

Westbard Concept Framework Plan Presentation

Workshop Wrap-up

November 18, 2014



Workshop Re-cap

- Day 1: visioning session: characteristics and concept; precedents – Eight groups
- Day 2: Presentation of three schematic plans
- Day 3: Presentation of two Concept Plans
- Day 4: Presentation of Concept Framework Plan with options

Concept Framework Plan

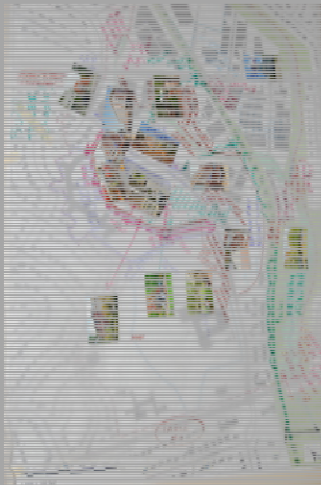
- Big Ideas
- Plan
- Visualizations
- Numbers

Concept Framework Plan

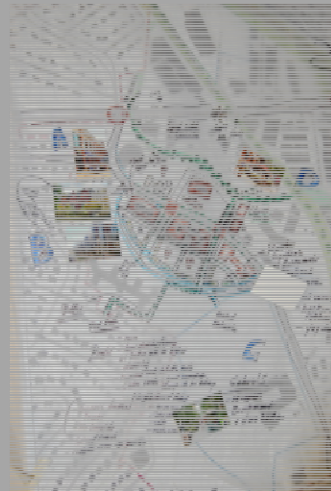
Vision & Goals: Maintain the Best Qualities of Westbard

- Preserving the smaller scale
- Low Density
- Mixed-Use
- Diversity
- Affordability

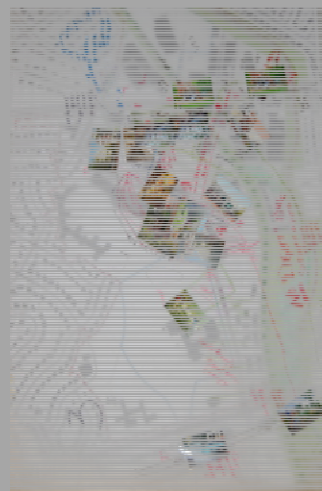
Day One: Monday, November 10, 2014: Visioning Session



