

WUDAC 12/13/2022 Meeting Notes

I. Call to order 7:00 pm

II. Review/Approve November minutes 7:02 pm

Minutes unable to be approved due to lack of quorum

Ali – typo – Wheaton and Kensington report, Secretary to find the error and repair

III. Community Concerns 7:05 pm

Limited to 2 minutes per speaker

IV. Reports/Updates 7:10 pm

a. Elected representatives in attendance

CM Natali Fani Gonzalez – many of you have met Jose Ortiz who is her aid and is in D6 as well, on land use and parks committee, Saturday pedestrian safety walk on GA avenue and getting things safe. To Margaret – see that you're on the call and already scheduled meetings with County Executive's team. In Wheaton hills by St. Katherine's Church is land owned by DOT is a playground that's in pretty bad condition, spoke to Jared Solomon in D18 to get some help with state money to make sure that we have an MOU with the county to transfer the land to the parks department. Currently the trash isn't picked up except for once a month. This is Dalewood park.

Crystal – Washington Gas cannot pave the streetery until spring as the subsurface is concrete, and they have to wait until spring as the concrete won't hold and cure before then

b. Chamber of Commerce, TBD

Ali – holiday mixer last week was a big success.

Angels for children toy drive, 23 years doing this, donations of toys are delivered to local children in Wheaton, unwrapped toys, craft items, sports items, crafts, Chuck LEvins, Elbee's beer and wine, Ooh lah lah bakery, volunteer rescue squad are dropoff locations.

Holiday on Duty is the second charitable venture, meals for first responders and safety personnel.

c. MCCAB, Rob Fox

Update from David Lorenzo from CM Glass. Concerns about traffic calming on Inwood avenue and discussions of options. Montgomery county public library strategic plan presentation, including a discussion of the process of developing it and the content of it. Extensive questions about the library and the programming. Discussion of community concerns about public drinking/nuisances in front of some businesses and county resources for working on this issue.

d. Mid-County Regional Services, Luisa Cardona

Streeterly meeting details – had it outside, a small group, an interesting conversation, an overall desire to keep the streeterly but open it more for public use. Have the businesses have seating in parklets and having public space in the middle. DOT appoints services in each of the areas, but the urban district would need to take on the operations of the streeterly, particularly if it's a public use space. There's a lot of potential with the space. Talked about different uses for the Price ave parking lot, adding programming to the space. We have to take into account resources to make it happen for all of these things. Talked with DOT about removing parking meters for this space and to move the yellow stripe on

Price ave to have more of a parklet space. Do we need heaters, a permanent tent, what else? Working with Luis and his team on the vision of what that can look like.

