

# **WELCOME**

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# New Vision and Goals – the Big Picture

## Maintain the **Best Qualities** of Westbard

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



# New Vision and Goals - Specifics

Embrace the **community character** of Westbard & improve the **sense of place**

- Create a framework that will support **small town scale** development
- Identify potential **historic or cultural resources** that can strengthen **local identity**



Wide Sidewalks



Market/Pedestrian Streets



Public Open Spaces



Great Streets



Places to Gather

# New Vision and Goals - Specifics

Maintain and Enhance **Neighborhood Oriented** Commercial Character

- **Maintain access** to community serving light industrial needs



# New Vision and Goals - Specifics

Ensure **Infrastructure** meets current and **future Demands**

- Consider impact of **additional housing** on **traffic and school capacity**
- Work with MCPS to **assess** existing **school capacity**
- Explore **potential school sites** if found warranted



# New Vision and Goals - Specifics

Address **Environmental Issues** and **Promote Sustainable Growth**

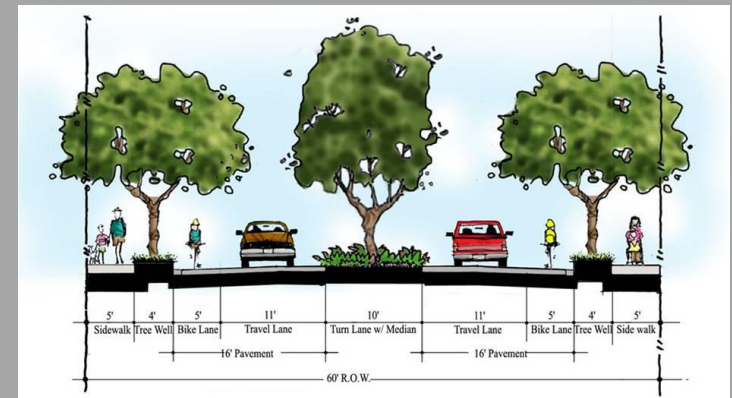
- **Stormwater**
- **Landscape**
- **Pollution**
- **Building Construction**



# New Vision and Goals - Specifics

Improve, Pedestrian, Bicycle and Vehicular Traffic Connections

- Make roads **multi-modal**
- **Link** neighborhoods, commercial and **CC Trail** to each other via **pedestrian** and **bicycle** connections



# New Vision and Goals - Specifics

## Add Public Gathering Spaces

- Additional parks and recreation spaces
- Centrally located



Parks



Plazas



# New Vision and Goals - Specifics

## Provide a Variety of Housing Options

- **Affordable** housing
- **Empty-Nesters**
- **Young Adults**
- **Work Force** Housing



Housing Over Retail



Low Scale



Apartments



Townhouses

# Neighborhood Principles

## 2. Neighborhoods

Good neighborhoods are...

- Pedestrian Friendly
  - Wide Sidewalks with Trees
  - Slower Speeds
  - Traffic Calming
- Mixed-use
  - Vertically (Housing Over Retail)
  - Horizontally (Office next to Light Industrial, etc.)
- Provide daily activities within walking distance
  - Parks, Plazas, Great Streets
  - Variety of Uses (Civic, Other)

