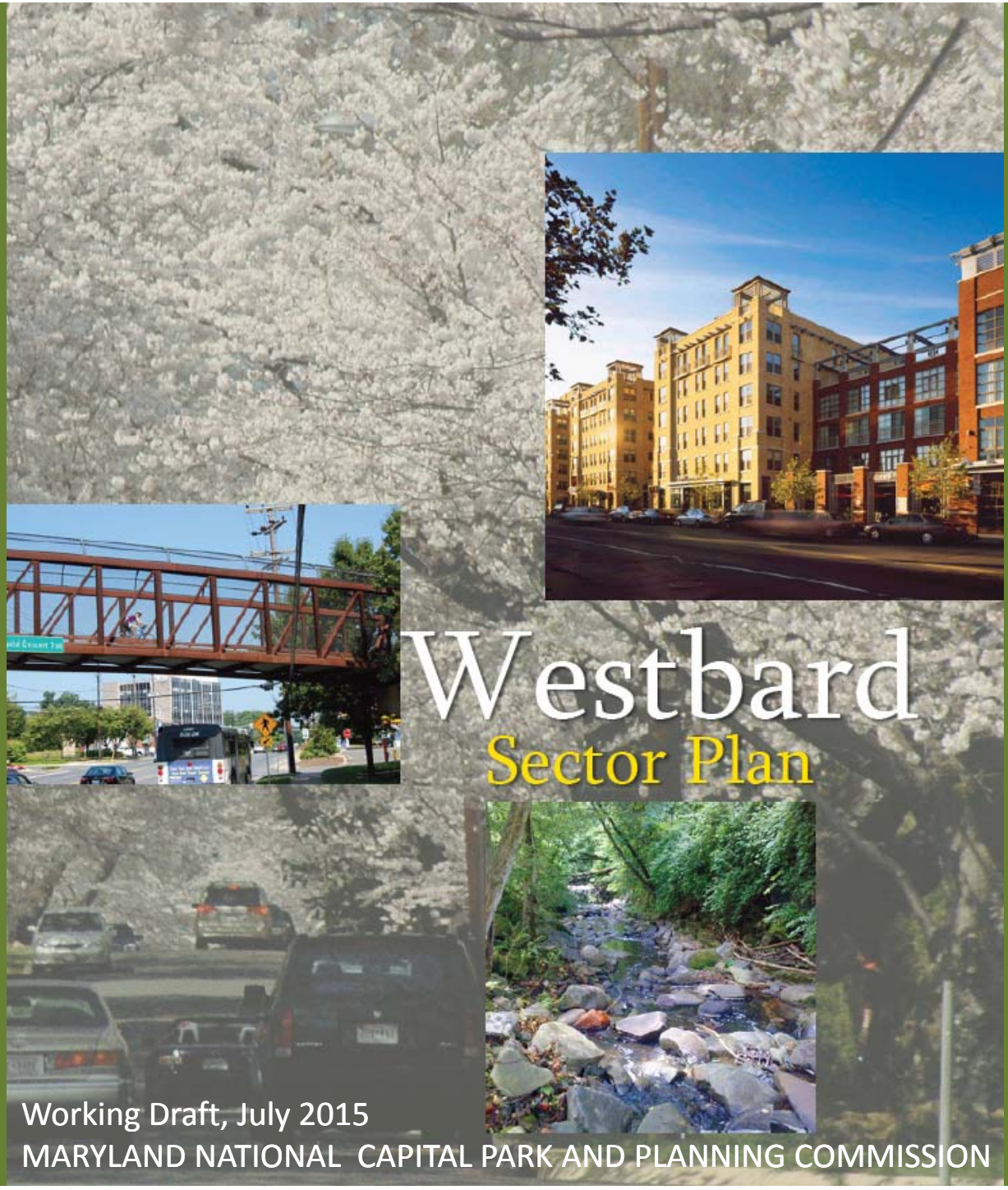
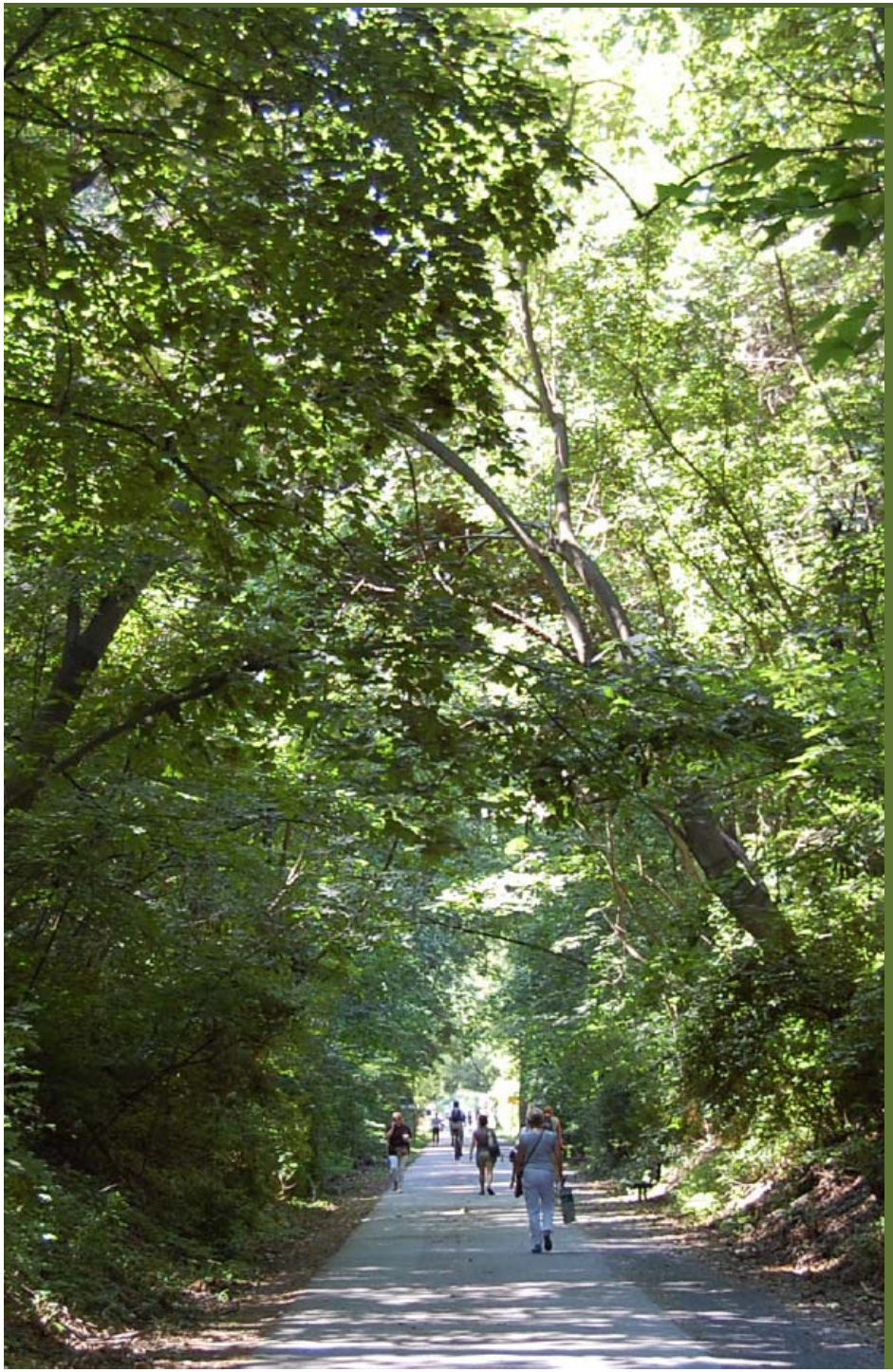


# Westbard
## Sector Plan

Working Draft, July 2015

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION



# Chapter 1:
# Introduction

1.1 Westbard Today

1.2 Westbard Tomorrow

# 1.1 Westbard Today

# Outreach

Traditional Outreach and Engagement

- charrette
- neighborhood tours and workshops
- community meetings and events
- meetings with local businesses and property owners
- print materials and mailers

Social Media

- plan website
- e-newsletter
- twitter
- facebook

# 1.2 Westbard Tomorrow

# Vision

To provide the land use, zoning and urban design recommendations that will incentivize property owners to make investments and improve the quality of life in Westbard

# WHAT WILL WESTBARD BE LIKE IN 20 YEARS?

A green, mixed-use, walkable center

...with strengthened **connectivity**

...and this is how we get there...

- Sidewalks, trails and bikeways
- Green space network
- Housing diversity and affordability
- Improved street connections
- Appropriate density and scale

# Goals

Transform the existing streets into multi-modal transit-ways and add new connections

# Goals

Preserve and enhance local retail

# Goals

Design mixed-use buildings that offer residents a range of retail, office and housing options

# Goals

Provide housing options that will allow residents to age in place

# Goals

Add a network of green open spaces connected by trails and bikeways that provides places for outdoor recreation, gathering and relaxation

# Goals

For illustrative purposes only

Renovate the Willett Branch stream into a major amenity that will become a unifying feature of the community

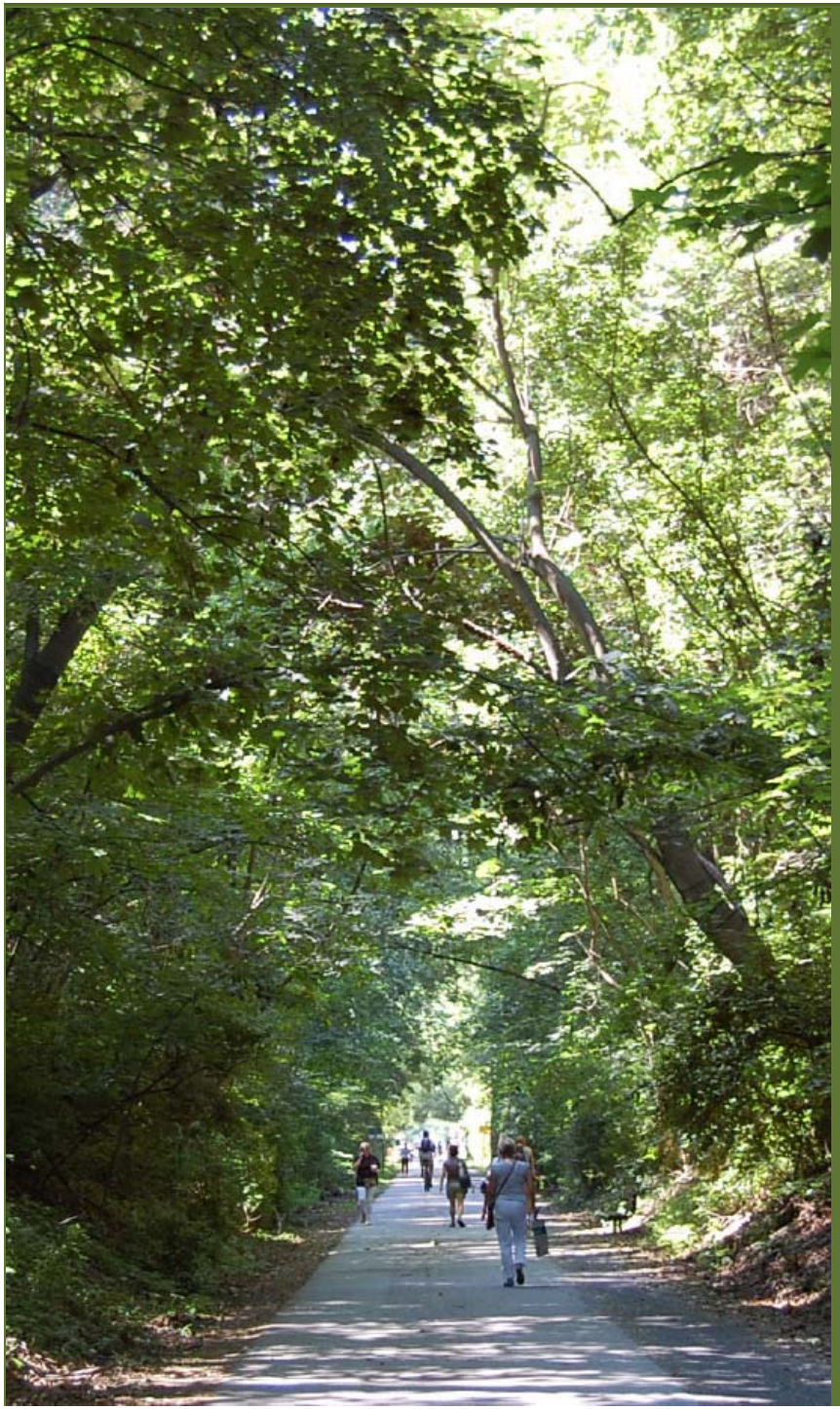
# Goals

Renovate the Willett Branch stream into a major amenity that will become a unifying feature of the community

# Goals

## Increase affordable housing options

| Rental Units in Westbard Sector Plan Area | |
|---|---|
| Existing Units | 469 |
| Existing Rent Restricted Units | 43 |
| Potential New Units | 2,096 |
| Min. 12.5% MPDU in new construction | 262 |