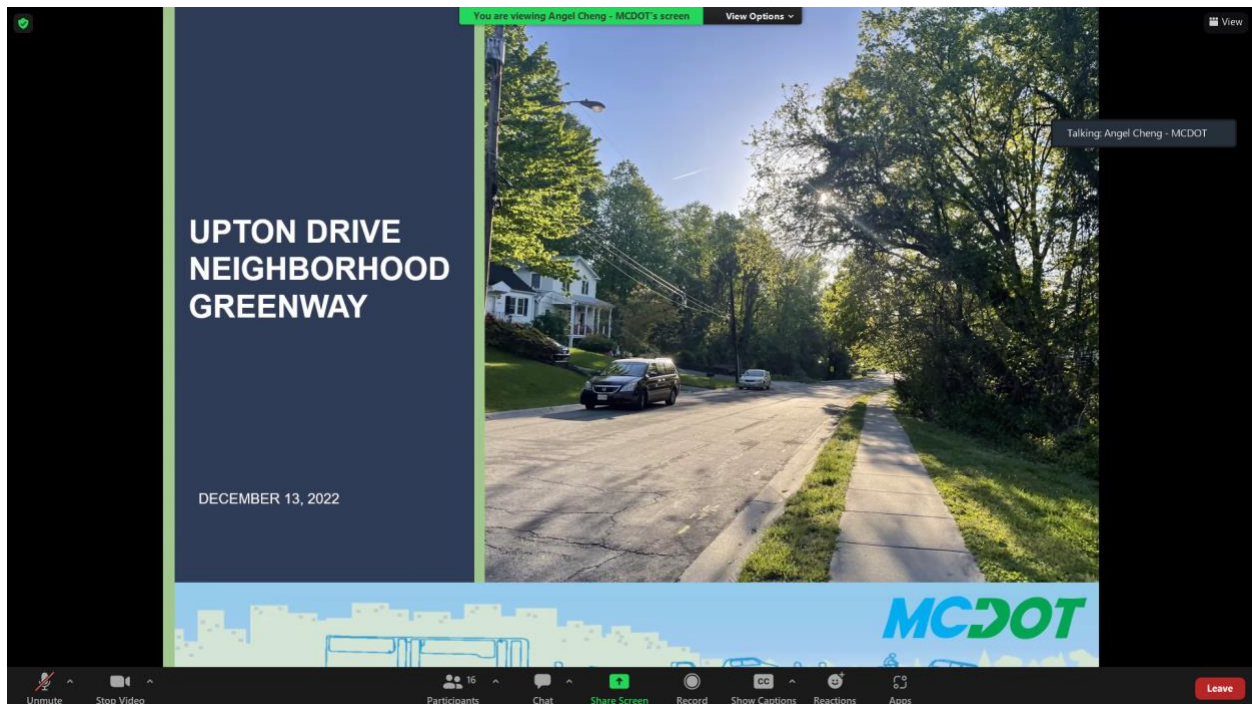
The Spanish budget forum desires were to continue supporting the health initiatives and programs, to continue long term past COVID. Support for food hubs which are also programs under COVID and supports maintaining the same food levels, as well as support for programming tailored to new arrivals to train in their area of expertise here. County of grants management headed by Rafael so that the grant application process is more open and transparent. E-mail Luisa on the streetery suggestions and plans.

Crystal Ruiz – snow update – we’re anticipating some ice. We’re starting a new initiative on educating on using less snow melt. We’re now trying to be good neighbors with DEP and the waterways. As it melts ice at a much lower point we can use less of it, and this is the first year of the law for the county to clear sidewalks. They didn’t receive additional funding or equipment for that, but they’re going to do the best they can. Equipment won’t be in until July/August of next year. When the snow hits they’ll do what they can, but the snow map should be up and active so you can see how your neighborhood is doing.

SAFE team has transitioned to 100% electric vehicles, for 2 electric vehicles, white vehicles. They’re a pilot program, they have little lights on top. Very proud to turn them in. Still have to use the gas vehicles on the clean team side but they’re working on it. Transitioned most of the clean team supplies to electric power.

V. Presentations 7:20 pm

Upton Drive Neighborhood Greenway Project, Angel Cheng, Project Engineer– Montgomery County Department of Transportation, Division of Transportation Engineering





Outline

- Project Overview
- Design Considerations
- Community Survey Results
- Concept Design
- Next Step
- Q&A



Project Overview

Neighborhood Greenway on Upton Drive

From East Avenue to Entrance to Crossway Montessori School



Project Overview

Talking: Angel Cheng - MCDOT

Current Project Milestone Schedule



MCDOT

What is a Neighborhood Greenway?

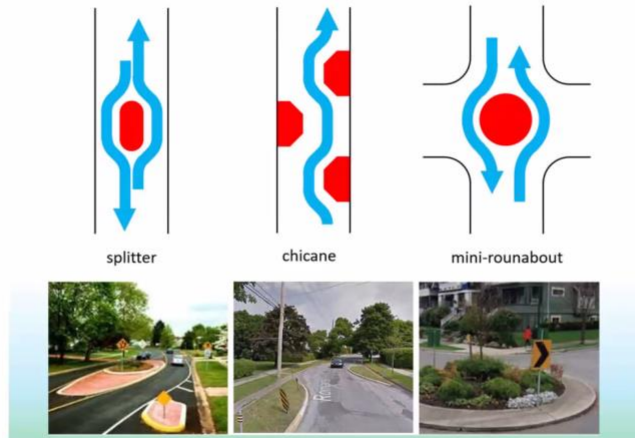
Talking: Angel Cheng - MCDOT

- A neighborhood greenway is a street designed to give walking and biking priority and to reduce vehicle speed and volume.
- Tools to create a neighborhood greenway include signs, pavement markings, speed countermeasures, and volume management measures to discourage cut-through trips by vehicles and to create safe, convenient crossings of arterial streets for bicyclists and pedestrians.