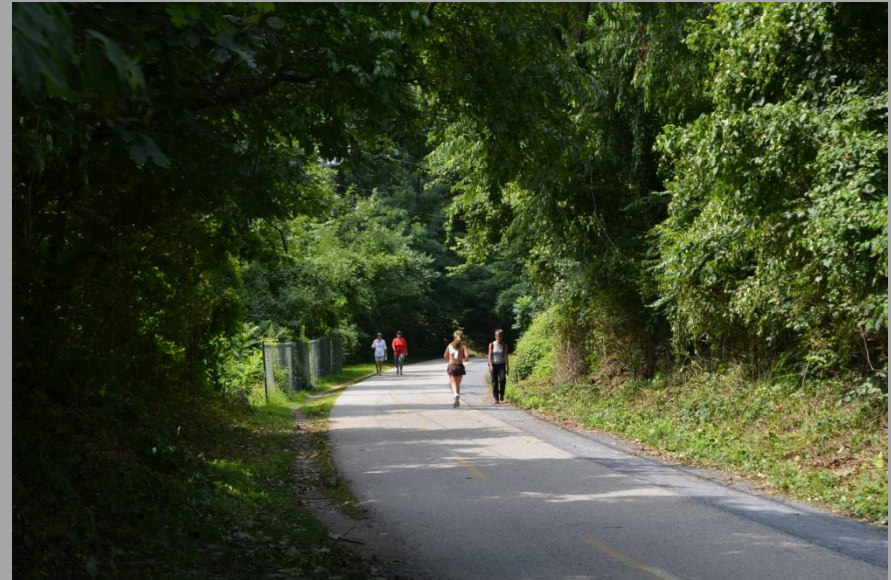
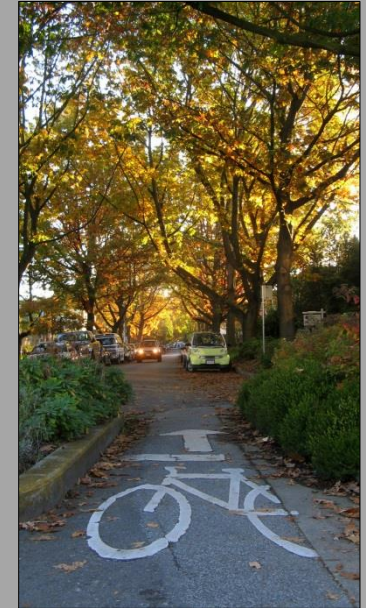


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# Neighborhood Principles

## 3. Connectivity and Integration

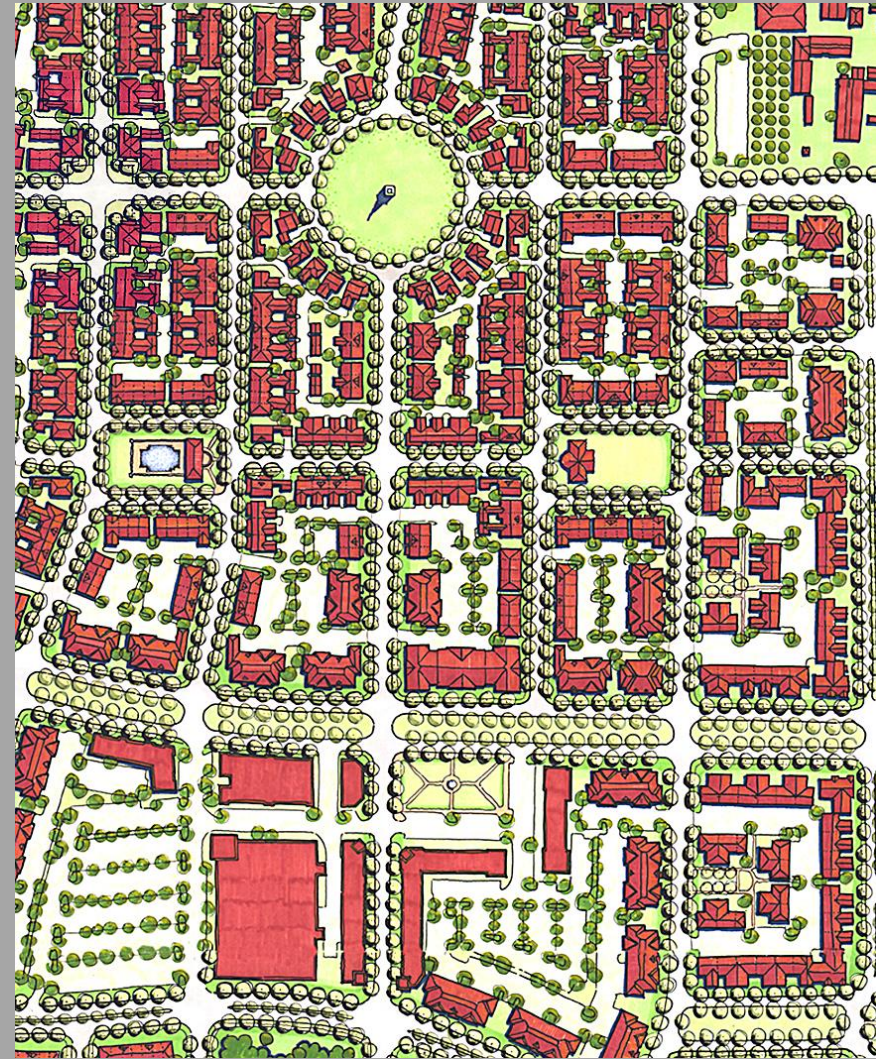
- Neighborhoods should be connected to regional patterns of transportation and land use.
  - Dissipate Traffic from Single Intersections and Streets
  - Greater Emergency Access
  - Reduces Trips and Trip Lengths – Reduces Carbon Footprint (Pollution)
- An interconnected network of streets encourages walking, which allows independence for those who do not drive.
  - Seniors, Children