# Chapter 2: Areawide Approach

2.1 Land Use and Zoning

2.2 Community Facilities

2.3 Transportation

2.4 Urban Design, Parks and Open Space

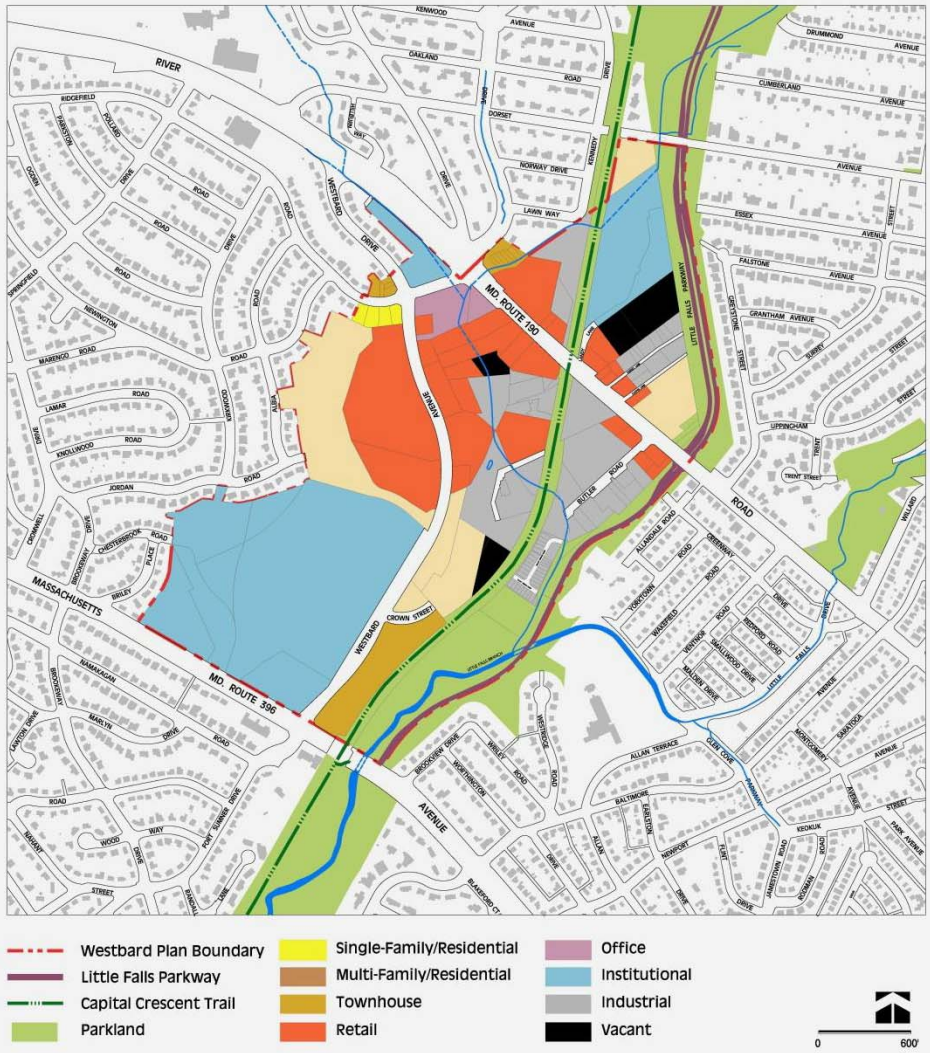
2.6 Environment

2.7 History

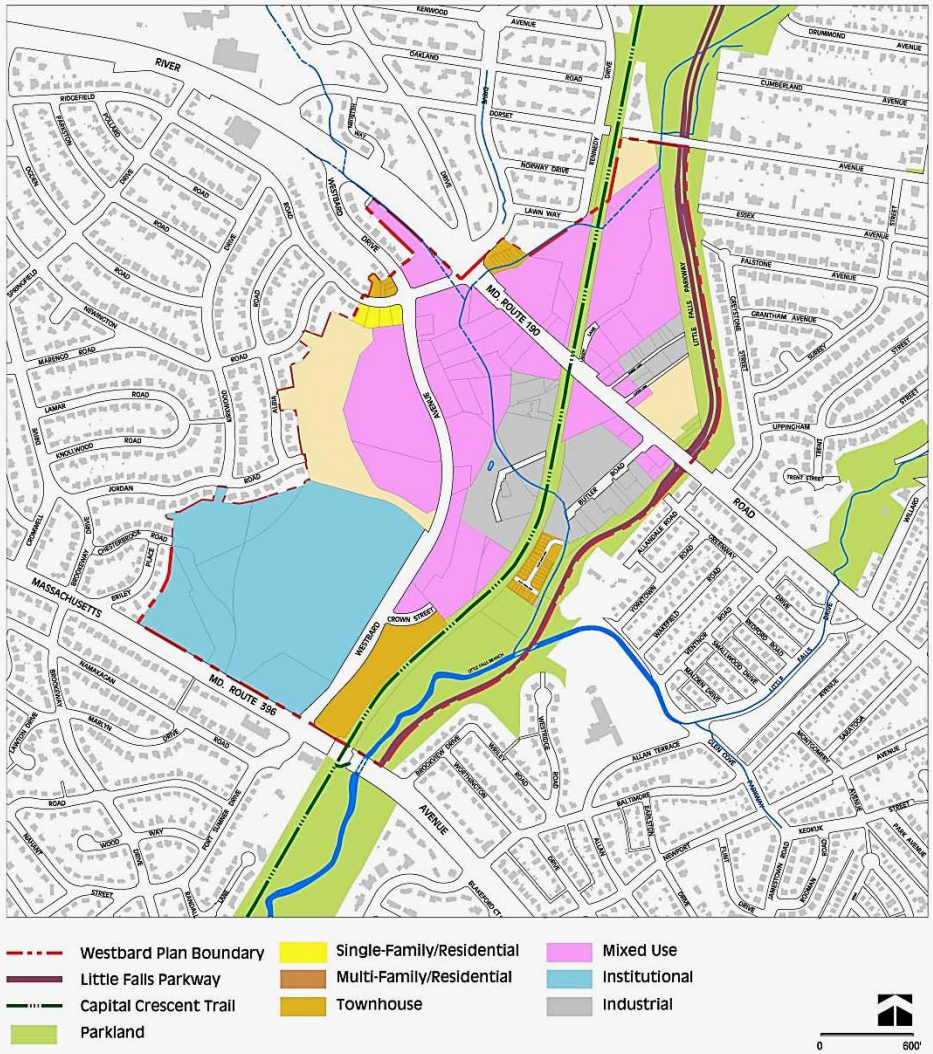
# 2.1 Land Use and Zoning

# Land Use

## *Existing Land Uses*




## *Proposed Land Uses*

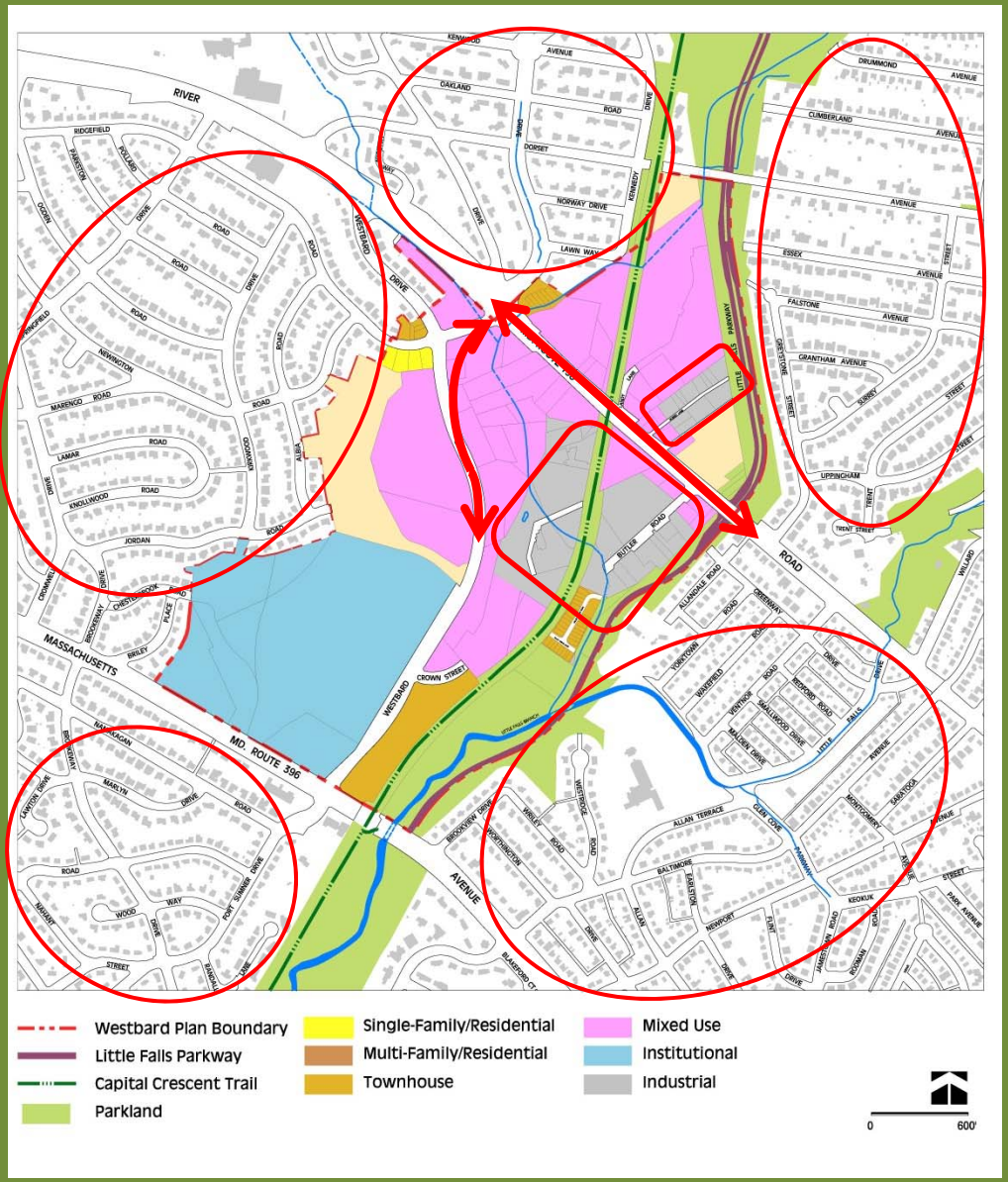


# Land Use

*Recommendations*

General Land Use:

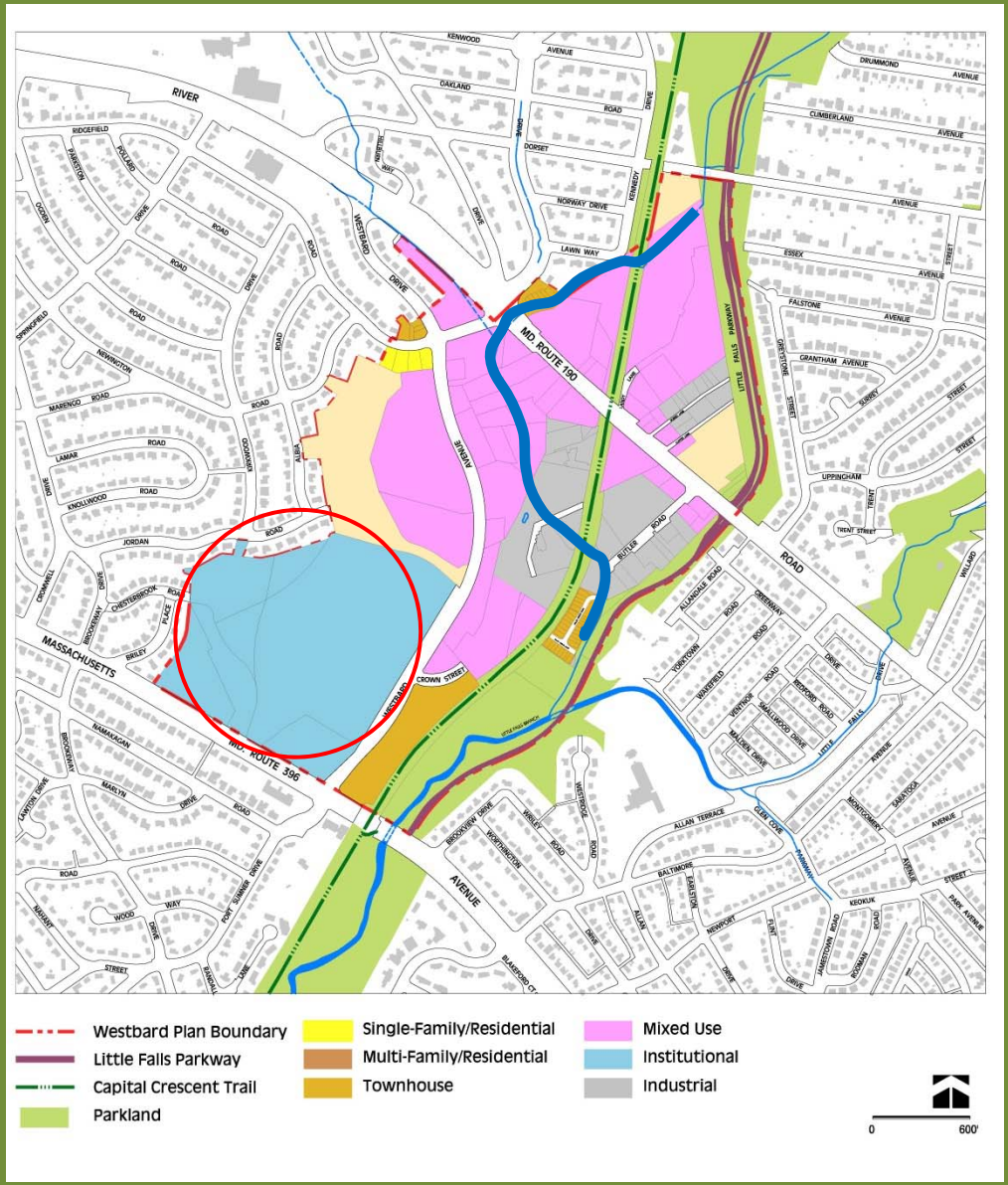
- Preserve compatibility with adjacent residential uses
- Provide flexible uses to promote commercial / residential redevelopment along Westbard Avenue and River Road
- Allow most existing Moderate Industrial zones to remain while providing flexible options for properties in the future if requested



# Land Use

*Recommendations*

- Preserve established institutional uses
- Recognize Willett Branch as a primary community asset



# Land Use

*Recommendations*

Preservation of Local Retail:

- Prioritize Small and Independent Retailers – Optional Method
- Smaller Stores (500 - 1,000 SF) may provide opportunities to sustain businesses

# Land Use

*Recommendations*

Preservation of Industrial:

- Preserve the majority of industrially zoned land

- Allow modest industrial land use conversions, compatible with or buffered from surrounding land uses

# Land Use

*Recommendations*

Assistance from Other County Agencies:

- Support and retain local and small businesses by providing access to capital and technical assistance programs
- Encourage organizing business improvement associations to coordinate marketing strategy and advocate business interests

# Land Use

| Total | Existing | Max allowed Today | Max proposed in Plan * |
|---|---|---|---|
| **Residential (units)** | 1,104 | 1,684 | 3,200 ** |
| **Retail (square feet)** | 247,822 | 576,933 | 544,803 |
| **Office (square feet)** | 142,415 | 145,591 | 169,490 |
| **Industrial (square feet)** | 667,573 | 1,372,585 | 434,660 |

*** Traffic Analysis shows road network can support this level of development in the unlikely scenario of full build-out.**

**** This includes 910 potential new units on Equity One and Park Bethesda property.**

- Proposed plan has **1,516** more residential units than what is allowed today.
- Proposed plan has **32,130** less retail s.f. than what is allowed today.
- Proposed plan has **23,899** more office s.f. than what is allowed today.
- Proposed plan has **937,925** less industrial s.f. than is what is allowed today.