MCDOT

Traffic Calming Strategies

Talking: Angel Cheng - MCDOT

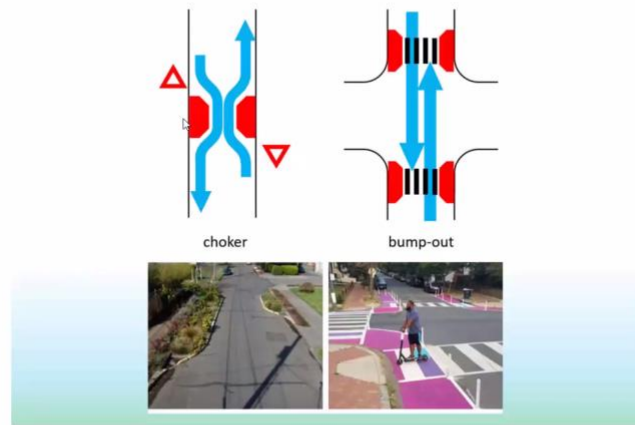


Horizontal Deflection



Traffic Calming Strategies

Talking: Angel Cheng - MCDOT



Narrowing





Design Considerations

- Provide a safe crossings for pedestrians and cyclists
- Connectivity to existing sidewalks and nearby destinations
- Minimize impacts
 - Residential frontage
 - Environmental resources
 - Utilities
- Maintain existing neighborhood aesthetics
- Consider existing bus/school bus stop locations



Community Survey Results

How often are you walking / biking?

Residents that currently bike/ walk along Upton Dr.

- 50% Everyday
- 16% Several times a week
- 16% Once a week
- 16% Never

Residents that will bike/ walk along Upton Dr. with improvements.

- 61% Everyday
- 28% Several times a week
- 11% Never

Resident support for bike/ped improvements (scale 1-5)

- Average 4.33





Community Survey Results

Talking Angel Cheng - MCDOT



Community Survey Results

Talking Angel Cheng - MCDOT

- “Cars come out of Crossway Montessori way too fast...”
- “One of the children on the block was hit by a car speeding down street. Lowered speed limit and traffic calming essential...”
- “...Upton Drive currently has sidewalks, but the AEHS students still walk in the middle of the road to/from Einstein/Crossways to McDonalds...”
- “The stop sign [at Upton Dr. & East Ave.] is not effective, it's not aligned with the McDonalds exit, and it is largely ignored and hidden by a tree 3 of 4 seasons of the year...”



Concept Design

Talking Angel Cheng - MCDOT

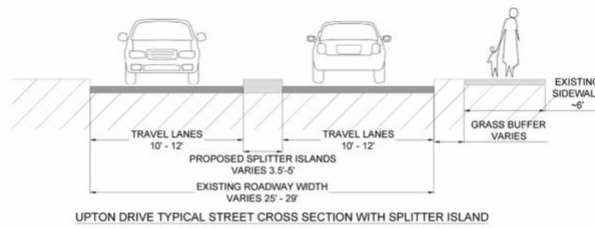
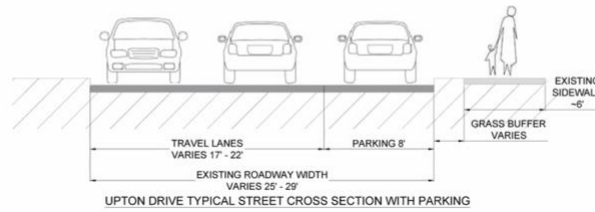