Group 1



Group 2-Kenwood
Place



Group 3



Group 4



Group 5



Group 6-Daylight
and Connectivity



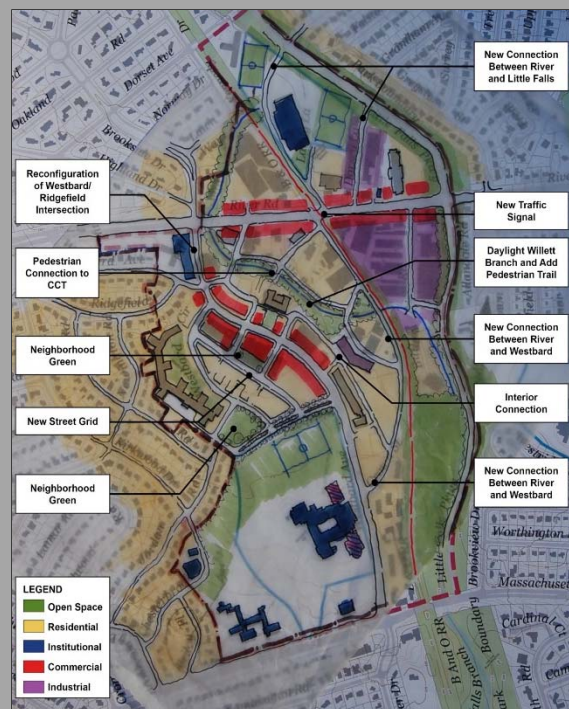
Group 7



Group 8 –Hydrangea Project

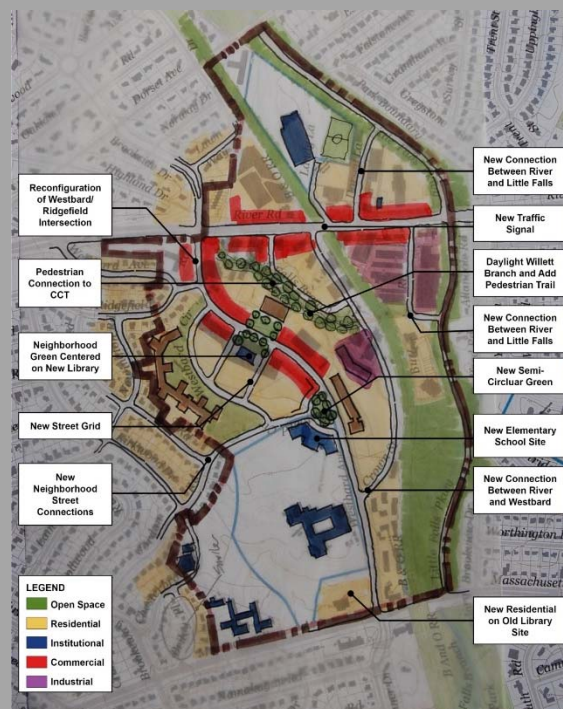


Day Two: Wednesday, November 12, 2014



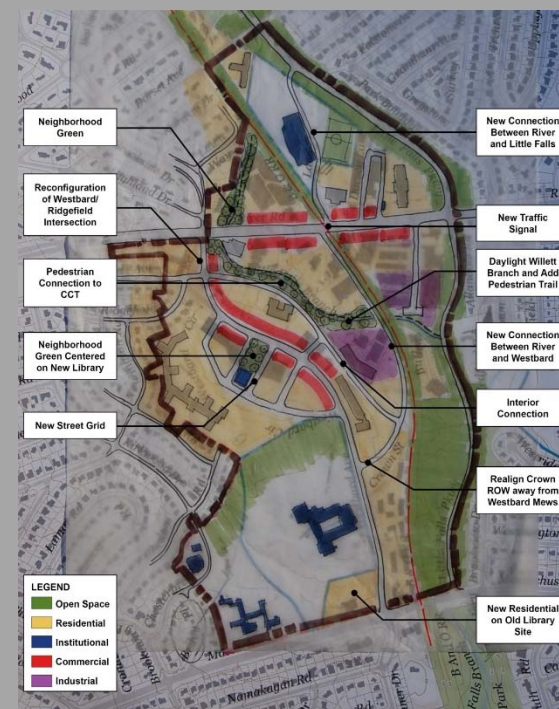
Scheme 1

- Crown Street Connection
- Highest Density
- Expanded Middle School
- New Elementary School
- Connect Butler to Little Falls Pkwy



Scheme 2

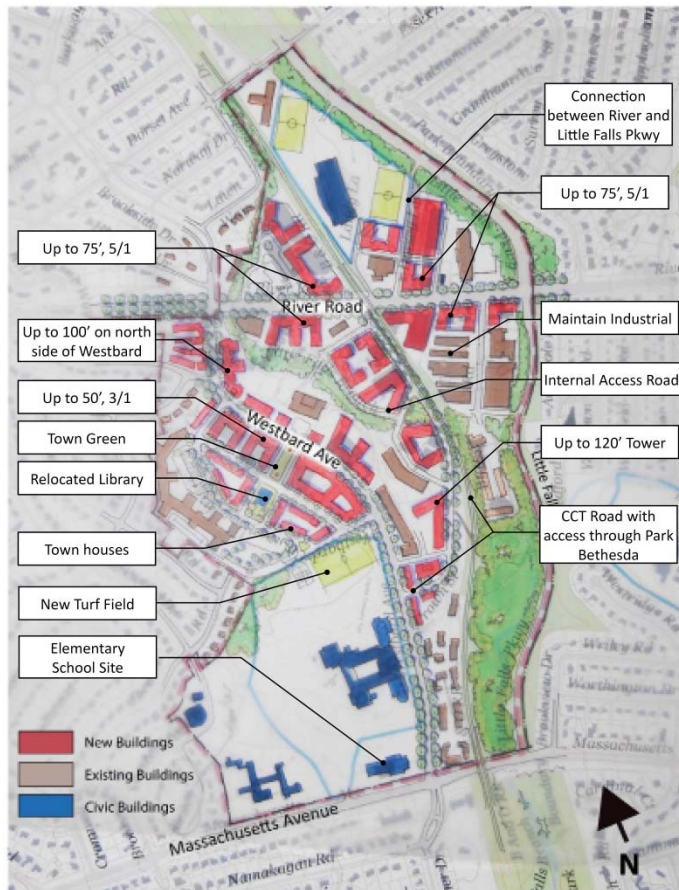
- Relocate Library
- Medium Density
- Crown Street Connection
- New Elementary School
- Connect Dorsey Ln to Little Falls Pkwy