# 2.2 Community Facilities

# Community Facilities

*Recommendations:*

- **Public Schools**
  - Re-open closed school sites
  - Build additions to schools capable of expansion
  - Potential redistricting
  - Locate a new school site
- **Public Facilities**
  - Open Spaces
  - Provide significant additional infrastructure to support MCPS recreation, including playing fields and gymnasium(s)
- **Child Care Services**
- **Elderly Care Services**

# 2.3 Transportation

# Transportation - Plan Elements

- Roadways
- Transit
- Pedestrian and Bicycle
- Transportation Demand Management

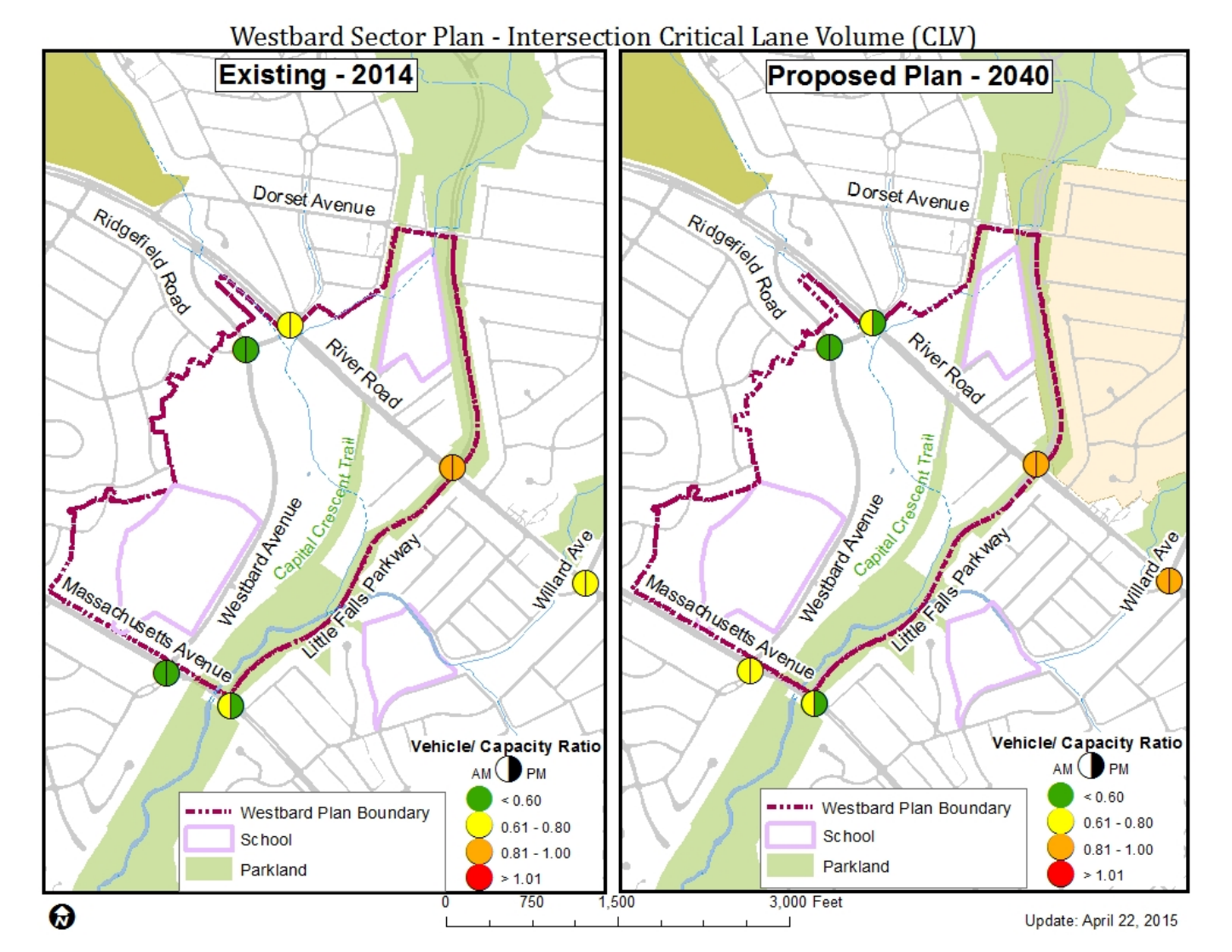
Washington, D.C.
15th St NW

Washington, D.C.
16th St. NW

Falls Church, VA
W&OD Trail @
N. West St.

# Transportation - Roadway

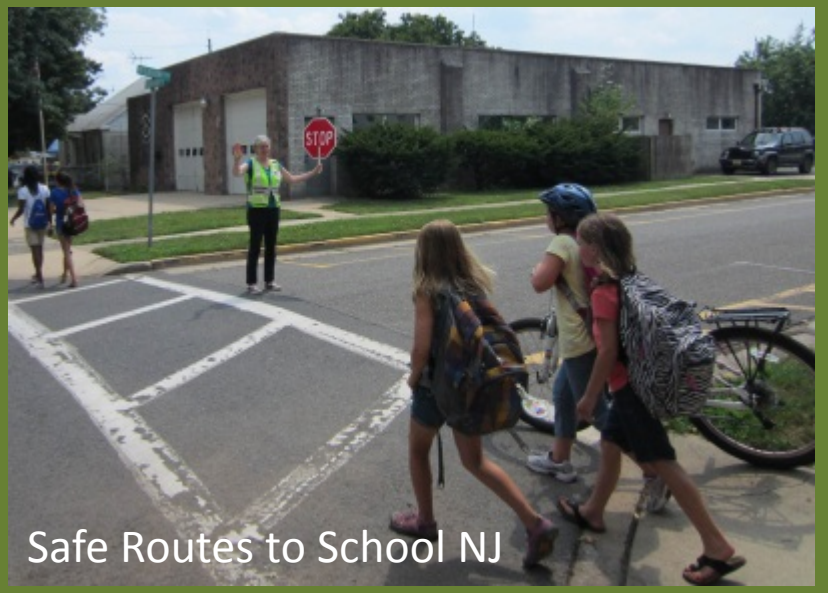
## Adequate transportation capacity for 2040 land use vision



# Transportation

## Goals:

1. Improve Mobility within and through area
2. Enhance roadways for multimodal use
3. Expand and implement new transit options
4. Maintain a land use and transportation balance
5. Improve pedestrian and bicycle infrastructure



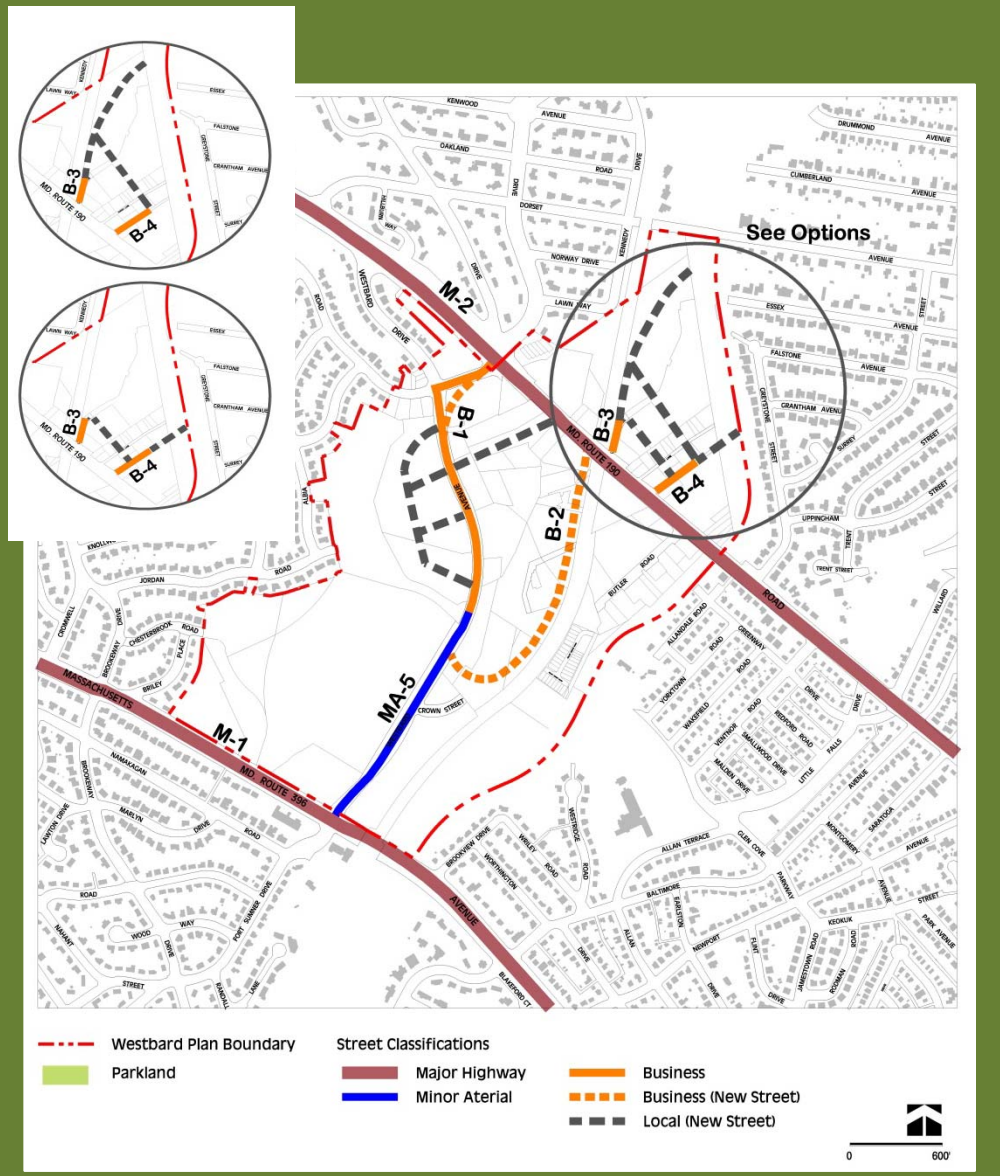
Safe Routes to School NJ

Seattle, WA

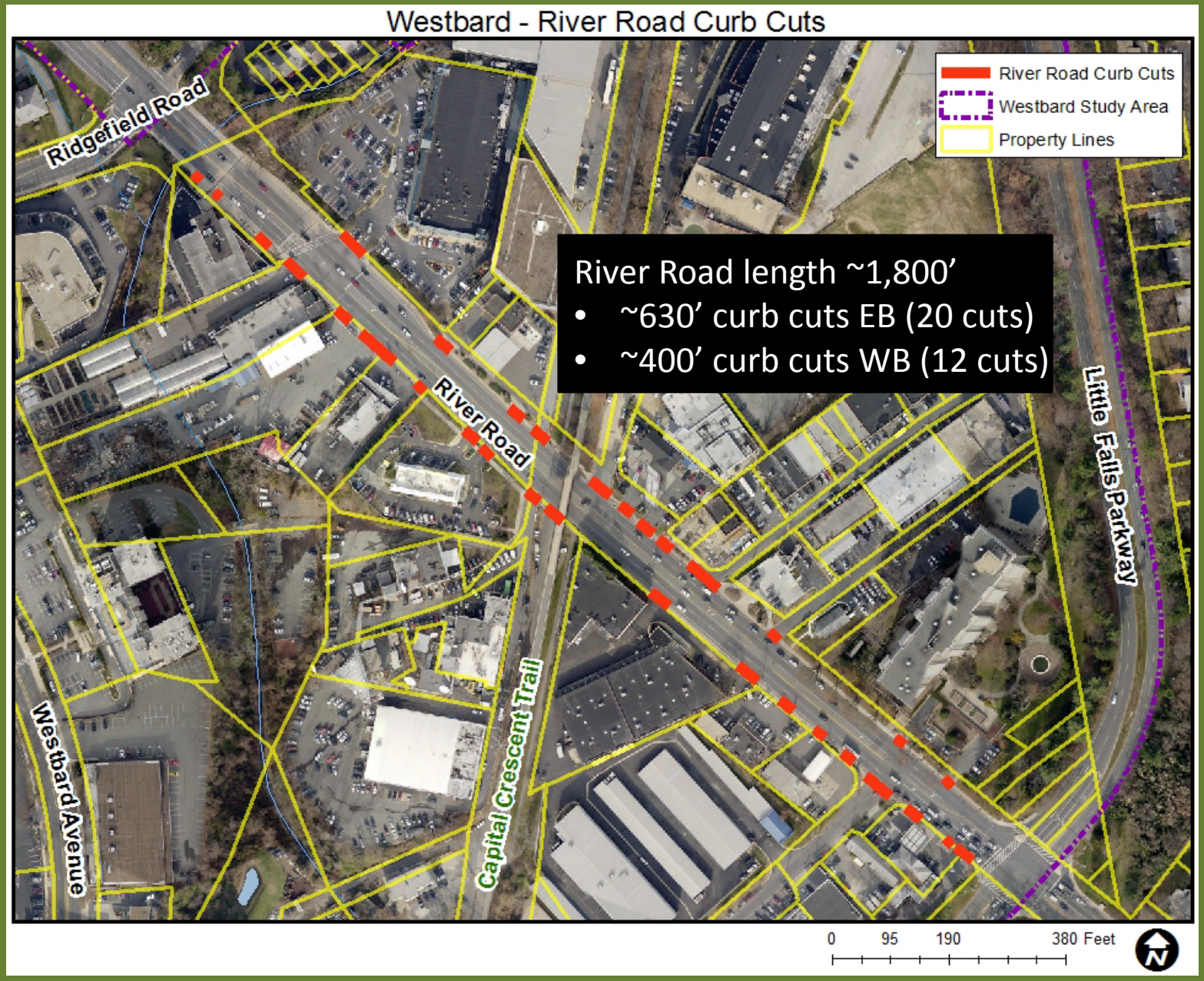
# Transportation - Roadway

## Street Classification:

- Street Hierarchy
  - Westbard Avenue Business and Minor Arterial
- Westbard Avenue Realignment
- New Street
  - New Connector Road (B-2)
- Future Streets
- Grid of Streets
- River Road curb cut consolidation
- Right-of-way