Overall Concept Plan On Upton Drive



Concept Design

Talking Angel Cheng - MCDOT

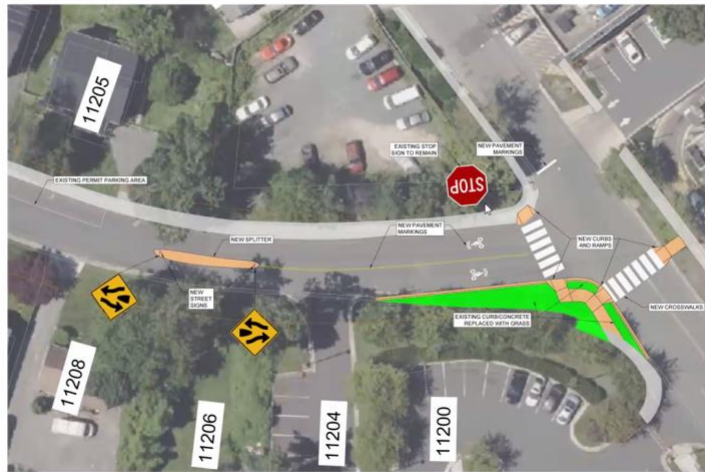


Typical Sections On Upton Drive



Concept Design

Talking Angel Cheng - MCDOT



Concept Design At Upton Drive & East Avenue

MCDOT

The park on the north corner will create a small park/greenspace here, so they want to make it a place where people feel safe walking to the park from this neighborhood.

Concept Design

Talking Angel Cheng - MCDOT



Concept Design At Upton Drive & Hillsdale Drive

MCDOT



Next Steps

Talking: Angel Cheng - MCDOT

- Collecting input from community - thru December 4, 2022
- Planning Board Briefing – winter 2023
- Final design plan – spring 2023
- Public Meeting #2 – late spring 2023
- Anticipated construction start – late summer 2023



Contact

Talking: Angel Cheng - MCDOT



Angel Cheng, P.E.
Project Manager



240-777-7274



angel.cheng@montgomerycountymd.gov



<https://montgomerycountymd.gov/dot-dte/projects/UptonDr/>



Rob Fox – love this project and the nexus with the Wheaton gateway project park that’s going to be built. Looking forward to seeing it developed.

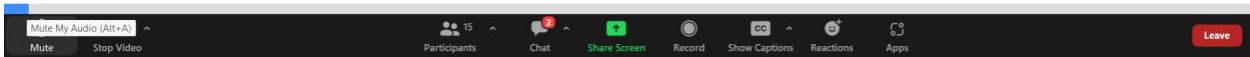
Wheaton Downtown Study, Jessica McVary, Planning Supervisor– Montgomery County Planning Department



Work Schedule Update

Talking jim e

- **Initiated: Fall 2021**
- **Outreach**
 - Completed Public Engagement
 - Gathered feedback online and in person
 - Continued Property Owner Outreach
 - Public Agency Outreach (Ongoing)
- **Consultant Work**
 - Completed Streetscape Standards Update
 - Collected feedback online
 - Economic Analysis
 - Conducted interviews with property owners
 - Developed Case Studies – To be completed 12/2022
- **Planning Staff**
 - Developed Strategies – Sharing with County Agencies (Ongoing)
- **Planning Board**
 - Anticipated Planning Board Briefing January 26, 2023



Consultants

Landscape (RHI International)

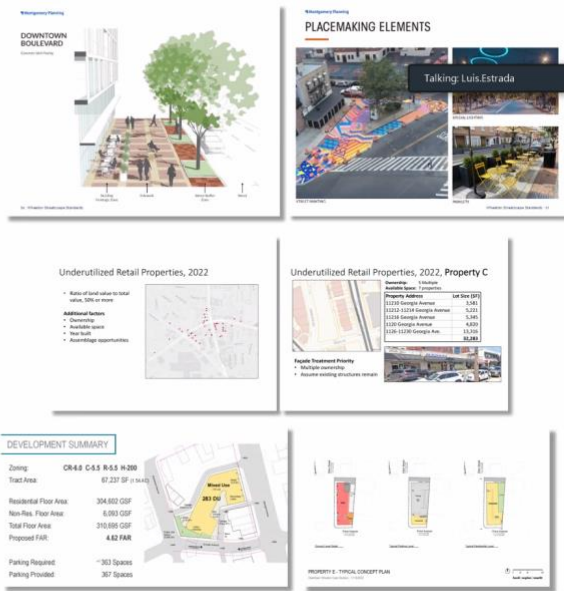
- Update Wheaton Streetscape Standards to be consistent with improvement quality in other CBD's
- Develop ideas to formalize the Streetery and implement interim open spaces

