



Wheaton

DOWNTOWN STUDY

Get involved with planning the future of downtown Wheaton

The Wheaton Downtown Study is an effort to identify opportunities to create a cohesive downtown that integrates recent development with Wheaton's small-scale character while meeting the needs and aspirations of small businesses, property owners, and residents of the Wheaton Central Business District.

The Study builds upon the vision of the 2012 Wheaton Central Business District (CBD) and Vicinity Sector Plan, which is already advancing physical redevelopment and adaptive reuse downtown in ways that enrich the community economically while preserving Wheaton's unique character.

Our hope is that the Study will complement the 2012 sector plan by exploring how larger redevelopment can support smaller properties' potential to evolve and contribute to a growing Wheaton, provide clear paths for small businesses and property owners to participate in community redevelopment opportunities, and share the creation of public benefits, as well as consider how individuals and organizations dedicated to the improvement and promotion of Wheaton can work together to support the CBD's future.

Questions, comments? Contact Luis.Estrada@montgomeryplanning.org



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Frequently Asked Questions

How does the Study process work?

The Wheaton Downtown Study represents a new kind of process for the Planning Department: it allows for targeted refinements without changing the plan's core recommendations. But similar to the Sector Plan process, the Study will include qualitative research, data collection, and extensive conversations with community members and key stakeholders. Those findings will inform recommendations to allow the evolution of downtown Wheaton, including adaptive reuse or expansion of small properties as well as public realm improvements.

Why does the original plan need updating?

After nearly a decade, the 2012 plan requires fine-tuning to continue realizing. The original process was a high-level one that looked at the whole downtown corridor; this Study will get down to the street level and understand what small property owners actually need to grow and stay in place—as well as what the Wheaton business community needs to retain its character.

What does the “complete community” vision mean for Wheaton?

Expanding the complete community concept for Wheaton residents would mean that “15-minute living” is attainable for more people. That is, people who live, work, and commute in Wheaton's core could safely walk, wheel, or bike to everything they need in their day-to-day lives. This Study is focused on the physical elements of that vision: examining how to combine large-scale, multifamily, and mixed-use developments with smaller and older buildings to realize a prospering community with safe and accessible open spaces, sidewalks, and streetscapes.

Will this Study help small businesses thrive?

That's the goal! The Study will explore available resources and tools for businesses seeking to diversify or grow, with a focus on small properties and the physical improvements they can make. The study will also engage individuals, local groups, and state and county agencies involved in promoting and improving Wheaton. Together, we will work through these strategic relationships to identify, address and better convey what resources are available to support local business' individual redevelopment, expansion, and adaptation needs.