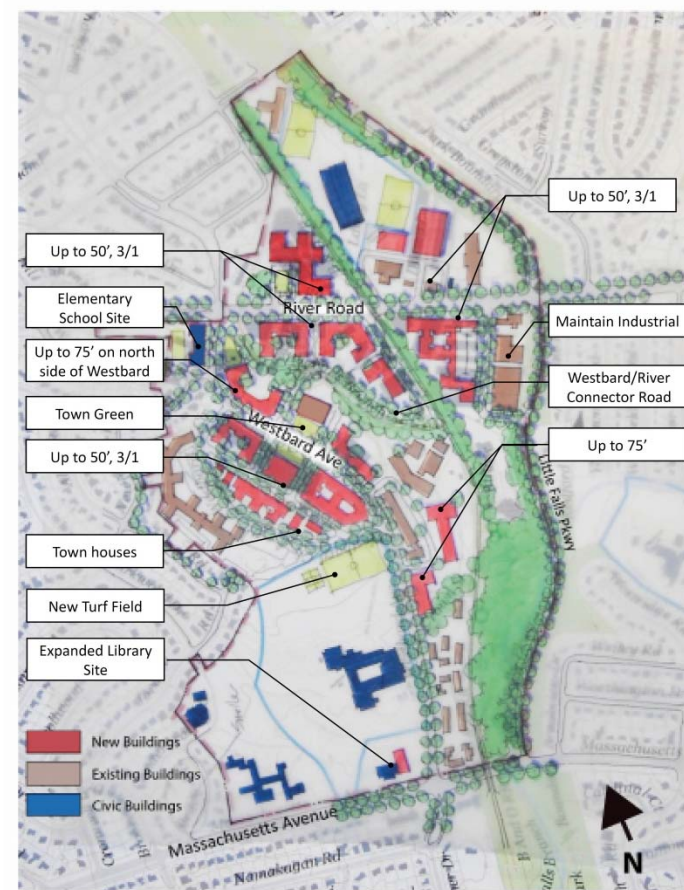
Scheme 3

- Relocate Library
- Lower Density
- New Residential at Library Site
- Moved Crown St. Connection north
- Connect Laney Ln to Little Falls Pkwy

Day Three: Thursday, November 13, 2014



Concept 1



Concept 2

The Top Ten Big Ideas

1. Maintain heights that foster neighborhood scale
2. Provide options to address school capacity concerns
3. Establish better neighborhood connections and reduce cut-thru traffic
4. Relocate library to the center of the community
5. Provide pedestrian connectivity throughout Westbard – in particular between neighborhoods and schools
6. Enhance connectivity between Massachusetts Avenue and River Road
7. Address vehicular and pedestrian conflicts at River Road and the Capital Crescent Trail
8. Naturalize Willet Branch Stream
9. Preserve and enhance light industrial uses
10. Maintain and enhance community retail and services