Economic Analysis (Partners for Economic Solutions)

- Analyze smaller properties to determine feasibility of small-scale redevelopment and identify sites suitable to develop case studies
- Work with property owners and Architectural consultant to identify development barriers on selected properties and recommend solutions to incentivize redevelopment

Architectural Design (Hord Coplan Macht)

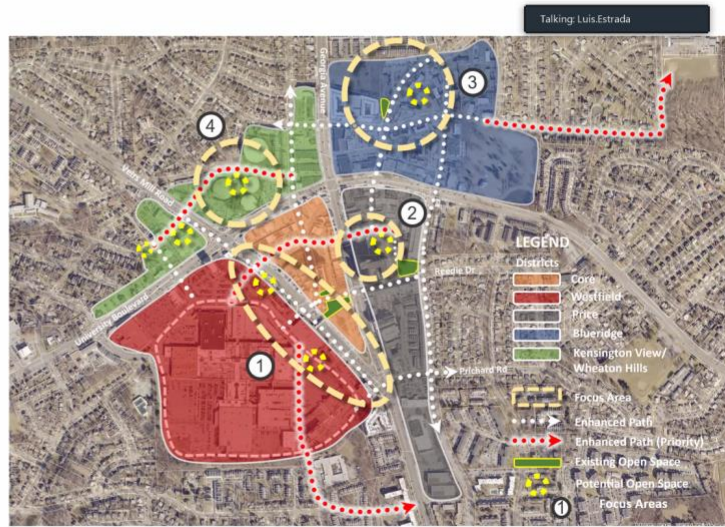
- Working with PES and property owners, HCM developed case studies illustrating small to mid-scale development on selected properties to identify issues that may limit owner's ability to develop on cluster of small properties



Ideas

To improve the Central Business District by considering a fine-grained approach to redevelopment and revitalization

- Facilitate and incentivize development on larger properties capable of delivering significant public benefits
- Identify clusters of smaller properties where mid-size development could occur
- Promote near-term improvements on properties with long-term development potential



Unmute Start Video Participants 15 Chat Share Screen Record Show Captions Reactions Apps Leave

Strategies

Talking: Luis Estrada

Near-term (0 to 5 years)

Short Term

Improvements at locations where connectivity, safety, and usability would be immediately enhanced by publicly funded improvements to the public domain.

Promote implementation of improvements from ongoing Countywide Façade Improvement Program (DHCA).

To be Identified

Create a Placemaking Program to identify additional areas to enhance and delineate potential improvements, to improve connectivity, promote areas for outdoor use.

Mid-term (5 to 10 years)

Business Improvement: Promote near-term improvements to existing commercial structures in areas with long-term redevelopment potential.

Long-term (10+ years)

Incentivize mid and large-scale redevelopment in the CBD.

Strategies

Near-term (0 to 5 years)

Short Term

- Improving unsafe sidewalks.
- Formalizing outdoor use areas created on an interim basis within the public right-of-way.
- Enhancing existing public open spaces.
- Promote the ongoing Countywide Façade Improvement Program (DHCA).

To be Identified

- The creation of a mural program for downtown Wheaton.
- Implement a parklet dining program in Wheaton – explore ways to reallocate public right of way for outdoor dining at strategic locations.
- Create an enhanced pathways program, to improve designated linkages throughout the CBD with pavement treatments, wayfinding, and landscaping to connect Wheaton communities with the downtown area, existing community facilities, and other areas of interest.



Pike District Connector



Parklet Example

Talking: Luis Estrada



Improve existing facades



Water Tower Public Art

Strategies

Mid-term (5 to 10 years)

- Coordinate with the ongoing Countywide Façade Improvement Program by the Montgomery County Department of Housing and Community Affairs (DHCA) to identify clusters of small businesses suitable for participating in the program.
- Incentivize mid-scale infill redevelopment of clusters of properties in single ownership.