# Recommendation – Curb Cut Consolidation on River Road



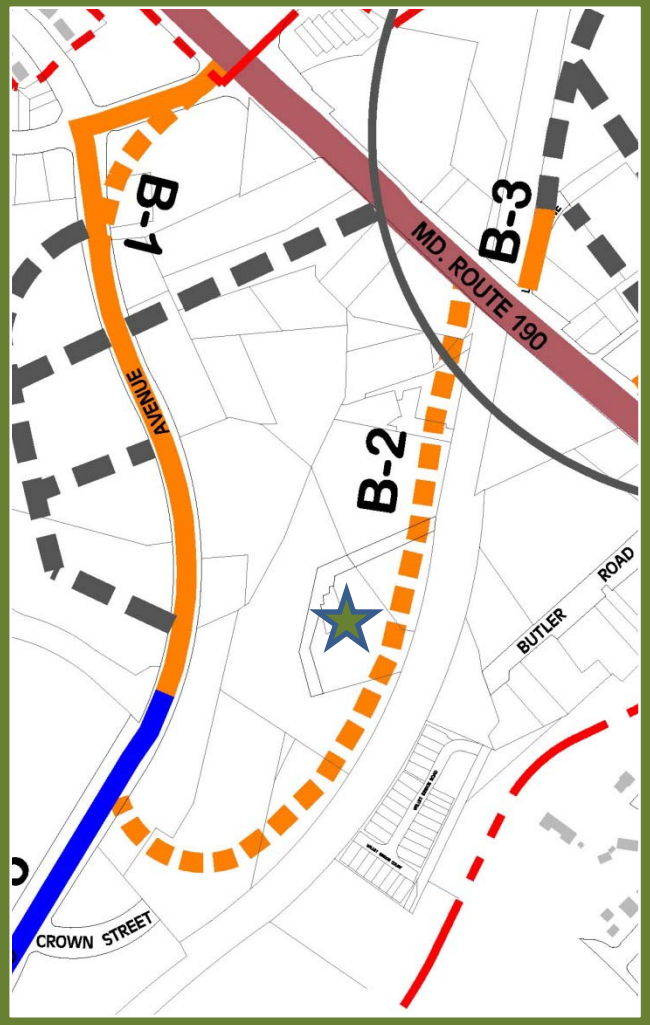
# Transportation - Roadway

## Westbard Avenue Realignment (B-1)

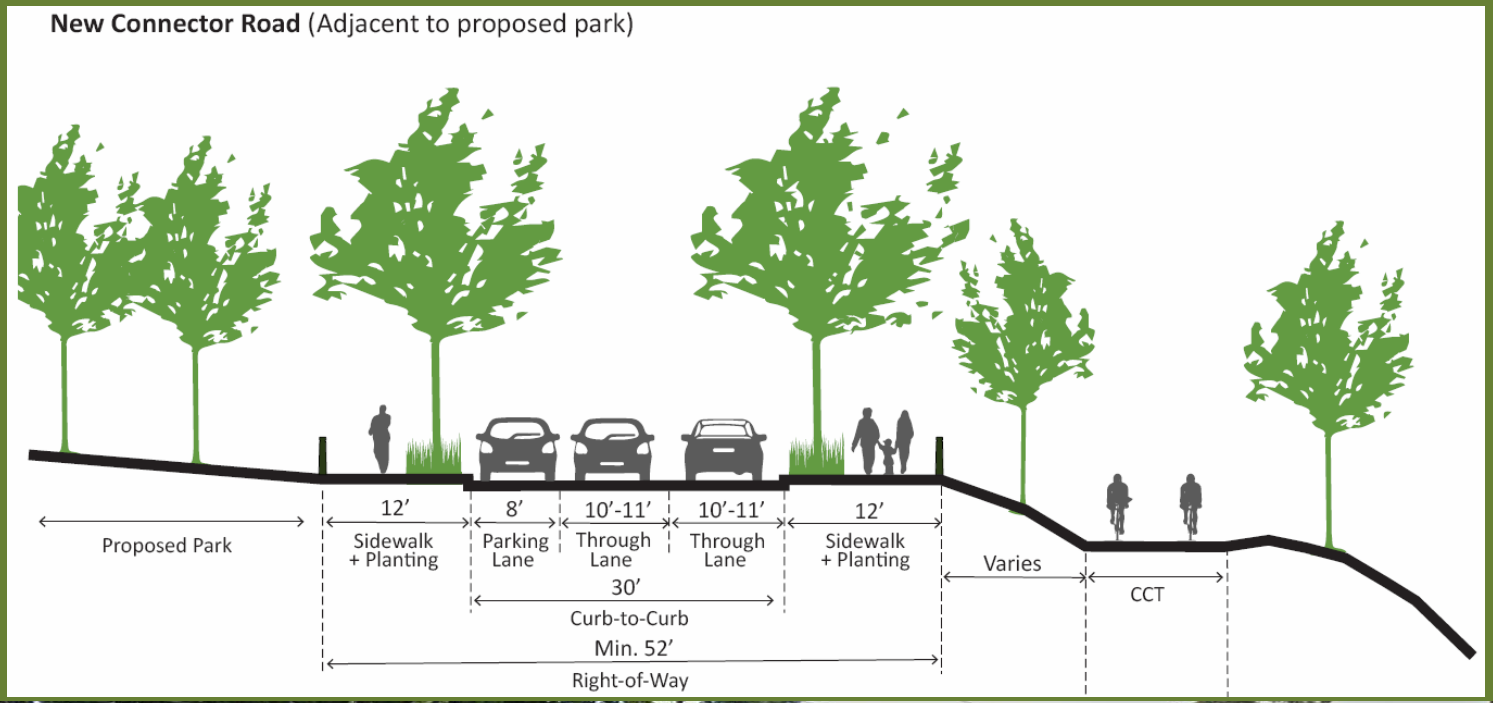
- Improve Geometry
- Reinforce existing path of travel
- Limit cut-through in residential area

## New Connector Road (B-2)

- Improve Connectivity
- Access to CCT
- Parking on one side



# Transportation - Roadway



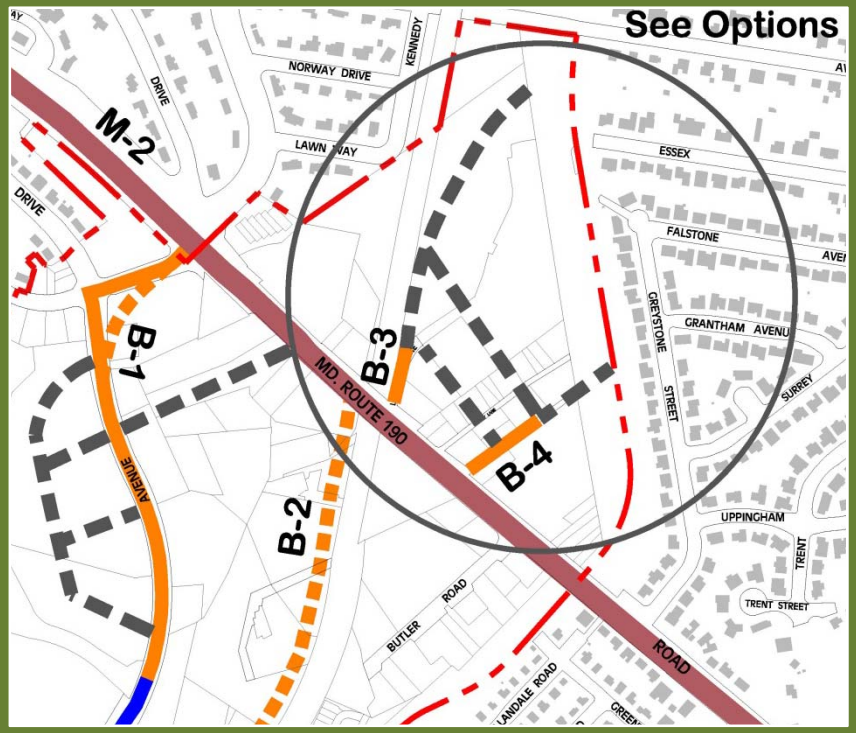
# Transportation - Roadway

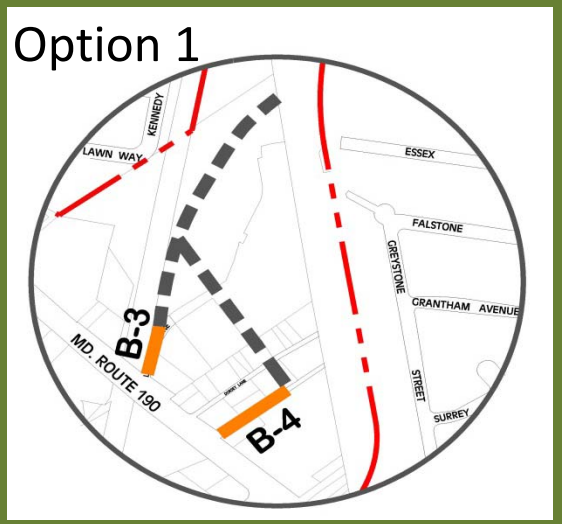
## Grid of Streets

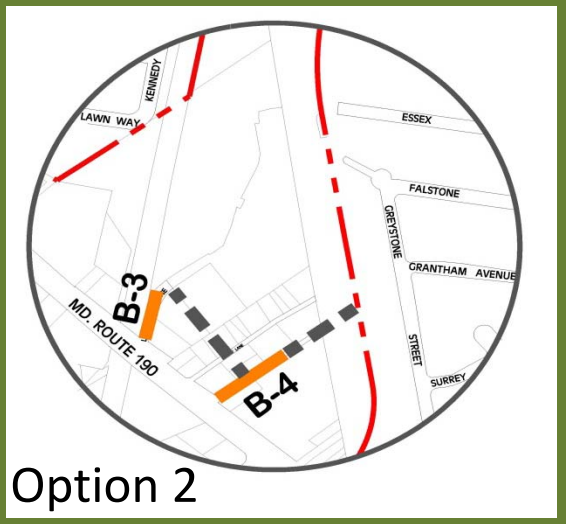
- Westwood Shopping Center
- Extension across American Plant /Roof Center Property

## Future Streets

- Option depends on redevelopment
- Option 1 – Episcopal School site redevelops
- Option 2 – Properties close to River Road redevelop



# Transportation - Transit

## Transit Recommendations

- Increase frequency and reach of bus routes (public and private service)
- Transit hub and enhanced bus stops
- Implement bus priority measures (e.g. signal priority)

Germantown, MD

# Transportation – Ped & Bike

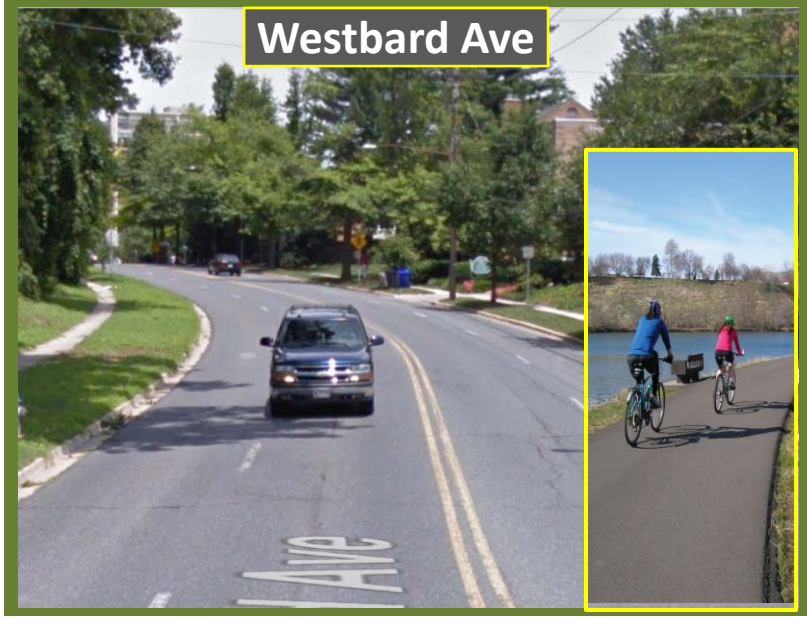
## Pedestrian and Bicycle Recommendations:

- Bicycle Map
  - Westbard Avenue
  - River Road
- Increase Bikeshare Stations
- Improve at-grade crossing of River Road

# Transportation – Ped & Bike

## Bicycle Network:

- Connect to planned bikeways outside of Study Area
- Types of Bikeways
  - Shared Use Path
  - Cycle Track
  - Shared Roadway



# 2.3 Urban Design, Parks and Open Space

# Urban Design, Parks, Trails, and Open Space

## A Hierarchy (PROS Plan, 2012)

Each area master plan should include a system of open spaces based on the roles of each type of open space.

### For the Sector Plan Area:

- Active recreation destinations
- A Central Civic Green
- An interconnected system of sidewalks and trails to connect parks and open spaces.
- Wooded areas that will provide a sense of contact with nature.

### For each Urban Neighborhood:

A neighborhood green, urban buffer park, or community use recreational park.

### For each Block:

An urban square, plaza, or green area.

### For each Building:

An outdoor recreation space.

### For each Residence:

A private outdoor space.

**A HIERARCHY**

Each area master plan should include a system of open spaces based on the roles of each type of open space. The amount and size of open spaces may vary from plan to plan and should be directly proportional to the projected density, and adjusted to the pattern of existing open space and other factors such as community-specific needs.

The following hierarchy should be applied to any new urbanizing area:

**FOR THE SECTOR PLAN AREA:**

- Active recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- A central "civic green" urban park (Chapter 3), ranging in size from ½ to 2 acres, depending on projected densities, located in close proximity to a public transit hub, next to activating uses, with a mixture of hard and soft surfaces including a central lawn area for events.
- An interconnected system of sidewalks and trails to connect parks and open spaces.
- Wooded areas that will provide a sense of contact with nature.

**FOR EACH URBAN NEIGHBORHOOD:** A neighborhood green, urban buffer park, or community use recreational park.

**FOR EACH BLOCK:** An urban square, plaza, or green area.

**FOR EACH BUILDING:** An outdoor recreation space.

**FOR EACH RESIDENCE:** A private outdoor space.

# Urban Design, Parks, Trails, and Open Space

**GOALS:**

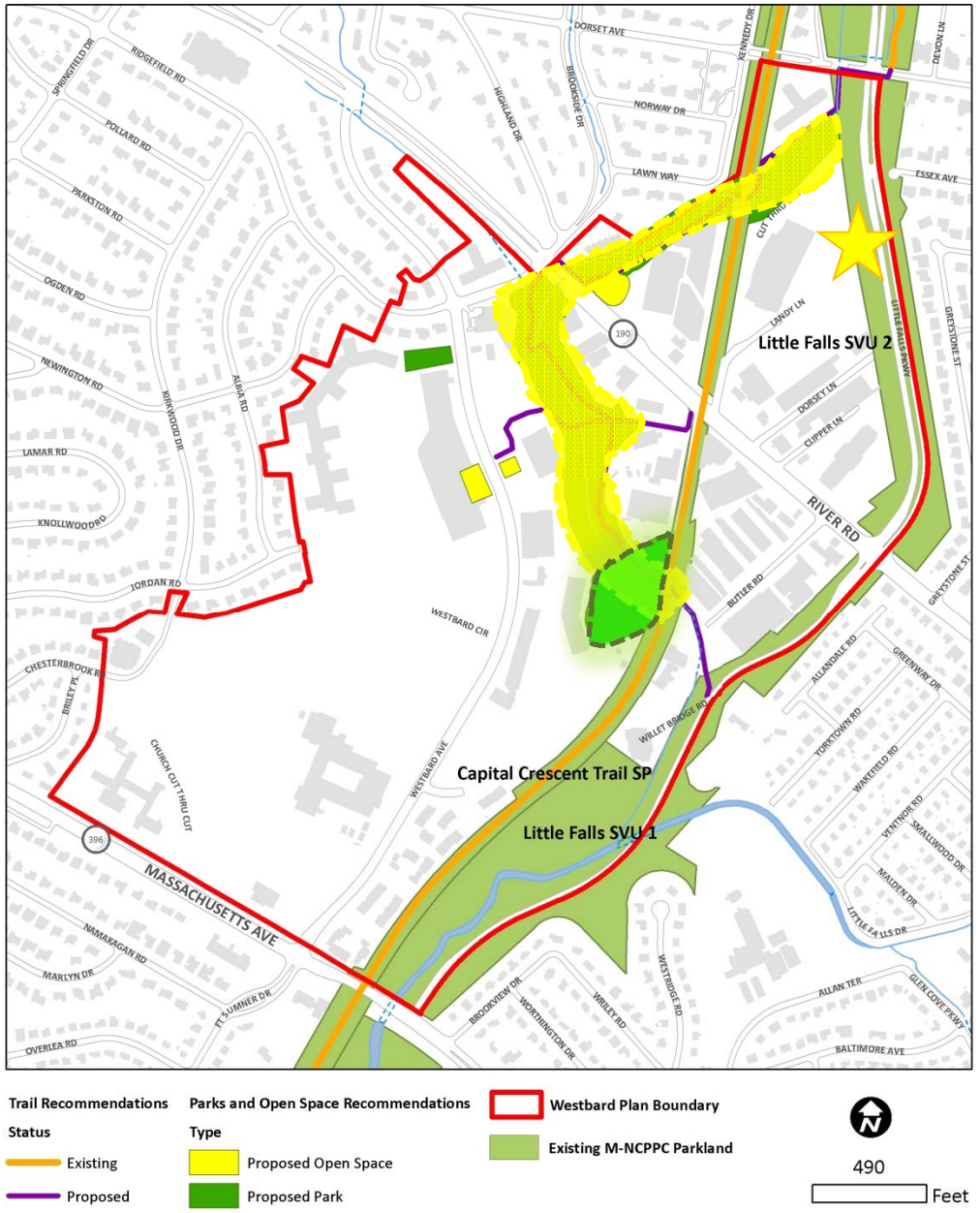
1. Develop new park spaces
2. Improve connections between new and existing spaces
3. Improve the public realm and provide public open space
4. Retain and enhance existing parkland

