1986. He finished first in his class from Howard University Law School, graduating Magna Cum Laude.

Nancy Navarro is President of the Montgomery County Council and represents District 4, which includes Wheaton, Aspen Hill, Glenmont, Olney, Sandy Spring, and extends to the Howard County border. She also chairs the Council's Government Operations and Fiscal Policy Committee. Before her election to the Council in 2009, Nancy served on the Board of Education for five years, including two years as the Board's President. She also serves on President Obama's White House Commission on Educational Excellence for Hispanics. Before entering public office, Nancy co-founded a non-profit, community-based organization with a mission to assist the economic and educational development of Latino and other immigrant communities. Nancy graduated with a bachelor's degree in Psychology from the University of Missouri (Columbia). She was born in Caracas, Venezuela and has lived in Montgomery County for more than two decades with her husband, Reginald, and two daughters.



Even in periods of regional economic growth, Wheaton has been stagnant.

- a weak local office market
- property ownership patterns that discourage assemblage
- competition at other Metro stations in the region

Usefulness of the Overlay Zone

- CBD zone constrains infill development
- Retail Preservation Overlay Zone seen as impediment to revitalization

Physical Environment

- Poor quality public realm (streets, sidewalks, open space, and architecture)
- Gaps in the street edge and buildings
- Many buildings need upgrading
- Inadequate pedestrian connections
 - Auto-oriented layout
 - Mall site not designed for pedestrian access
 - No well-designed, centrally located public spaces

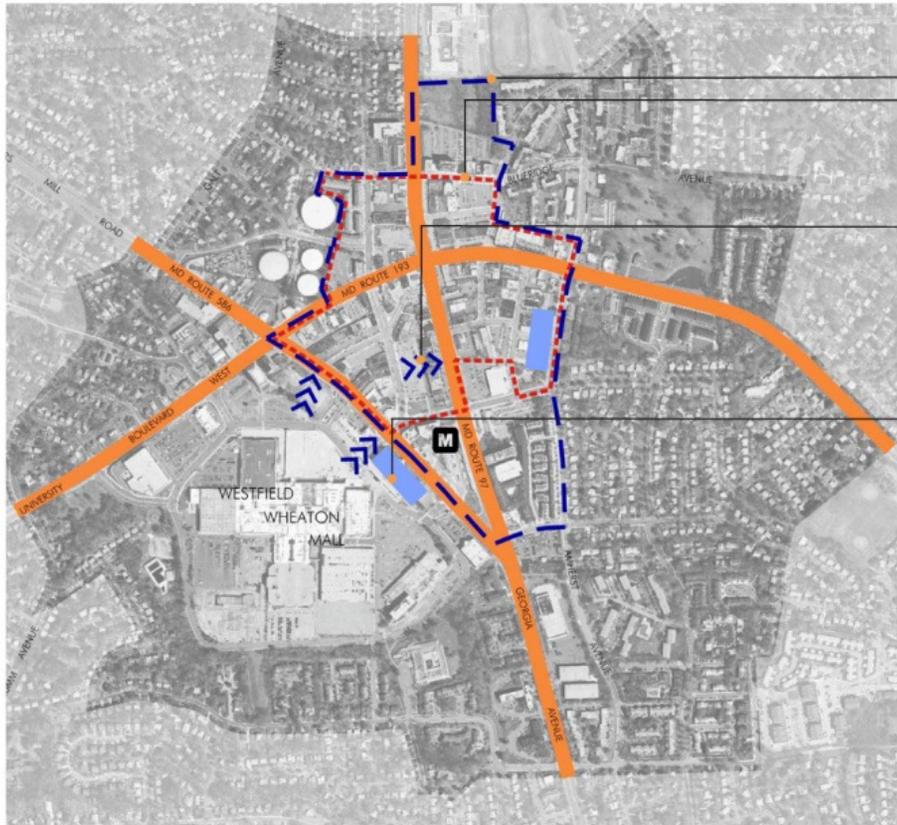
Marketing Identity

- Merchants organizations have not focused on Wheaton's small businesses
- Office market lacks signature buildings and large tenants

– Parking

- Short-term public parking discourages one-stop shopping
- Lack of conveniently located parking garages

Map of Major Issues from Wheaton Sector Plan



Issues

-  Wheaton Metro Station
-  Central Business District
-  Wheaton Retail Preservation Overlay Zone
-  Poor Pedestrian Access
-  Parking Garages
-  Major Road

Dan Reed grew up in Silver Spring and remembers reading books at Wheaton Regional Library, taking drawing classes at the Wheaton Rec Center, and hiding in the clothing racks while his mother shopped at Woodward & Lothrop in Wheaton Plaza. These days, he writes a blog called Just Up The Pike about design, transit and development issues in East County. Dan also works full-time as a blogger and planning consultant. He recently got a master's degree in City Planning from the University of Pennsylvania and is currently living at home in East County. Dan recommends the \$3 banh mi at Saigonese Restaurant.

Jeannette Feldner lives and works in Wheaton. She is a graphic designer with her own 30-year business, Letterforms Typography & Graphic Design. She serves organizations and businesses by providing all types of print and electronic products. Some of her most rewarding work has been here in her home town with logo designs for Wheaton, Taste of Wheaton and GreenWheaton. Jeannette has served on the Wheaton Urban District Advisory Committee for five years representing small business in Wheaton, serving two years as Chair.

Tom Stanton represents large businesses on WUDAC and his specific role is to promote Wheaton's designation by the State of Maryland as an Arts & Entertainment District. He has lived in Kensington since 1988 and practices law in the county, previously working with Marriott and is now currently with Sodexo. In 2009, Tom formed an LLC to open an Irish pub in Wheaton. The Limerick Pub opened for business on March 7, 2011.