# Neighborhood Principles

## 4. Streets

- Physical definition of streets
  - Framed by Buildings and Trees
  - Narrow Lanes in Neighborhoods
  - Small Turning Radii
  - Eyes on Street - Safety
- Interconnected Network of Streets  
Open Spaces, and Uses.



King Farm – Gaithersburg,

Torti Gallas

# Neighborhood Principles

## 5. Public Open Spaces

- Public Open Spaces
  - Centrally Focused
  - “Heart” of Community
  - Provide Recreational Opportunities
  - Visually Owned by Community
  - Site for Civic Buildings



Kentlands, MD



Tenley Library, DC



Lakelands, MD

# Neighborhood Principles

## 7. Diversity of Types

Broad range of...

- Housing types.
- Price levels.
- People of diverse ages, races, and income levels.



The Swift - Petworth, DC

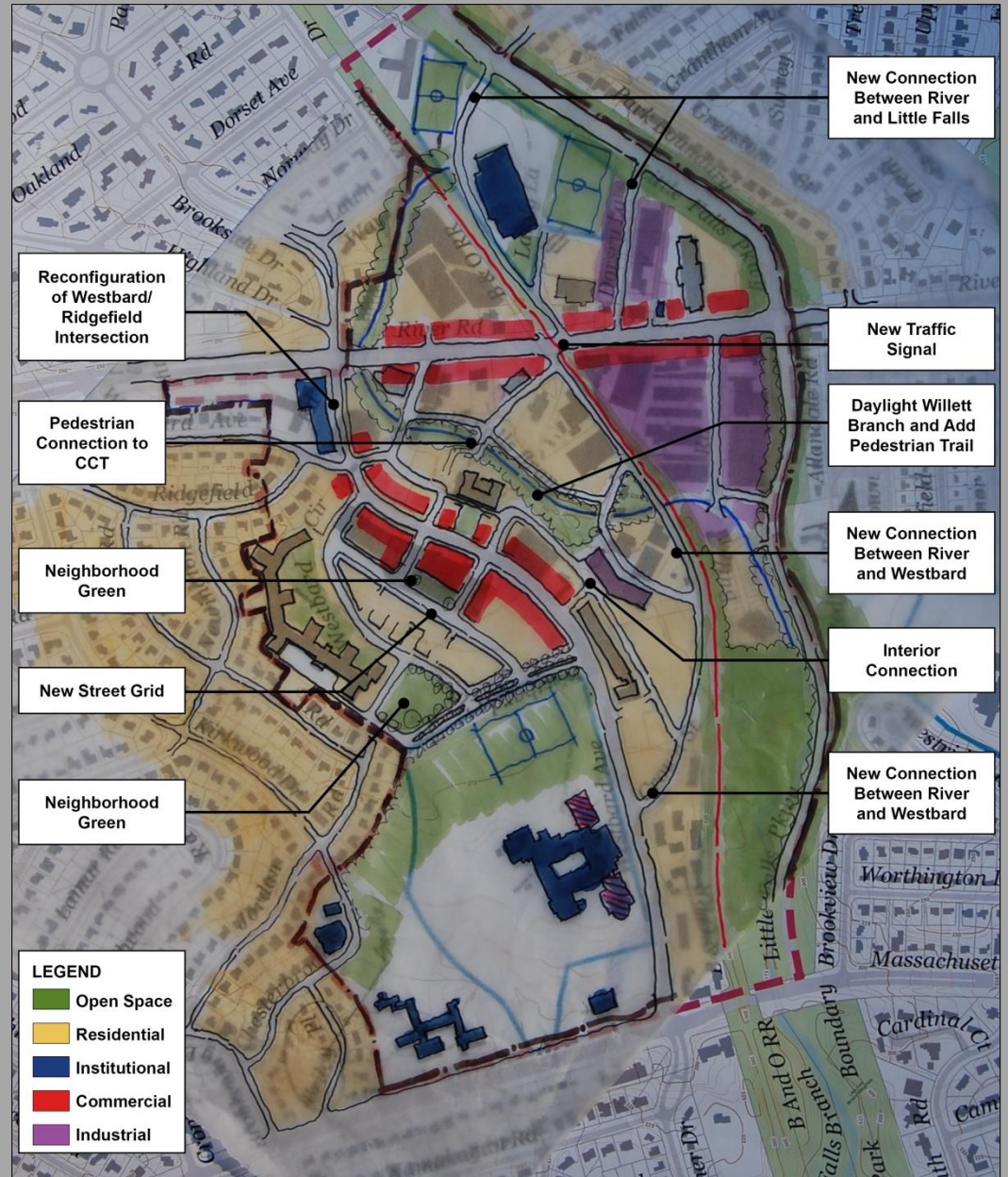
Torti Gallas



# Westbard Framework Concept Presentation

November 12, 2014

# Scheme 1





# Scheme 1

## Streets/Connections

- Landy Lane to Little Falls PKW
- Dorsey Lane to Little Falls PKW
- New Traffic Light at Trail Bridge
- Realignment of Ridgefield Rd.
- Integrate Westbard Circle w/ New Grid of Streets
- New CC Trail ROW Road from River to Crown Street ROW
- CC Trail becomes wide sidewalk at new Street
- Street Along Willett Branch Stream

## Public Spaces

- Little Falls Parkway
- Willett Branch Parkway
- New Plaza in Giant Site Development
- Improve Kenwood Place Gardens - Gardens
- Reconfigure and Improve Westland MS Site Fields.