Talking: Luis Estrada



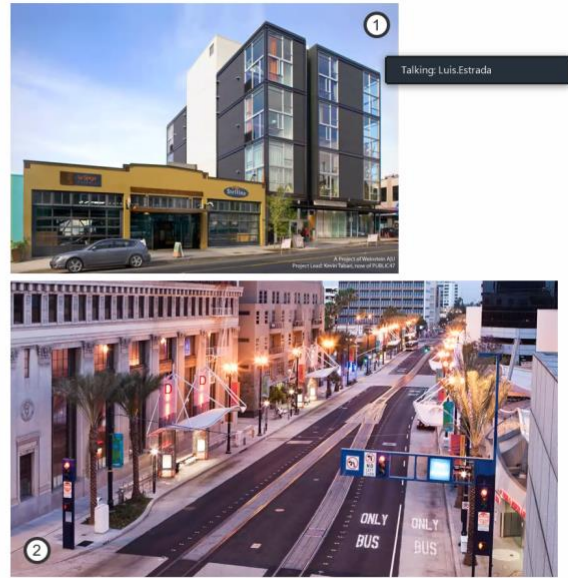
1,2,3: Façade Improvement Examples
4: Small-scale Infill Redevelopment Example



Strategies

Long-term TBD (10+ years)

- Strategies to Incentivize and facilitate small scale redevelopment, based on the findings and recommendations of the case studies included with this Study. Mid-scale development may be feasible at locations where enough adjoining properties are under single ownership.
- Coordinate with the Montgomery County Department of Transportation and the Maryland State Highway Administration to build on the connectivity recommendations included in the 2012 Sector Plan and expand mobility throughout the CBD, incentivize new development at significant properties like the Wheaton Mall or WMATA's holdings in the area, and improve pedestrian access between Wheaton's districts.



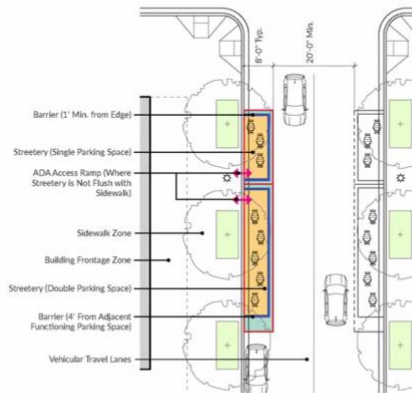
1: Mid-scale Infill redevelopment example
2: Alternative Bus Station Example

Improvements

STREETERIES

Parklet Option

- Allows for vehicular use to remain.
- Expands usable sidewalk space to create seating areas.
- Requires design process to coordinate extent and access to confronting businesses



Note: Distances in Elkin Street will vary. Diagram reflects idealized sidewalk configuration per Complete Streets Guide

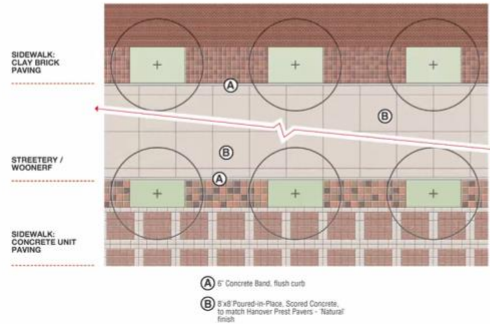


Improvements

FLUSH CURB STREET

Long-Term

- Shared Street example: Elevated road pavement to be flush with curb/sidewalk.
- Will allow for using space as Plaza space on designated closure days.
- Will require a design process to include coordination with confronting businesses parking/loading requirements



Improvements

STREETERIES

Parklet Option

- Surface treatments:
 - Painted Surfaces
 - Wooden plank sidewalk extension
 - Constructed sidewalk extension to match sidewalk materials
- Edge Treatments
 - Painted temporary barriers
 - Decorative Rails
 - Elements incorporating plantings



Painted streetery zones help define usable zones while providing additional character and vibrancy to the public realm. Consider lighter lighter color paints to reduce solar heat gain.



Decking may enhance streetery zones and widen sidewalks by providing ground plane consistency and improving ADA accessibility.