Existing Westbard Areal



Concept Framework Plan



Concept Framework Plan – with alternate Streets





Heights

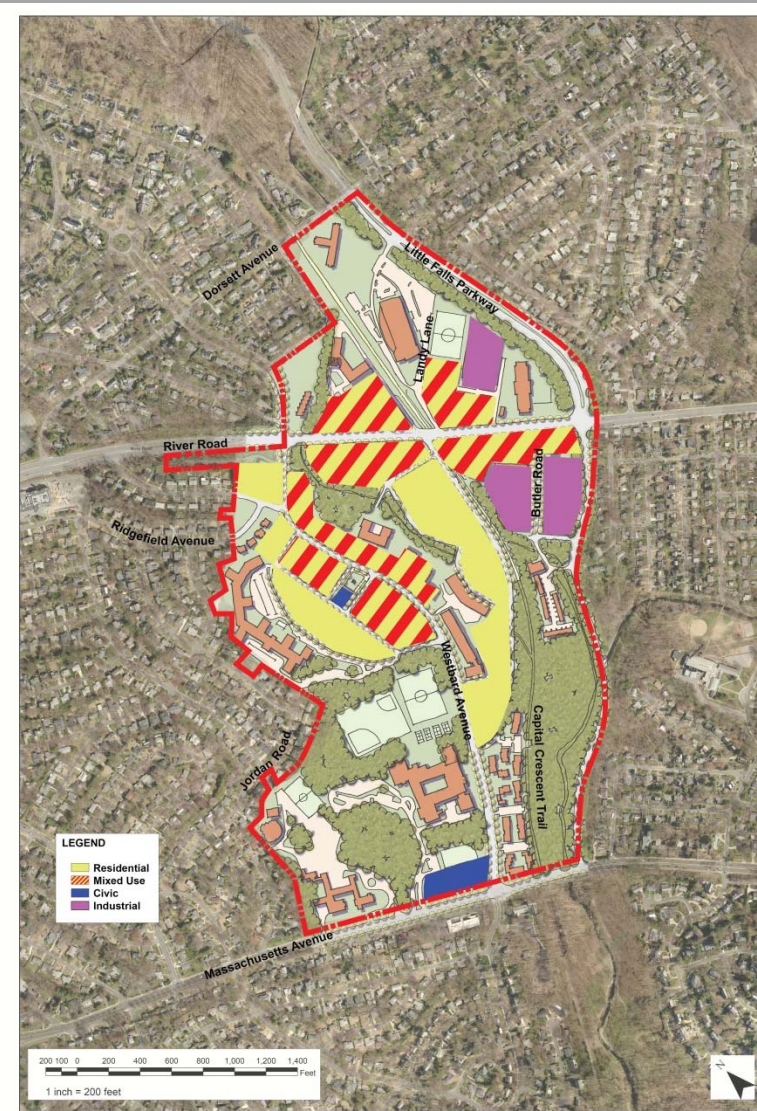


New Streets and Civic Buildings





Open Spaces and Trails



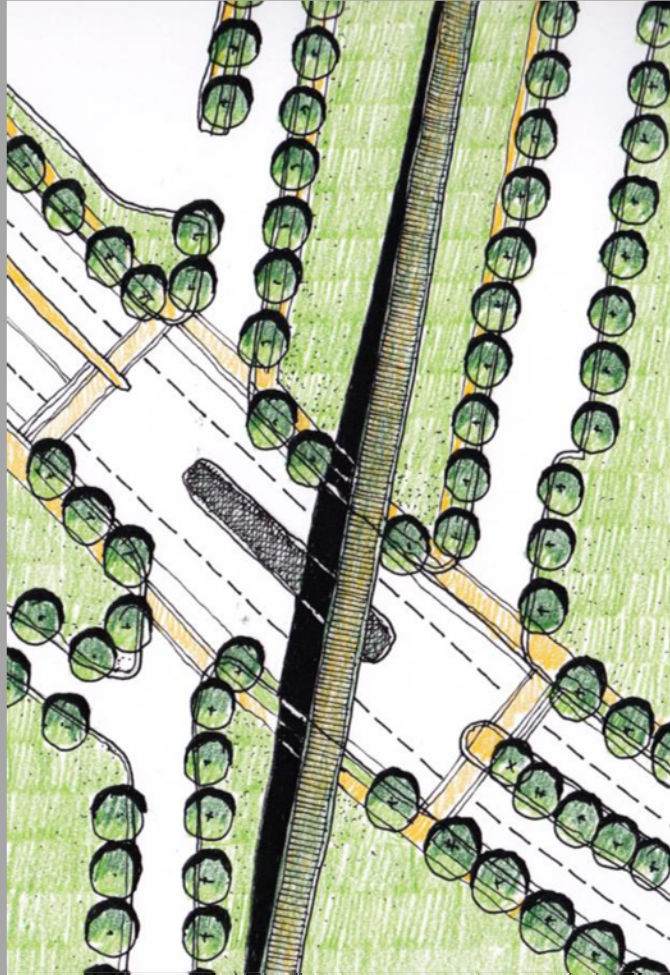
Land Uses











River Road/Metropolitan Branch Trail

Crosswalks, new sidewalks, on-street bikeways, street trees, and consolidated driveways





River Road/Metropolitan Branch Trail

Urban Boulevard with new crosswalks, new sidewalks, on-street bikeways, street trees, and consolidated driveways



Preliminary Residential Yields:

	Existing	Holding Capacity	Proposed
Housing Units:	1104	551 - 971	1685 - 1927