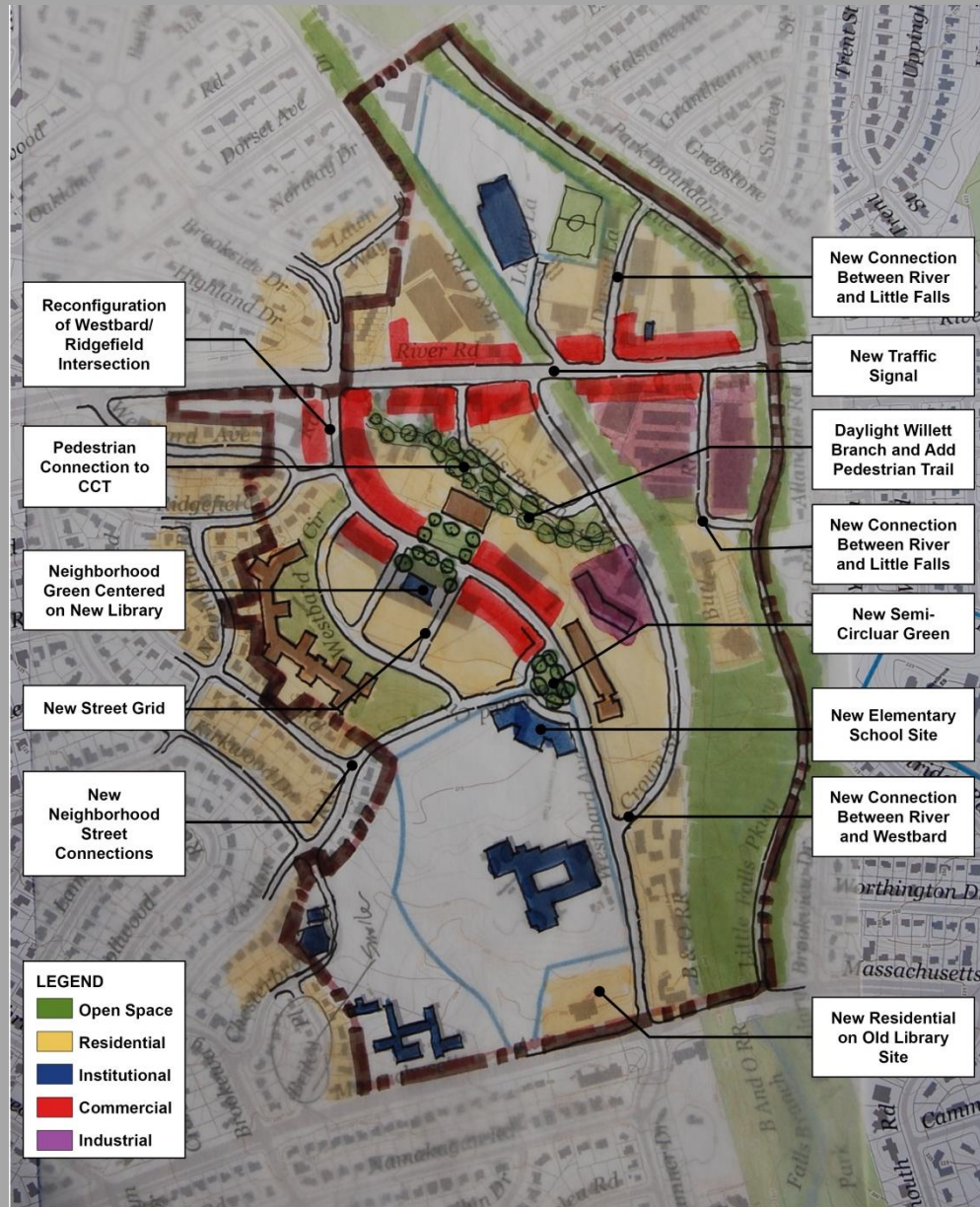
# Scheme 1

## Land Uses

- 70' Tall Mixed Use Retail on River Road w/ Residential above and behind
- Keep Light Industry at Dorsey and at Butler
- New School Site at Ridgefield Road
- 50' New Local Retail and Grocery below Residential at Giant Site
- Additions to Westland MS
- 120' Height at Parc Bethesda Site



# Scheme 2



Scheme 2

# Scheme 2

## Streets/Connections

- Dorsey Lane to Little Falls PKW
- New Traffic Light at Trail Bridge
- Realignment of Ridgefield Rd.
- Integrate Westbard Circle w/ New Grid of Streets
- Jordan Road Connection to Westbard with Circle at Westbard
- New CC Trail ROW Road from River to Crown Street ROW
- CC Trail becomes wide sidewalk at new Street
- Street Along Willett Branch Stream

