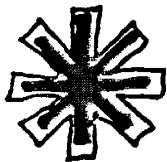


THE URBAN DESIGN CONCEPT PLAN



Public Open Space

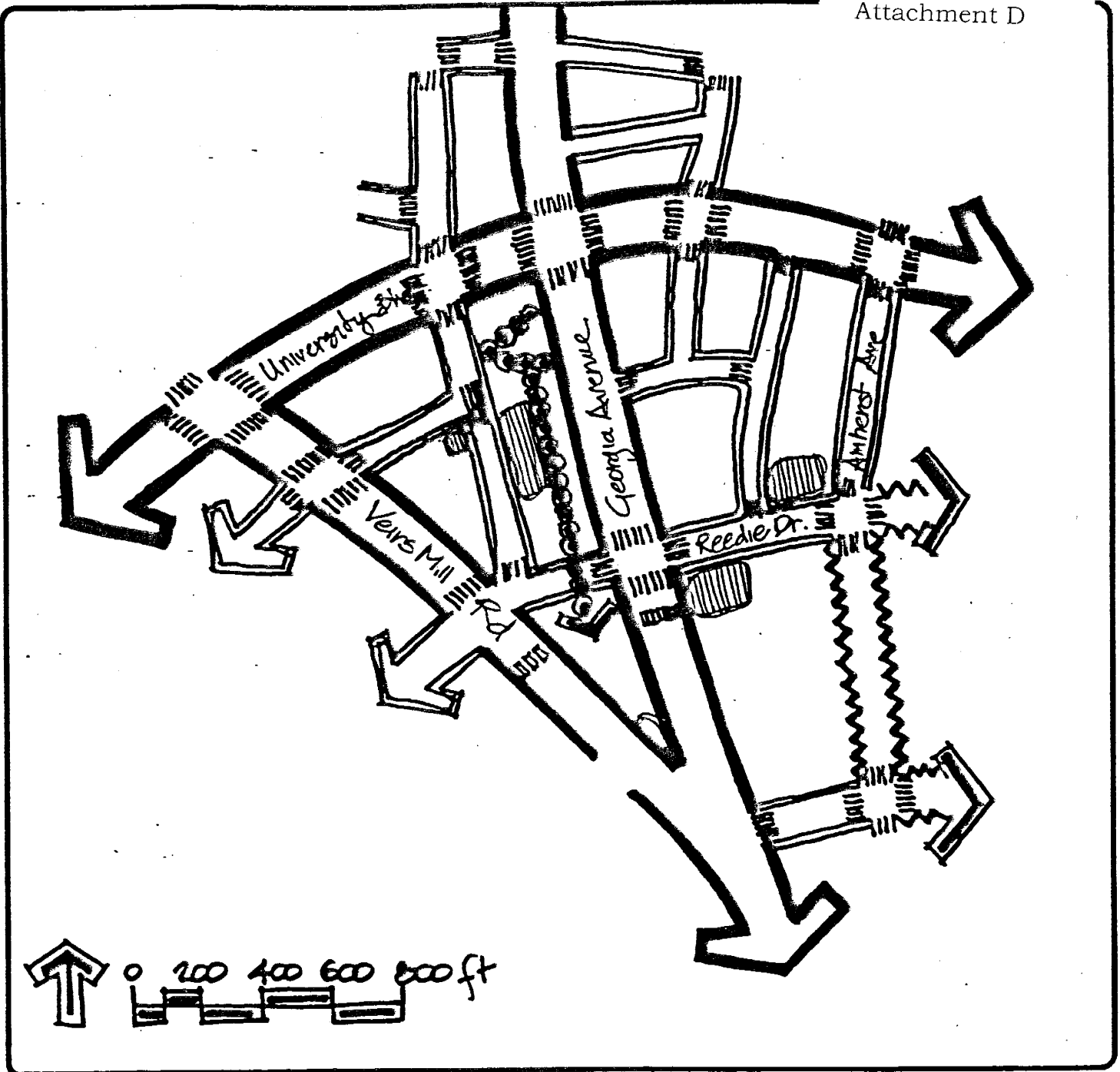
WHEATON



SEPT. 1990

6





THE PEDESTRIAN NETWORK

- Boulevard
- Commercial Street
- Residential Street
- Pedestrian Way
- At grade street crossing
- Grade Separated Crossing
- Public Open Space

WHEATON



SEPT. 1990.

7





WHEATON URBAN DISTRICT

Douglas M. Duncan
County Executive

Natalie Cantor
Director

November 24, 2004

The Honorable Derick P. Berlage
Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Recommendation Concerning Preliminary Plan No.
1-05021 (Wheaton Forest)

Dear Chairman Berlage:

At the November regular meeting of the Wheaton Urban District Advisory Committee, the members voted to express our strong support for the approval of Preliminary Plan 1-05021. This application involves the site of the Wheaton Metro Station Kiss-and-Ride facility. The applicant is the Montgomery County Housing Opportunities Commission (HOC) who is proposing a development consisting of 175 multi-family housing units with a small amount of street level retail. The project will include 70 percent market rate housing and 30 percent affordable housing. The affordable housing component is significant and it represents a strong commitment by HOC to provide more affordable housing at an urban location, close to a major public transit facility.

The Committee has worked with the applicant to address two significant issues. The first is the need to assure continued pedestrian access to the Wheaton Metro Station. Committee members were very concerned that thousands of transit users would be forced to cross Georgia Avenue to gain access to the station during the 18 month construction period. The applicant, in cooperation with staff of the Wheaton Redevelopment Program, worked with WMATA to find a solution to this problem. The applicant will construct a temporary staircase, near the intersection of Georgia Avenue and Reddie Drive, to provide direct pedestrian access to the station without having to cross a major six-lane highway.

The Committee was concerned that any additional tree planting requirements resulting from adherence to the forest conservation law should be done in downtown Wheaton and not at a remote location within the larger watershed. The applicant has reported that they can meet their forest conservation requirements with on-site tree plantings including street trees required as part of the Wheaton CBD streetscape that is administered by the Department of Permitting Services.

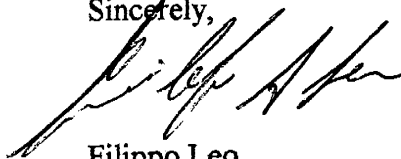
Mid-County Services Center

2424 Reddie Drive • Wheaton, Maryland 20902-4669
240/777-8100, TDD 240/777-8112, FAX 240/777-8110 or 240/777-8111
At Wheaton Metro Station

The overall size and scale of the project fits nicely with the other development now located on the same block. The development shown on the plan is also compatible with the lower density, one-family neighborhood located east of Amherst Avenue. The project proposes to relocate all of the current Kiss-and-Ride facilities on the site into the lower two levels of the proposed garage, accessible and visible from Reddie Drive. This represents a significant cost that is necessary to assure that the Metro Station facilities are not diminished. The applicant has worked hard to assure that pedestrian access to the station from the east side of Georgia Avenue is maintained; and we note that most of the public use space for the project is devoted to public access to the Metro Station.

We appreciate the opportunity to comment on this application and hope that the Planning Board will approve this preliminary plan of subdivision which proposes to provide more housing at an important urban location. This project represents an important step in the County's efforts to revitalize downtown Wheaton. We strongly encourage the Planning Board to approve the applicant's plan.

Sincerely,



Filippo Leo
Chairman

FL:jrd

cc: Natalie Cantor, Director, Mid-County Service Area
Scott Minton, Executive Director, HOC