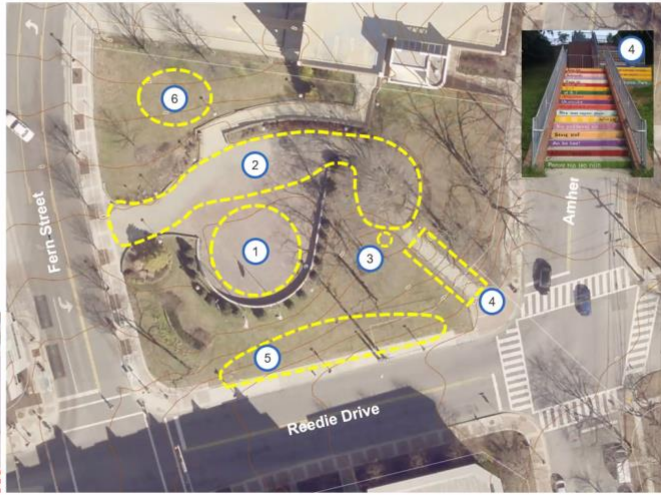
Streeteries should comprise a family of functional and attractive features such as planters, fencing, and vehicular barriers that further accentuate the streetscape environment.

Improvement Areas

Talking: Luis Estrada

Wheaton Veterans Urban Park

1. Retain existing memorial wall and preserve space immediately adjacent to it as a central element.
2. Enliven pedestrian pathways through the park.
3. Consider Art element at the top of the stairs to draw people's attention.
4. Introduce color into the stair to define a path up to the Park.
5. Explore adding seating along public areas.
6. Add shade to seating and tables already installed.



Next Steps

Talking: Luis Estrada

- **Outreach**
 - Public Agency Coordination (Ongoing)
- **Consultant Work**
 - Streetscape Standards Update
 - Finalize and Publish
 - Economic Analysis
 - Review recommendations and finalize
- **Planning Board**
 - Anticipated Planning Board Briefing January 26, 2023

Website

<https://montgomeryplanning.org/planning/communities/midcounty/wheaton/wheaton-plan/wheaton-downtown-study-2022/>

Staff Contacts

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Jim – Planning board briefing in January relates to other schedules how?

Luis – We're not on hold, the presentation in January is pretty close to the end. Making the rounds with their package of recommendations, and will be presenting this to the current planning board.

Jessica – This is a study not a master plan, so there aren't all the hearings that would happen with a master plan.

Jim – Who has the responsibility to follow through, is that the urban district or planning?

Luis – There are near term propositions and we'll discuss those in detail with the urban district and how to advance them. For mid or longer term that'll require discussions

Rob – I have a strong priority in placemaking and the priority path for south of the mall and the forest around it. The paths there are a lifeblood for the communities south of the mall to reach it by foot. Hope to talk in the future about placemaking in the forest around my HOA, the apartment buildings, the MCPS property, and the mall.

Luis – We'd be glad to chat afterwards about placemaking and pathway improvement ideas for those areas.

Karen Cordry – Second Rob's sentiment, the potential path around the mall is also very valuable to her. Hope the gray areas might be part of the long-term plans. The self-storage and other uses in the gray area aren't the highest use for those spaces.

Luis – The property owners have the opportunity to change the uses if they're amenable to it, zoning wise.