## Public Spaces

- Little Falls Parkway
- Willett Branch Parkway
- New Plaza at Westbard Site
- Improve Kenwood Place Gardens - Gardens



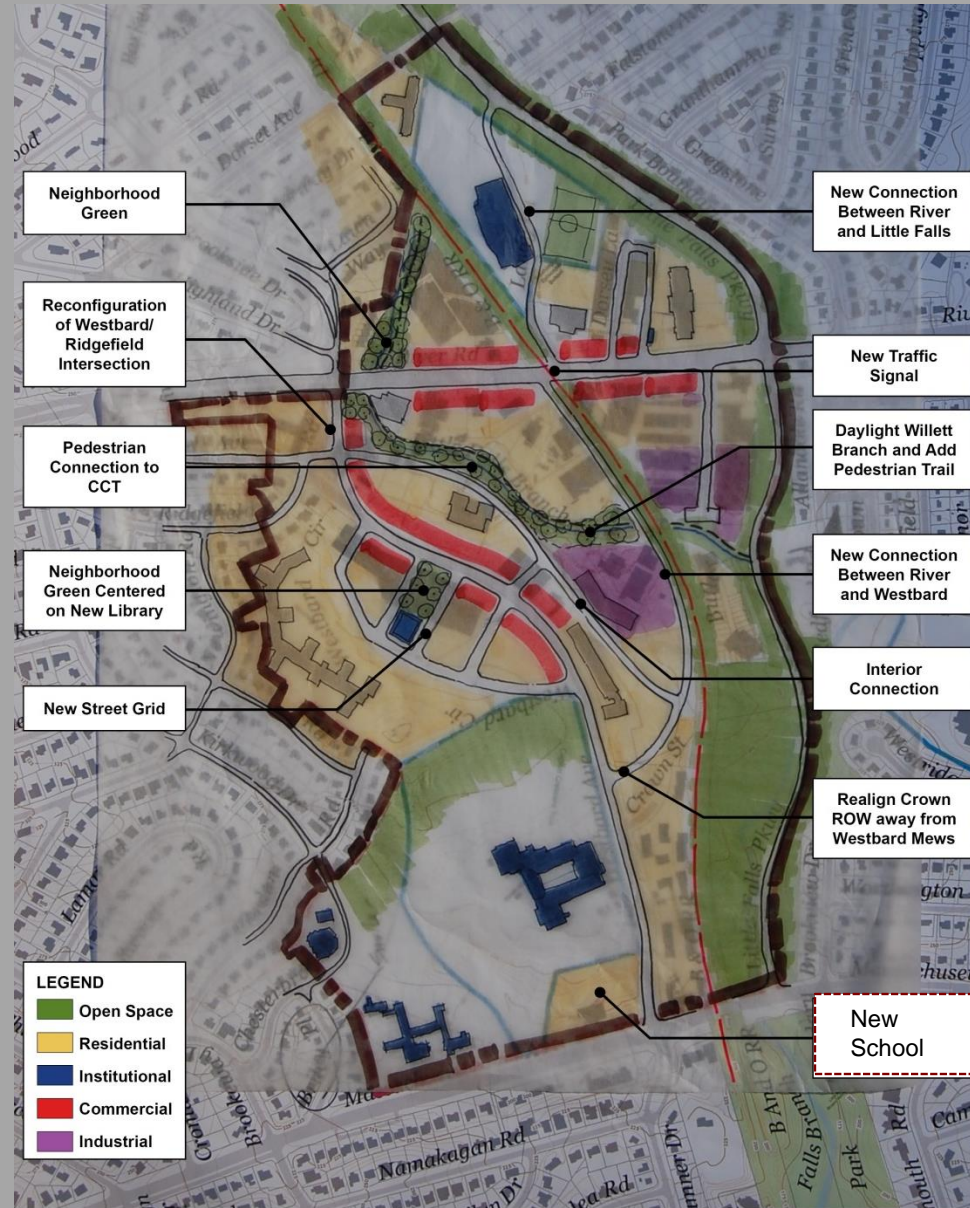
# Scheme 2

## Land Uses

- 50' Tall Mixed Use Retail on River Road w/ Residential above and behind
- Keep Light Industry at Butler
- New School Site at Westbard Circle and Westbard Ave.
- 50' New Local Retail and Grocery below Residential at Giant Site and Ridgefield
- New Library at Westbard Plaza
- 45' Height at Parc Bethesda Site
- Mixed-Income Residential at former Library Site