**SHORT-TERM RECOMMENDATIONS:**

- Central Civic Green at Westwood
- A Countywide Urban Recreational Park
- A Neighborhood Green Urban Park

**LONGER-TERM RECOMMENDATIONS:**

- Willett Branch Urban Greenway with *Legacy Open Space* designation
- New entrance/exit to the Capital Crescent Trail
- Community Open Space at Whole Foods site
- Reforest parkland along Little Falls Parkway at entrance to Washington Episcopal School



# Urban Design, Parks and Open Space

**Goal 1:** Allow building heights to increase
In specific areas

Recommendations:

- Allow  building heights up to 75’ along River Road and east side Westbard Ave
- Limit building heights to 50’ on west side of Westbard Ave and adjacent to existing single family neighborhoods
- Allow 75’ of height on west side of Westbard Ave in the southeast quadrant of the Westwood Shopping Center site
- Allow 75’ of height in the proposed floating zone proposed for the South River District

# Urban Design, Parks and Open Space

**Goal 2:** Create a network of local streets to accommodate local vehicular and pedestrian travel

Recommendations:

- Create a grid of small streets and blocks on the existing Westwood Shopping Center site
- Create a connection between Westbard and River Road through the American Plant Food/ Roof Center site
- Create a connection between Westbard and River Road adjacent to the Capital Crescent Trail within the existing right-of-way

# Urban Design, Parks and Open Space

**Placemaking**

**Goal:** Encourage and accommodate opportunities for creative placemaking

Recommendations:

- Incorporate art and interpretive signage that highlight the history of Westbard
- Create gateways at River Road that integrate unique wayfinding, landscape and building form
- Incorporate materials similar to those that were once supplied by the area's stone quarries and metal shops
- Design streets as great public space
- Activate streets and open spaces with temporary and phased uses that can catalyze future investment and growth

# 2.3 Environment

# Environment

Overall Goal:  Move Westbard closer to environmental sustainability and make this area a healthier and more desirable and livable place by supporting and improving its remarkable environmental features:

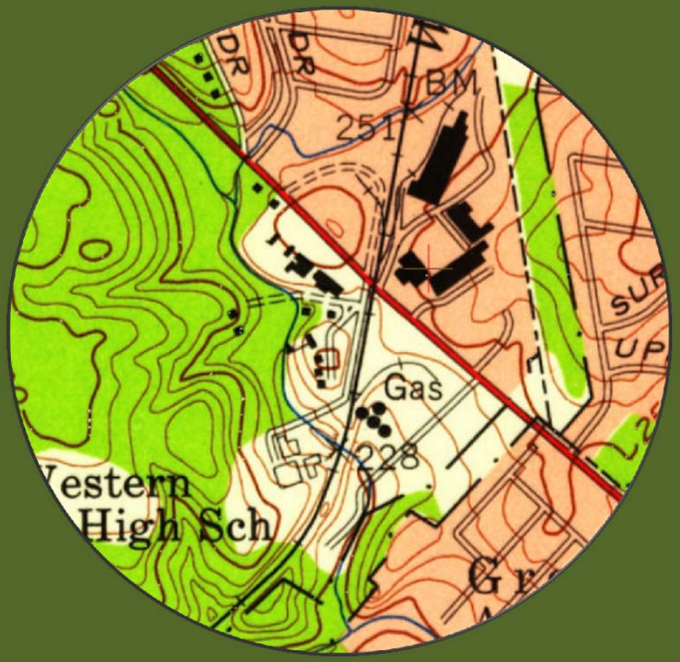
- Tree Canopy
- Greenways
- Willett Branch