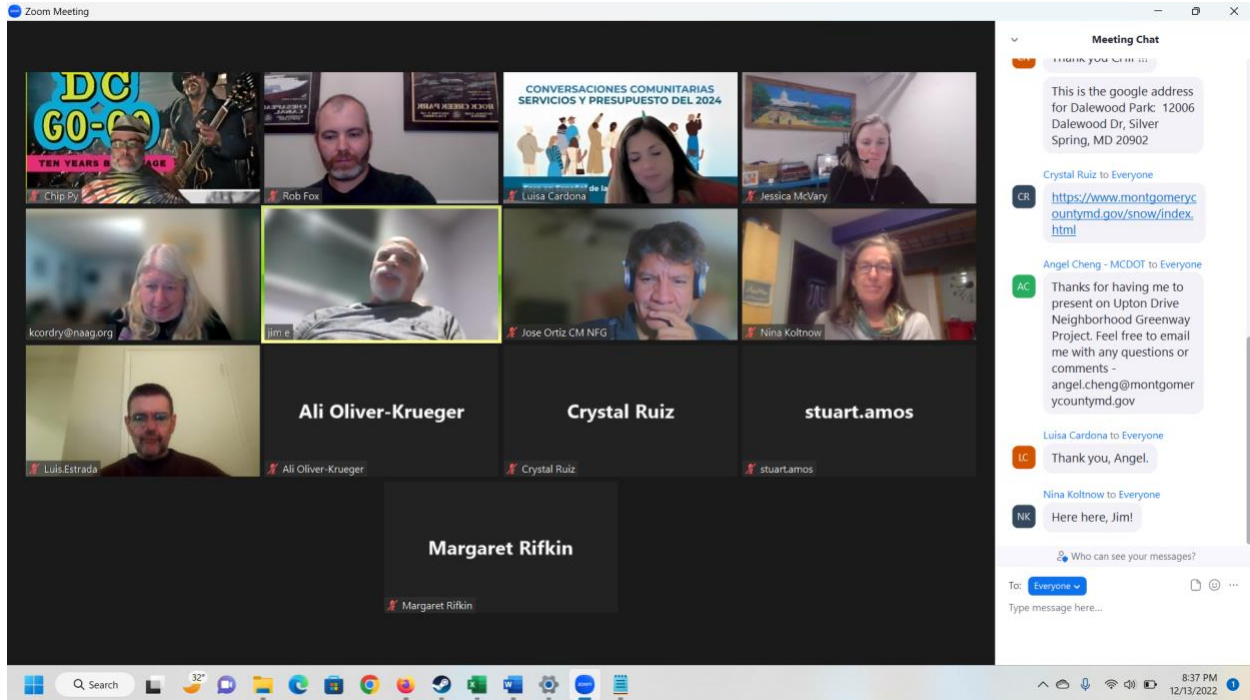
Jim – Hoping to move up towards our new cultural and arts center and the recreation center, as within the next couple years or less that whole stretch of space will be used and activated more. In the future there will be lots of foot traffic to arcola up Georgia ave.

Luis – We're trying to stretch out the reach, as far as they can to the communities nearby based on the input they received. Developments in a couple of areas at the edges of Wheaton CBD, so if those efforts come to fruition then that would become a bridge to make it easier to get to those areas. We'll include those as areas of discussion in the future.

Jim – A circulator for connecting us to our nearby items like Brookside would also be something we'd hope for from planning.

Luis – We're still flushing out items with our transportation colleagues, which is why you didn't see that today.

Jim – Would love to hear that after the January planning meeting.



VI. Old Business 8:20 pm

VII. New Business 8:25 pm

VIII. Adjourn 8:30 pm

Chat Transcript

18:52:16 From Luisa Cardona To Everyone:

Wednesday, January 25, 2023 ICB Meeting

19:04:19 From Dan Obrzut To Everyone:

Dan Obrzut - resident

19:04:28 From kcordry@naag.org To Everyone:

Not totally new, but it's Karen Cordry, president of Kensington Heights CA.

19:05:49 From Jose Ortiz CM NFG To Everyone:

Jose M. Ortiz, staff Councilmember NFG

19:06:11 From Clara Hernandez - One Montgomery Green To Everyone:

Clara Hernandez - Outreach Manager (One Montgomery Green, local nonprofit)

19:14:01 From Chip Py To Everyone:

It's wonderful to have our council member here with us!! Thank NFG!

19:17:22 From CM Natali Fani-González To Everyone:

Thank you CHIP!!!

19:19:16 From CM Natali Fani-González To Everyone:

This is the google address for Dalewood Park: 12006 Dalewood Dr, Silver Spring, MD 20902

19:36:26 From Crystal Ruiz To Everyone:

<https://www.montgomerycountymd.gov/snow/index.html>

20:03:12 From Angel Cheng - MCDOT To Everyone:

Thanks for having me to present on Upton Drive Neighborhood Greenway Project. Feel free to email me with any questions or comments - angel.cheng@montgomerycountymd.gov

20:03:43 From Luisa Cardona To Everyone:

Thank you, Angel.

20:33:49 From Nina Koltnow To Everyone:

Here here, Jim!