# Scheme 3



Scheme 3

# Scheme 3

## Streets/Connections

- Landy Lane to Little Falls PKW
- Dorsey Lane to Clipper Lane
- New Traffic Light at Trail Bridge
- Ridgefield Rd to Remain as is
- Westbard Circle Adjacent to New Grid
- New CC Trail ROW Road from River to north of Crown Street ROW away from Crown St.
- CC Trail becomes wide sidewalk at new Street
- New Street South of Willett Branch Stream

## Public Spaces

- Little Falls Parkway
- Whole Foods Site Park at Willett Branch
- Willett Branch Parkway
- New Plaza at Westbard Site onto Westbard
- Improve Kenwood Place Gardens - Gardens



# Scheme 3

## Land Uses

- 40' Tall Mixed Use Retail on River Road w/ Residential above and behind
- Keep Light Industry on portion of Butler and New CC Trail St
- New School Site at Former Library Site
- 50' New Local Retail and Grocery below Residential at Giant Site
- New Library at Westbard Plaza
- 100' Height at Parc Bethesda Site





# Discussion

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- Housing units → effect on schools
- Maintain pedestrian flow & green space
- Retail at Westbard Ave
- Athletic fields for kids
- Maintain history
- More access to trail
- Safety for biking across Mass Ave
- Restaurants, dry clean, grocery, etc
- Gate access from Kenwood Place to retail



- River Rd (local & regional traffic)
- Main street within Giant site (new street)
- Shorter townhouses on site
- Buffer at McDonald's
- Green space at schools
- New library (Giant site)
- Space at Senior housing site & CCT
- Civic site at Church (near trail)
- Connection from River Road to Westbard
- Stream buffers
- River Road traffic improvements



## Homeowners Kenwood +

- Student population at school
- Curve Westbard at Fairfield
- Stacking vehicles (River Rd)
- Green space/Town Center at Giant shopping center
- Townhouses (active) at square
- Low density housing and shops
- Encourage walking
- Preserve Little Falls pkwy (impervious surface)
- Affordable housing



## Kenwood Place Group

- Gated community
- Pedestrian connections
- Close northern most entry to Giant (2 new entries)
- Slow down traffic
- Townhouses facing Kenwood Place
- Westbard circle parking
- More green space (industrial area)
- Retail both sides Westbard Ave- ample parking
- Low townhouses



- Daylight stream for community green space
- Main Street (Westbard Ave)
- River remains thoroughfare
- Lower density housing



- Improve access to Westbard
- Creasant Trail (natural amenity, access)
- Kids play in col-de-sac
- Integrate library
- Townhouse scale
- Create new grid at Giant
- River Rd (throughfare traffic)
- Ridgewell Street going thru
- Want town square
- Play area for kids



- Create grid of streets and trails
- Boulevard on River with five stories at each side
- New street at Crown to River
- Brookside to River is problem
- Trails to connect Crescent to River
- Multi modal at Westbard with appropriate heights
- Roads to disperse traffic
- Jordan Rd connect and grid at Giant site (green space & library)
- Restore watershed features
- Westbard higher density than step down
- Civic gathering space





- Shuttle circulator to metro
- Do not like connection at towns and Crown Street
- Street lights at corners on River Rd
- Central park at Giant Site
- No destination shopping
- Lower density (housing)
- Park at trail and River Rd