Existing natural Stream channel in  Westbard

# Environment – Challenges

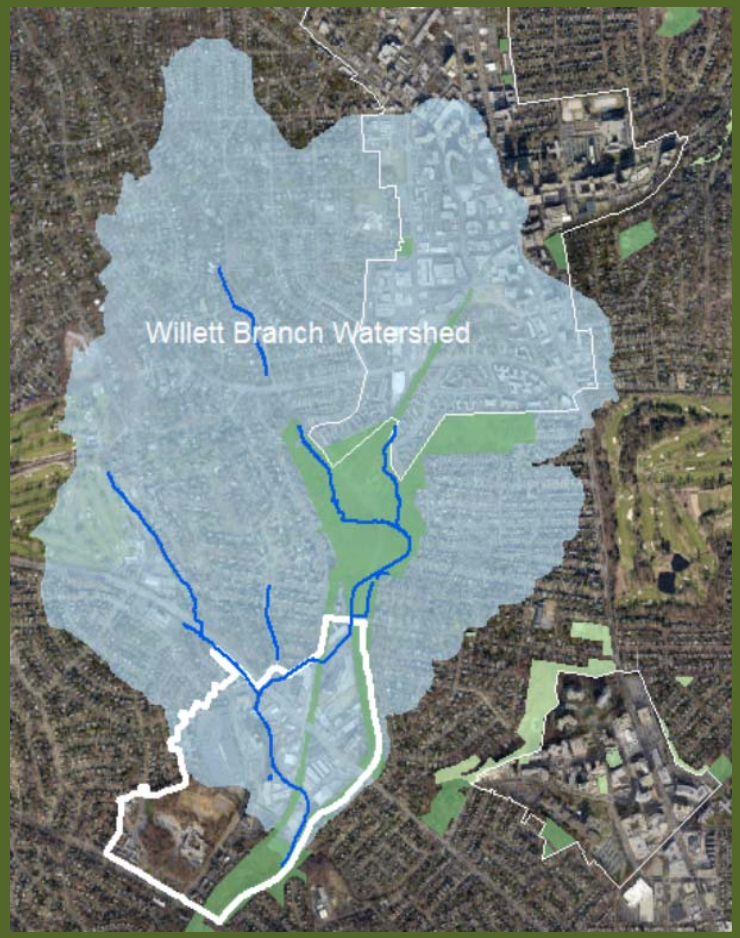
Invasive Species

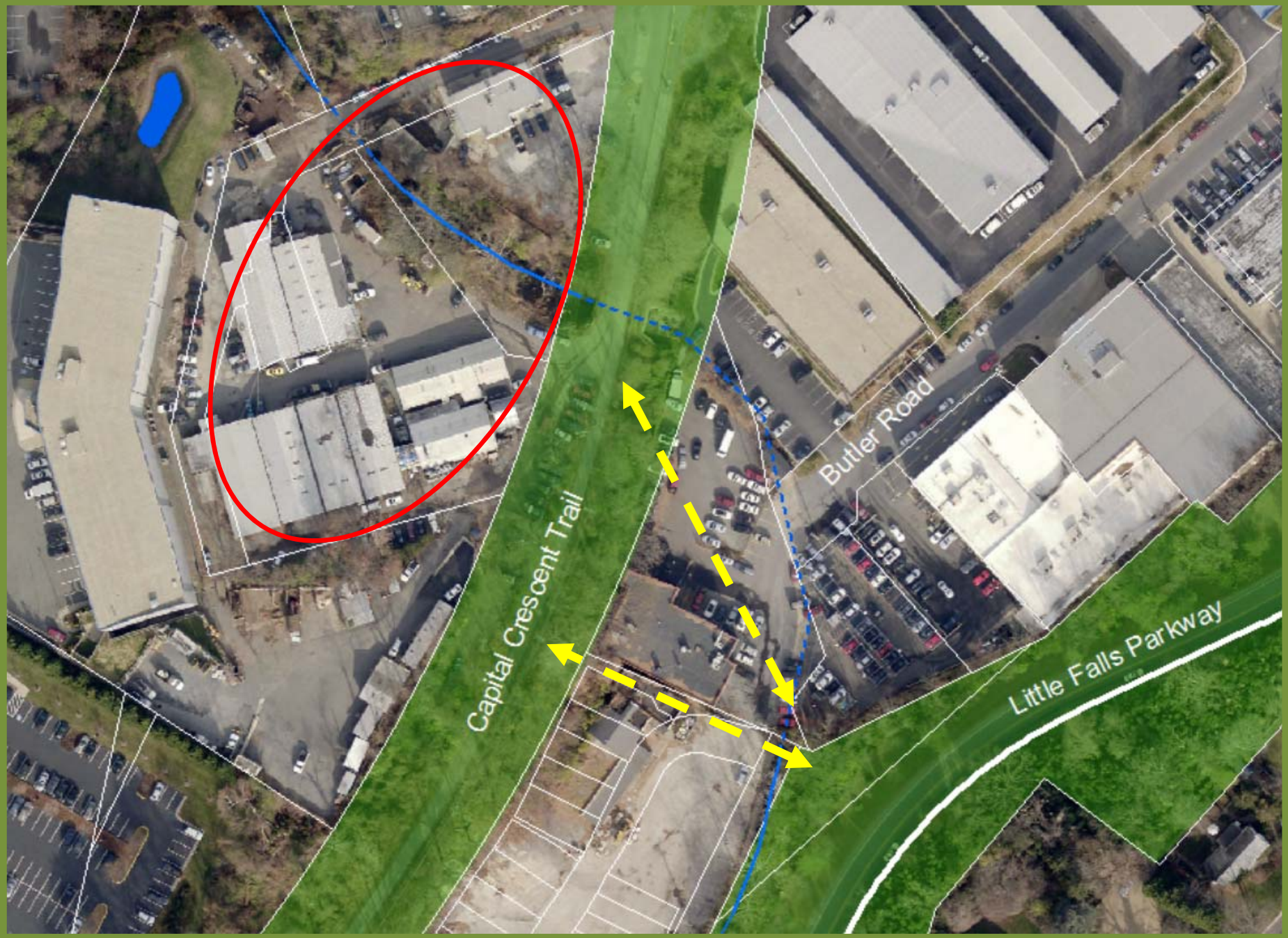
Heat Island Effect

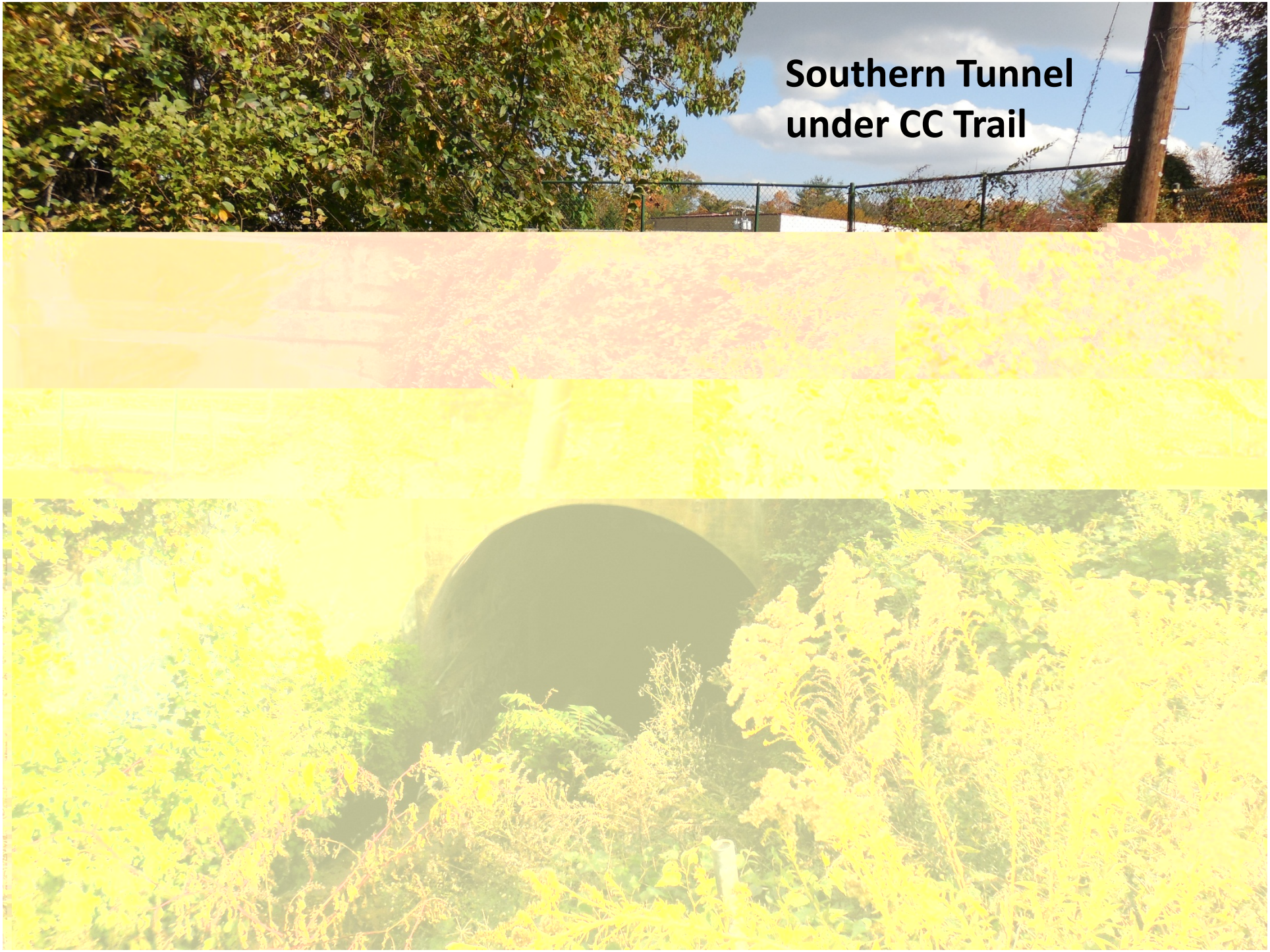



History of Industrial Uses

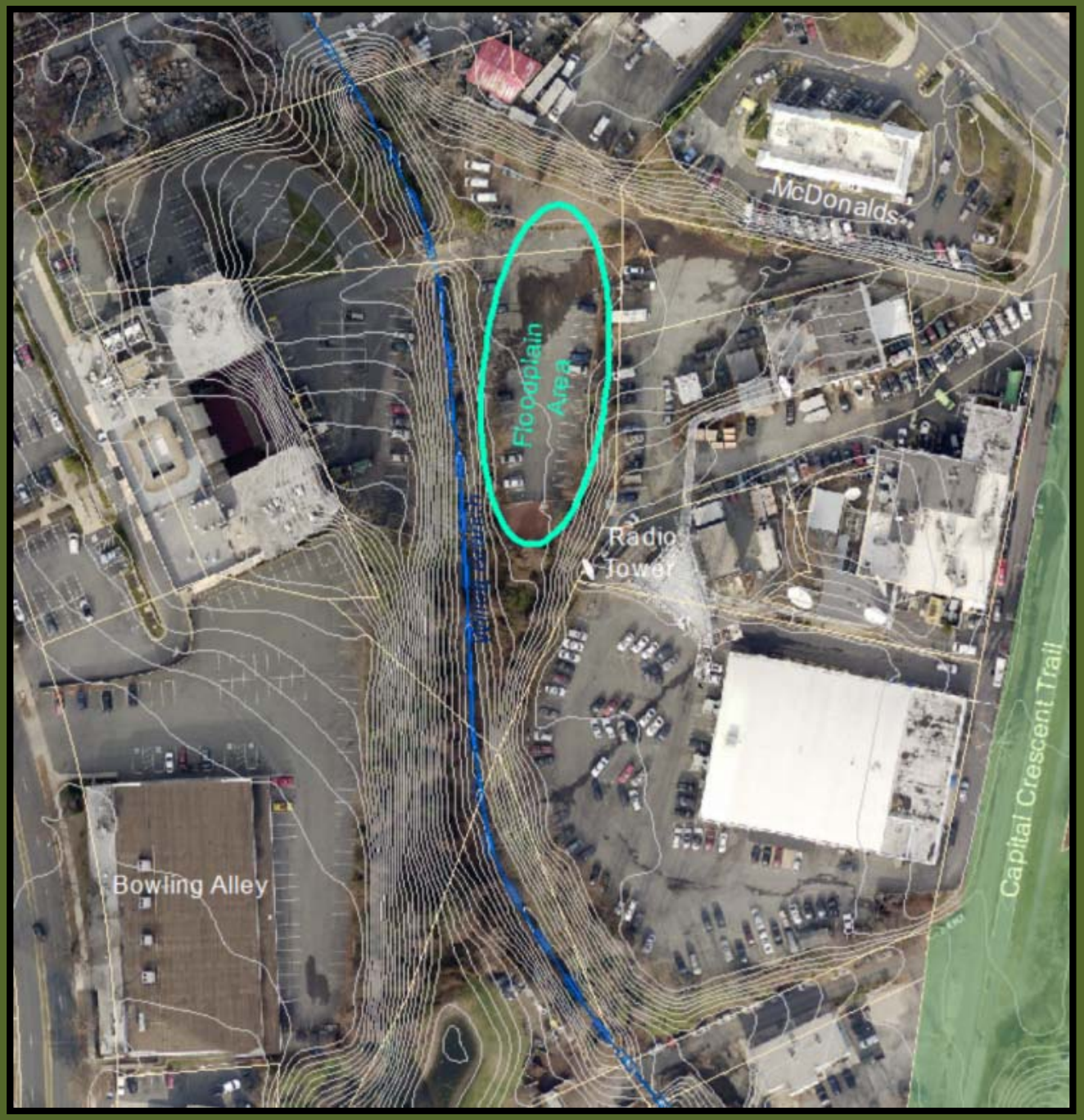
# Environment – Willett Branch



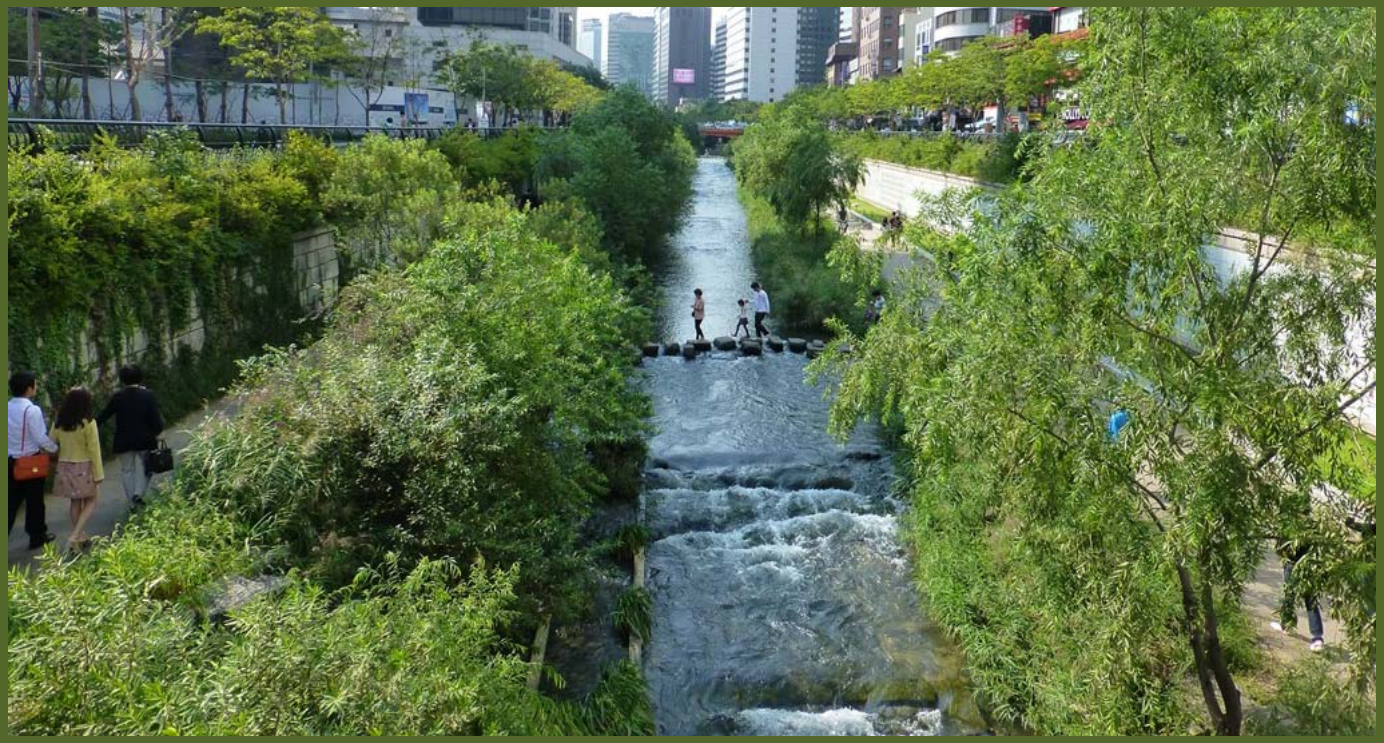

Capital Crescent Trail
Butler Road
Little Falls Parkway


Southern Tunnel
under CC Trail

# 4. Floodplain



# Environment – South River District



Cheong-Gye Stream Restoration

Willett Branch in  Westbard

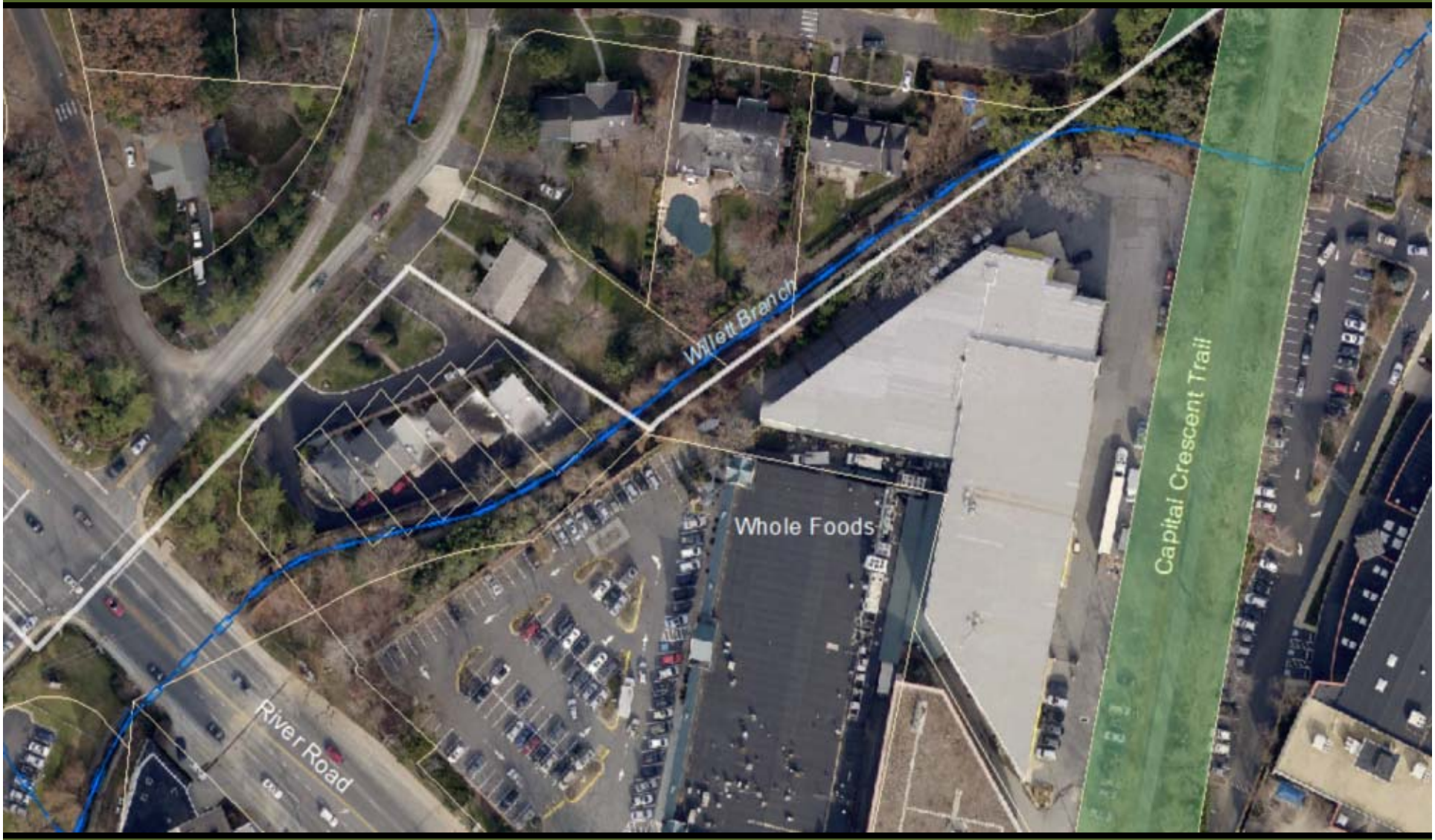
Pedestrian Crossing
Amenity
Stream Restoration
Environmental
Mitigation
Vision Image: Little Sugar Creek, NC

# Tunnel

Vision Image:
Narrow the crossing to accommodate a two-lane road /pedestrian path.

Widen the arch of the tunnel to accommodate Willett Branch and a trail with amenities.

Vision Images:  Providing attractive access and naturalization in the midst of developed areas


Willett Branch
Whole Foods
Capital Crescent Trail
River Road

Vision Image:  Los Angeles River with trails, some naturalization and tree planting.

1. Washington Episcopal School Area

Tunnel Under Ball Field

Vision Image:  Evans Parkway Stream Restoration- Wheaton

A renovated Willett Branch will become an attractive community amenity

M-NCPPC Staff photo of urban stream restoration project in Seattle

# 2.6 History

# History

GEORGE A. FULLER STONE PLANT/
WASHINGTON EPISCOPAL SCHOOL

# 3.1 Westbard Avenue District

Urban Design, Parks, Trails and Open Space
The Sector Plan recommends:

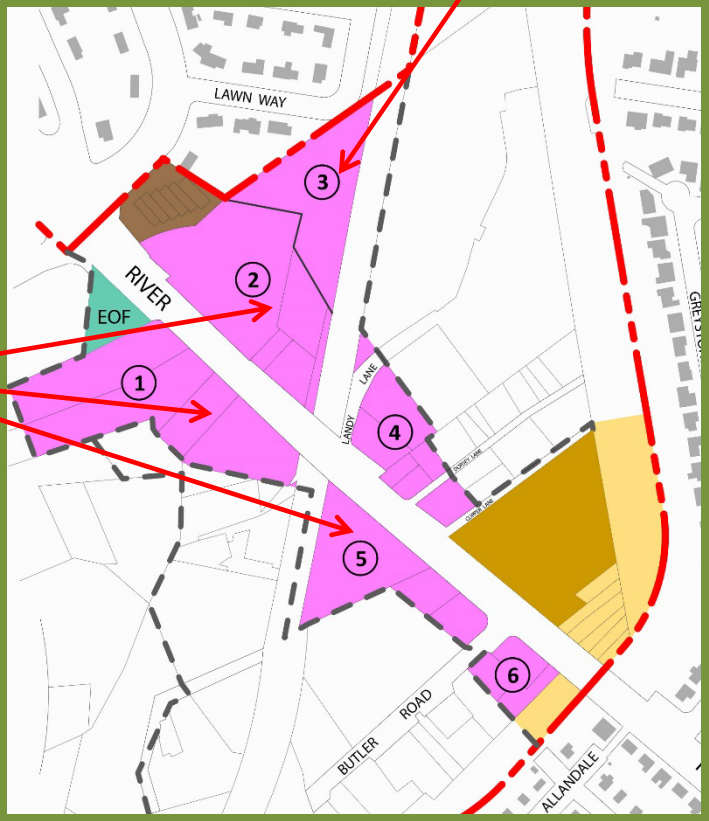
- Create a grid of streets at Westwood Shopping Center
- This district features two new park spaces
- Accommodate parking in structures with surface parking to accommodate shoppers making stop-and-go trips
- Accommodating pedestrians through the addition of tree-lined sidewalks and bike lanes
- Consider affordable housing  as a priority for public benefit points on sites between Westbard Avenue and River Road, east of Ridgefield Road

# 3.2 River Road Corridor

*Recommendations*

Zoning:

- heights of 50 feet
- Along River Road heights of 75 feet



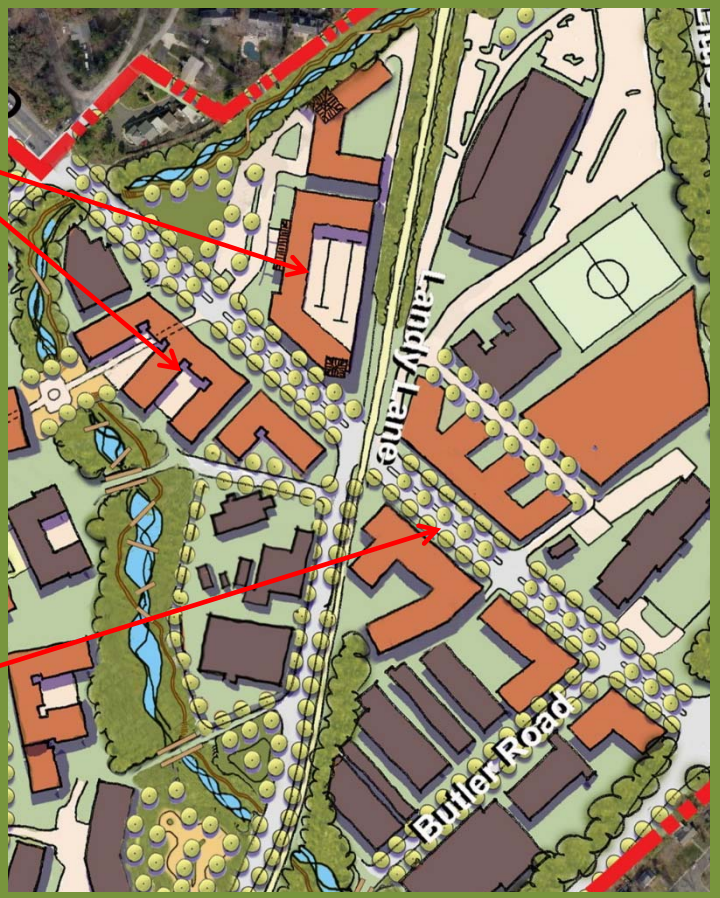

Westbard Plan Boundary
District Boundary
R-60 One-Family Detached
R-10 Residential multi-unit zone
TLD Town house Light Density 9.76/DUA
EOF EOF -1.5, H-45'
CRT Light Industrial
1 CRT 3.0 - C-0.25, R-2.75, H-75'
2 CRT 3.0 - C-0.75, R-2.75, H-75'
3 CRT 1.5 - C-0.25, R-1.25, H-50'
4 CRT 3.0 - C-0.25, R-2.75, H-75'
5 CRT 3.0 - C-0.25, R-2.75, H-75'
6 CRT 2.0 - C-0.25, R-1.75, H-75'