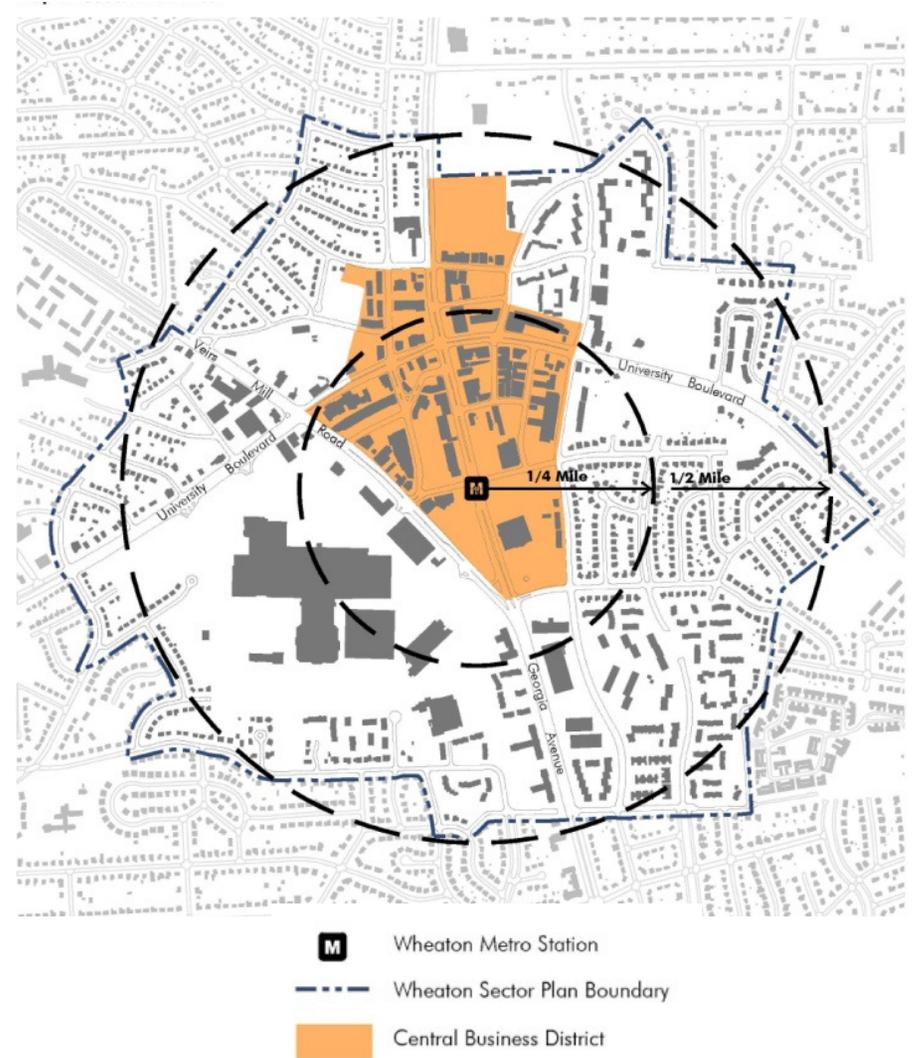
William Moore is President of Moore Hospitality and is a member of a WUDAC committee representing businesses. He has been involved in WUDAC's efforts to envision the future of a walkable Wheaton, and has conducted walkability assessments of the community's streets. He has also been involved in the Taste of Wheaton, the annual event celebrating Wheaton's culinary diversity. William is also a resident of Wheaton.

Yolanda Takesian offers more than 20 years of planning experience bridging engineering, planning, urban design, and economics to enhance areas seeking more walkable, bikable, transit-friendly transportation systems. Her collaborative approach and understanding of public process and implementation tools engages decision makers and community members to create plans that are technically, financially, and politically achievable. Prior experience includes work leading project planning in Maryland's Department of Transportation's Community Design Division and capital and town center planning in Anne Arundel County. As key transportation staff in Maryland's early Smart Growth initiatives, Yolanda designed community planning processes, including Maryland State Highway Administration's "Thinking Beyond the Pavement" approach to project development.

Ash Kosiewicz joined the LEDC team in August 2009 after graduating with a Master's degree in Latin American Studies from Georgetown University's School of Foreign Service. He directs LEDC's communications and is leading initiatives to integrate advocacy activities across programs. These initiatives includes his work as a small business community organizer with the Coalition for the Fair Redevelopment of Wheaton (<http://astrongerwheaton.org/>), a collection of Montgomery County residents, small business owners, and nonprofits that seek to ensure that the existing community is able to benefit from the proposed Wheaton redevelopment project.

Vivian Benjamin, Assistant Director of Mortgage Finance, has been with the Commission since 1984. She has served the Commission as Senior Multifamily Underwriter for many years and is responsible for the underwriting of new and existing multifamily rental developments. Prior to joining the Commission, she was a housing development officer for the Maryland Community Development Administration for nine years. Vivian is a past Secretary and current board member of the National Association of Local Housing Finance Agencies, a nationwide association of professionals in the field of financing and affordable housing. Vivian holds a Bachelor of Arts degree from Morgan State University and a Masters degree in Administration from the University of Maryland School of Social Work and Community Planning.

Wheaton Sector Plan Area Map



All maps are from the Wheaton Central Business District Sector Plan and were provided courtesy of the Montgomery County Planning Department.