# 3.2 River Road Corridor

## Urban Design, Parks, Trails and Open Space

The Sector Plan recommends:

- Permit buildings on both sides of River Road to be as tall as 75 feet, allowing for the five-over-one construction type
- A Community open space a Whole Foods site and part of the Willett Branch Urban Greenway
- Parking in underground structures or above-ground structured parking fully screened by residential units and retail built in front
- Provide 15 to 20-foot-wide sidewalks on both sides of River Road
- Activate the street level with storefronts of various designs

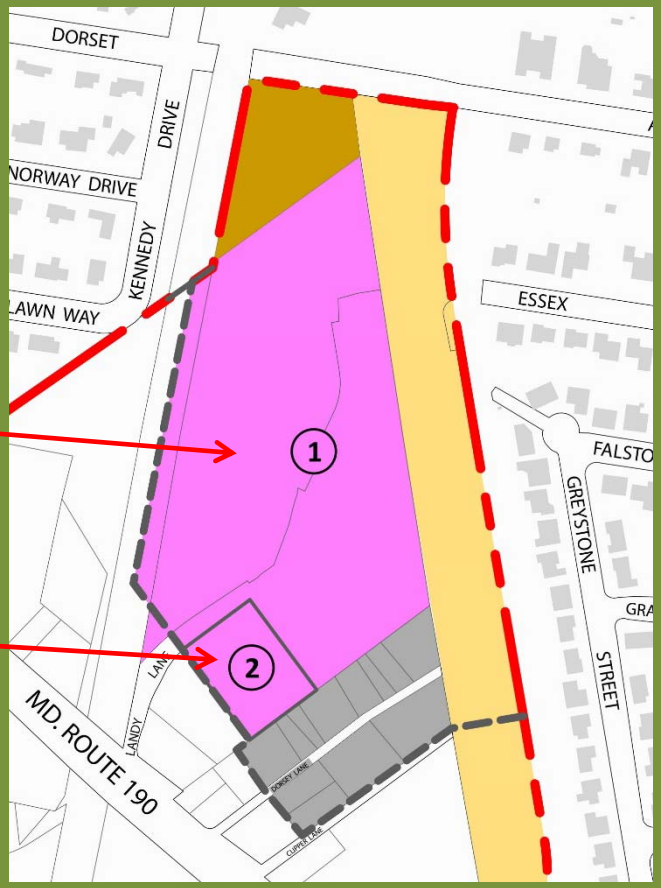


# 3.3 North River District

*Recommendations*

Zoning:

- Height of 55 feet
- Heights of 97 feet

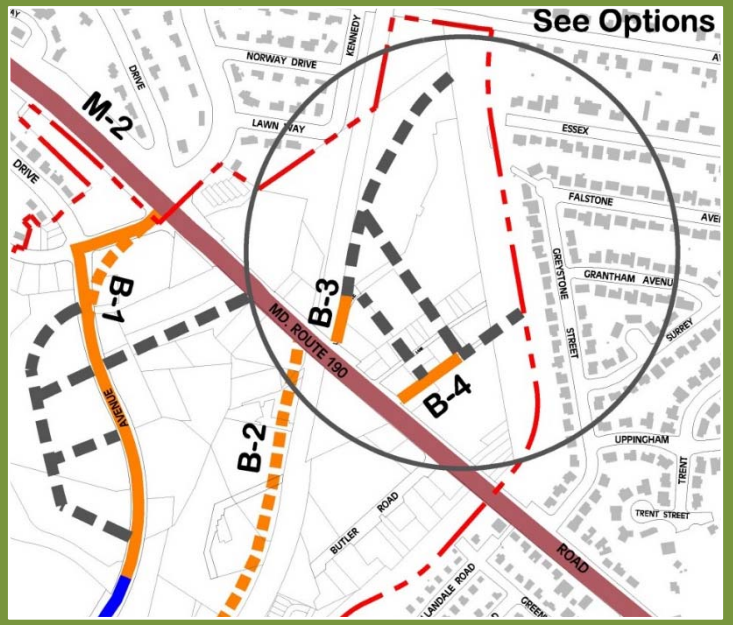



Westbard Plan Boundary
District Boundary
R-10 Multi-Family High Density
R-60 One-Family Detached
IM Moderate Industrial
IM-1.5, H-45'
CRT Commercial Residential Town
1 CRT 1.0 - C-1.0, R-1.0, H-55' *
2 CRT 4.75 - C-0.75, R-4.75, H-97' *
* Translated from existing PD-28 zone

# 3.3 North River District

Urban Design, Parks, Trails and Open Space
The Sector Plan recommends:

- Create a network of new and re-aligned streets that better serves the traffic patterns in this area as well as on the adjacent River Road
- Willett Branch Urban Greenway
- Provide internal connections between properties, allowing the consolidation of the several existing curb cuts on River Road into one or two intersections
- Connect a new road extending Landy Lane from River Road to Little Falls Parkway at the Washington Episcopal School, or extend Clipper Lane to Little Falls Parkway

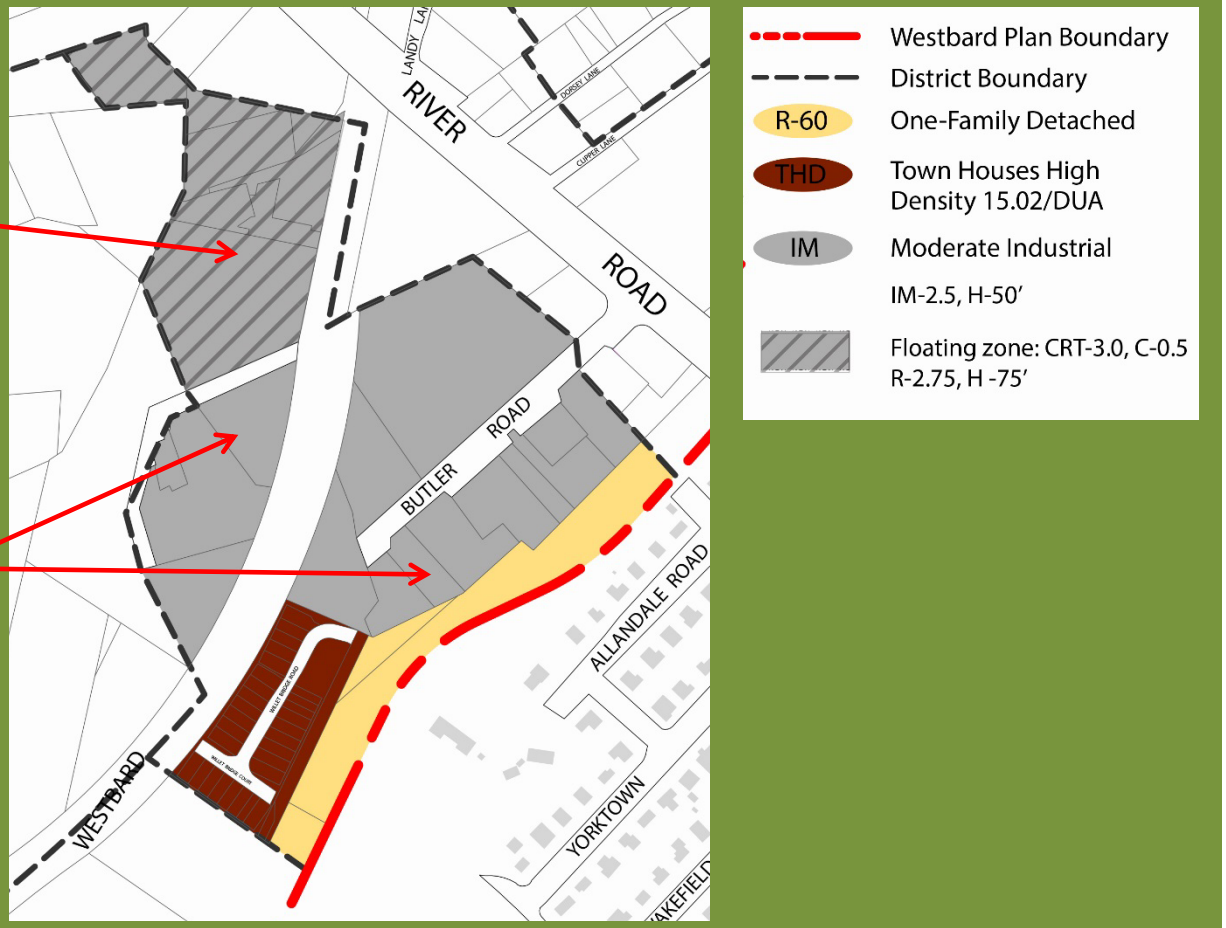


# 3.4 South River District

*Recommendations*

Zoning:

- Floating Zone: CRT-3.0, C-0.5, R-2.75, H-75’
- Maintain Existing IM Zone

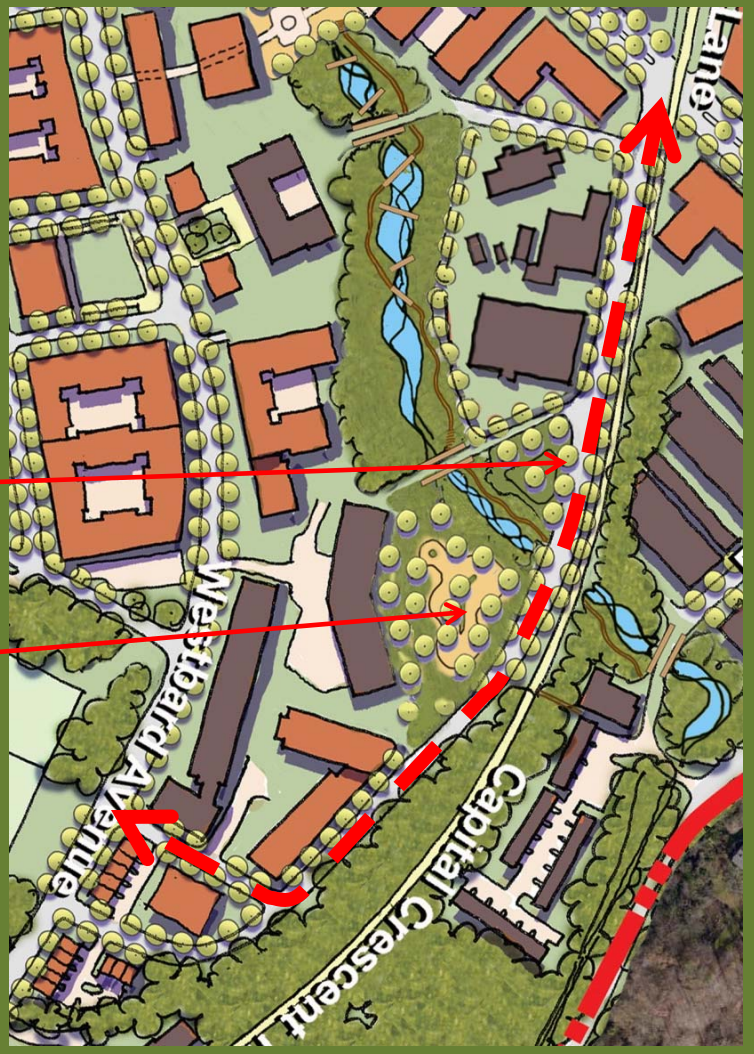


# 3.4 South River

Urban Design, Parks, Trails and Open Space

The Sector Plan recommends:

- Establish a new connector road between Westbard Avenue and River Road, providing street frontage for the businesses along the existing alley
- Countywide Urban Recreational Park and Willett Branch Urban Greenway
- The design and ultimate alignment will be evaluated to accommodate park activities, grading impacts to properties and access to the CCT.

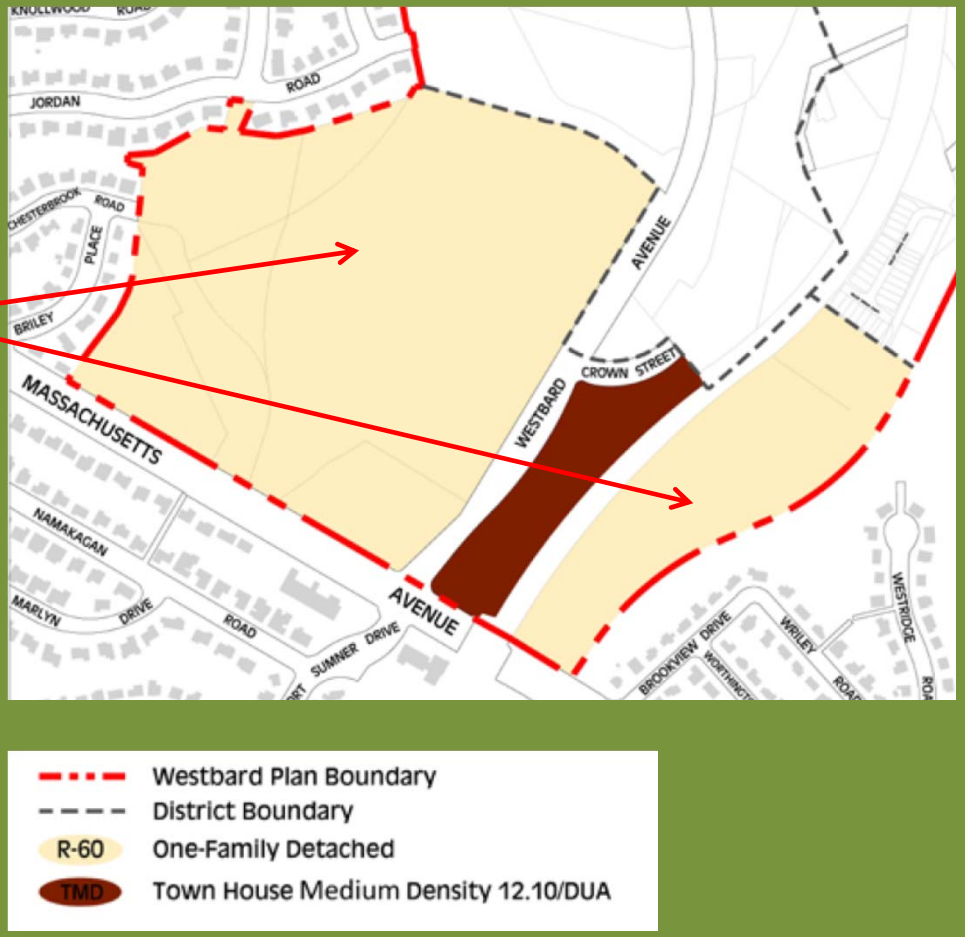


# 3.5 South Westbard District

*Recommendations*

Zoning:

- Maintain existing R-60 Zone

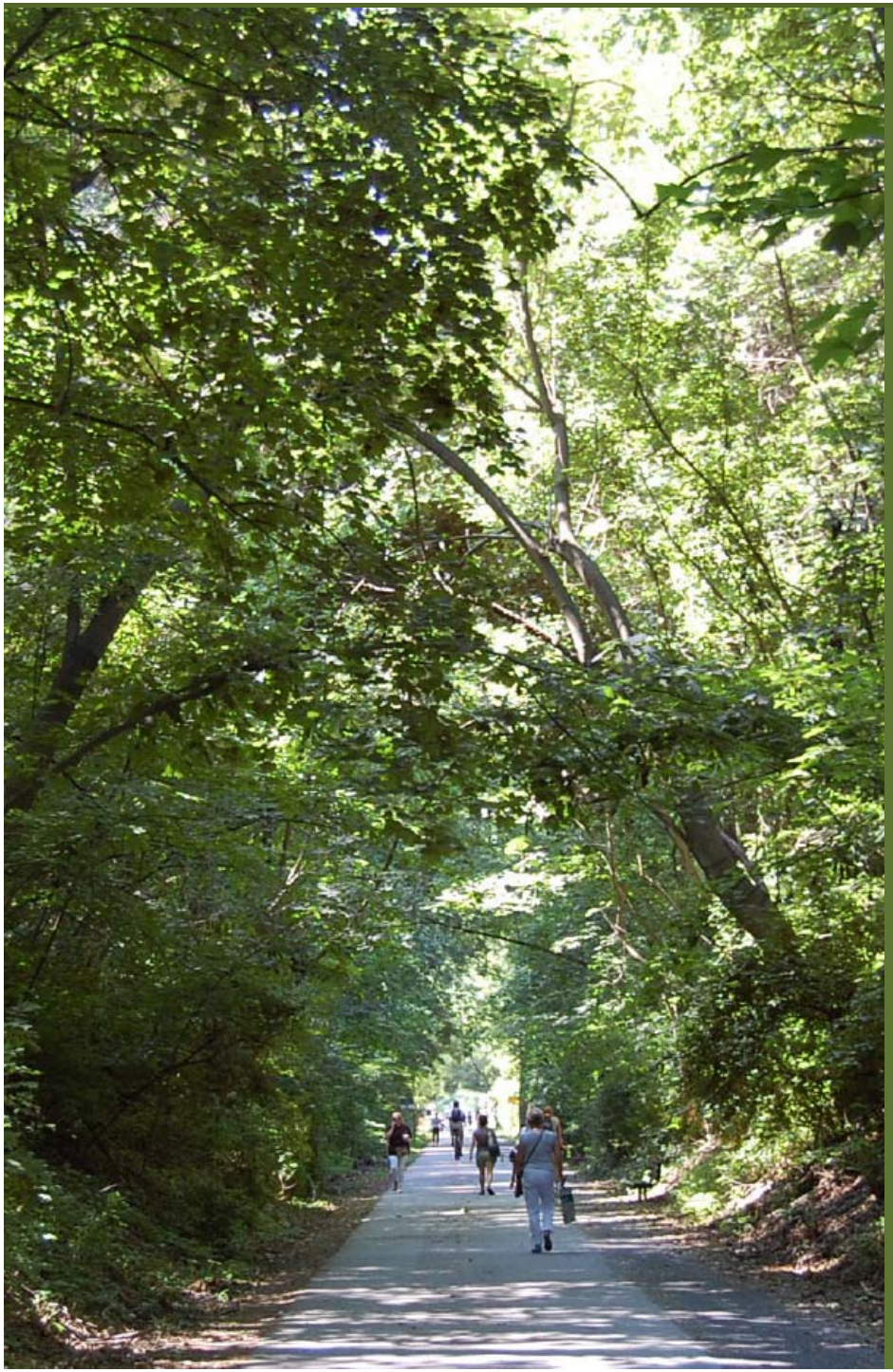


# 3.5 South River

## Urban Design, Parks, Trails and Open Space

The Sector Plan recommends:

- Provide a mid-block crosswalk on Westbard Avenue where the new connector road adjacent to the Capital Crescent Trail intersects with Westbard Avenue
- Protect and enhance the existing Little Falls Stream Valley Unit 2 and Capital Crescent Trail parkland



# Chapter 4:
# Implemetation

4.1 Zoning

4.2 On-Site Public Open Space

4.3 Capital Improvement Program

4.4 Partnerships and Associations

# 4.1 Zoning

# 4.1 Zoning

**Commercial Residential (CR) and Commercial Residential Town (CRT) Zoning**
The CR and CRT zones:

- Optional method development  in exchange for significant public use spaces and more amenities
- Under the optional method, developers must achieve a minimum number of public benefit points
- Ensuring the right mix of public benefits in connection with future development

A key implementation strategies is to approve those public amenities that provide the benefits recommended in the Sector Plan

# 4.1 Zoning

## Public Amenities and Benefits

**Open Space:**

- Central Civic Green at approximately 0.5 acres
- A neighborhood park located along the north edge of the Westwood Shopping Center, approximately 1/2 acre in size
- Countywide Urban Recreational Park
- Large green open space within the 100-foot stream buffer on Whole Foods site
- Renovate Willett Branch stream and the creation of an Urban Greenway

**Streets and Connections:**

- Streetscape upgrades on Westbard Avenue and River Road
- Establish a new connector road between Westbard Avenue and River Road
- Establish a vehicular connections between River Road and Little Falls Parkway
- Pedestrian connections to the Capital Crescent Trail

# 4.1 Zoning

**Other Priority Benefits**

- Moderately priced dwelling units
- Affordable housing not covered by moderately priced dwelling units
- Small business opportunities

# 4.2 On-Site Public Open Space

# Implementation: Willett Branch

**PARKS DEPARTMENT OWNERSHIP**
Consistent standards for design, naturalization, maintenance, policing, and programming.

**Final appearance will be a result of design and engineering work yet to be done.**

**ACQUISITION**
- Dedication through the regulatory review process
- Fee-simple acquisition via:
    - Legacy Open Space (LOS) funds.
    - Program Open Space (POS)
    - Advance Land Acquisition Revolving Fund (ALARF)
- Private Sector Contributions
    - Off-site improvements
    - Contributions to an established amenity fund
- And additional Local, State and Federal Sources

**IMPLEMENTATION OF GREENWAY NATURALIZATION**
County funds, grants, and private sector contributions would feed into the Parks Department Capital Improvements Program (CIP).

# 4.3 Capital Improvement Programs

# 4.3 Capital Improvement Programs

| Project Name | Category | Lead Agency | Coordinating Agencies | Cost Estimate |
|---|---|---|---|---|
| Willett Branch Renovation | Environment and M-NCCP Parks | M-NCPPC | DEP & DOT | TBD |
| Redesign of River Road with median and cycle track | Transportation | SHA | M-NCPPC/MCDOT | TBD |
| Reconfigure Westbard Avenue at Ridgefield Road | Transportation | MCDOT | M-NCPPC/SHA | TBD |
| Redesign Westbard Avenue with cycle track from River Road to Westbard Circle | Transportation | MCDOT | M-NCPPC | TBD |
| Construct shared-use path on Westbard Avenue from Westbard Circle to Massachusetts Avenue | Transportation | MCDOT | M-NCPPC | TBD |
| Construct new connector road from Westbard Avenue to River Road with bicycle shared roadway | Transportation | MCDOT | M-NCPPC/SHA | TBD |
| New CCT Trail connection from new connector road | Transportation | MCDOT | M-NCPPC | TBD |
| New transit hub at Westwood Shopping Center (Giant Food) | Transportation | MCDOT | M-NCPPC | TBD |
| Ride-on service expansion (headways and possible coverage area) | Transportation | MCDOT | M-NCPPC | TBD |
| Bike share stations | Transportation | MCDOT | M-NCPPC | TBD |
| Underground of public utilities | Transportation | MCDOT | SHA/M-NCPPC | TBD |
| Multi-use turf field at Westland Middle School. | MCPS and M-NCCP Parks | MCPS | M-NCPPC | TBD |
| Establishment of Countywide Urban Recreational Park at a minimum of 10,000 square feet | M-NCCP Parks | Parks | DEP/M-NCPPC | TBD |

# Next Steps

Public Hearing – September 24, 2015

Planning Board Work Sessions – Fall 2015

Transmission to County Council – Winter 2015/2016

# Errata and Revisions

Abstract, inside front cover, first paragraph: add "…the plan amends the Legacy Open Space Functional Master Plan."
Second paragraph: "… and parks, trails and open space."

Page 16, 2.1.1 , third paragraph: "The map of the zoning (page ~~19~~ 17) shows…"

Page 22, 2.2.2, fifth bullet: "…Montgomery County Public School system has several options for addressing increases in student enrollment. ~~These alternatives are discussed in detail in the Appendix, Chapter, 4.5 E."~~

Page 23, 2.2.3 Parks – "~~including civic gathering spaces, dog and skate parks.~~ Provide a COUNTYWIDE URBAN RECREATIONAL PARK adjacent to the Capital Crescent Trail that could include a skate park, a pump track and a dog park."

Page 26, 2.3.2 Roadways, River Road –MD 190 (M-2), 2nd column, 2nd bullet:

- Median: To accommodate a left turn lane and pedestrian refuge area.
  ~~cycle track~~ Separated Bike Lane: 11-foot wide, two-way, ~~cycle track~~ separated bike lanes (cycle track) on the north side with a buffer.

Page 29, 2.3.2 Roadways, Westbard Avenue extended/Ridgefield Road (B-1), 1st column, 3rd bullet:

- "~~Cycle Track~~ Separated Bike Lane: 5-foot wide, one way, ~~cycle track~~ separated bike lane (cycle track) on each side of the road with a buffer from traffic."

New Connector Road: add the following at the end of the paragraph: "Final road alignment and design should minimize conflicts between automobiles and park and trail users. The design and alignment of the road should be context sensitive to minimize impacts on existing and proposed parkland. If an alignment is chosen that runs adjacent to the CCT, then a high visibility pedestrian/bicycle crossing should be implemented that signifies a major trail connection."

# Errata and Revisions

Page 34, 2.3.2 C, at end of paragraph: "…congestion standard of 1,600 Critical Lane Volume (CLV). ~~Detailed results of the local area traffic analysis are provided in the Appendix~~."

Page 36, 2.3.4A, River Road (CT-5): at the end of the paragraph include the following: "The separated bike lanes and sidewalk will also connect to the proposed trail that runs between the Capital Crescent Trail and River Road."

Page 37, 2.3.4B, New Trail Connections: Include the following at end of paragraph: "Final road alignment and design should minimize conflicts between automobiles and park and trail users. The design and alignment of the road should be context sensitive to minimize impacts on existing and proposed parkland. If an alignment is chosen that runs adjacent to the CCT, then a high visibility pedestrian/bicycle crossing should be implemented that signifies a major trail connection."

Page 45, 2.4.3 Goal 3: "Create a network of ~~green/local and green open spaces~~ parks and open spaces, both public and private…"

Under recommendations, fourth bullet: "Create a ~~Green~~ Neighborhood Green Urban Park…"

Page 84, 4.2.1, Willett Branch Implementation, C. Acquisition: Fourth bullet: "Advanced Land Acquisition ~~Maryland~~ Revolving Fund (ALARF)"

# Errata and Revisions

## Page 10, Table 1.2.2 Specific Short-Term Recommendations

| Description | Category |
|---|---|
| Provide a ~~green open space~~ CENTRAL CIVIC GREEN (approximately ½-acre) within the Westwood Shopping Center site. | PARKS |
| Provide a ~~green urban park~~ NEIGHBORHOOD GREEN URBAN PARK at the intersection of re-aligned Westbard Avenue and Ridgefield Road. | PARKS |
| Realign Westbard and Ridgefield Road to create a clear gateway into the retail area an to protect single family neighborhoods. | TRANSPORTATION |
| Transform Westbard Avenue into a multi-use, pedestrian-friendly, tree-lined street with wide sidewalks and on-street parking where practicable. | TRANSPORTATION |
| Create a pedestrian/vehicular connection between River Road and Westbard Avenue at the American Plant Food and Roof Center sites to provide another connection between the two streets and act as a gateway to the renovated Willett Branch ~~Stream Valley~~ URBAN GREENWAY. | TRANSPORTATION |
| Provide private shuttle bus service between Westbard and Metrorail stations in Bethesda and Friendship Heights to supplement the existing public transit systems. | TRANSPORTATION |
| Restore Willett Branch as a stream amenity and provide a pedestrian trail connector within Westbard. Use easements to preclude further encroachment, and an amenity fund to finance these projects. | ENVIRONMENT |
| Reduce and reduce invasive plant species in the area. | ENVIRONMENT |
| Provide new and also improve existing storm water treatment systems. | ENVIRONMENT |
| Provide affordable housing above the county minimum Moderately Priced Dwelling Unit (MPDU) requirement | HOUSING |
| Provide local housing options for active seniors who are seeking to downsize from single-family homes. | HOUSING |
| Provide incentives for local assisted-living facilities. Provide senior housing options. | HOUSING |
| Maximize moderately priced dwelling unit (MPDU) options for new construction. | HOUSING |
| Preserve existing, local-serving light industrial uses. | LAND USE |
| Maintain existing, local-serving retail establishments. | LAND USE |

# Errata and Revisions

## Page 11, Table 1.2.3 Specific Long-Term Recommendations

| Description | Category |
|---|---|
| Provide a ~~community recreational park adjacent~~ COUNTYWIDE URBAN RECREATIONAL PARK to the Capital Crescent Trail that could include a skate park, a pump track and a dog park. | PARKS |
| Extend a hard surface trail from the Capital Crescent Trail to River Road. | PARKS |
| Provide a park or open space at the Whole Foods site if it redevelops. | PARKS |
| Add community facilities, including civic buildings, recreational facilities and new school facilities, if needed. | PARKS |
| Establish a new entrance to the Capital Crescent Trail between Whole Foods and Washington Episcopal School. | PARKS |
| Enhance the existing park system and improve environmental stewardship through educational partnerships with local schools and community groups. | PARKS |
| Incorporate a hierarchy of parks, public and private open spaces, and facilities which incorporate gathering places of varying sizes, serving all community members and visitors. | PARKS |
| Provide plantings to complete Westbard's Greenway network along the Capital Crescent Trail and Little Falls Parkway. | PARKS |
| Create a road connection between River Road and Westbard Avenue, adjacent to the Capital Crescent Trail, to provide access to businesses and improve access to the Capital Crescent Trail. | TRANSPORTATION |
| Transform River Road into a multi-use, pedestrian-friendly, tree-lined boulevard with consolidated entry points to properties fronting River Road. | TRANSPORTATION |
| When Washington Episcopal School redevelops, renovate the associated portion of Willett Branch to restore the flood plain and provide a trail connection to the Little Falls Parkway and Capital Crescent Trail. | ENVIRONMENT |
| Promote green roofs on buildings. | ENVIRONMENT |
| Forest mitigation requirements generated within Westbard as a priority should be met within Westbard, where applicable, through plantings and invasive removal. | ENVIRONMENT |
| Seek a 50 percent canopy cover goal for all roads and at-grade parking lots. | ENVIRONMENT |
| Provide additional workforce housing. | HOUSING |
| Provide housing options for those who do not meet minimum income requirement for the MPDU program. | HOUSING |
| Provide for a mix of housing options and unit sizes for millennials and young adults. | HOUSING |
| Provide the kinds and types of retail that will meet market demand and maintain a lively retail environment | LANDUSE |

# Errata and Revisions

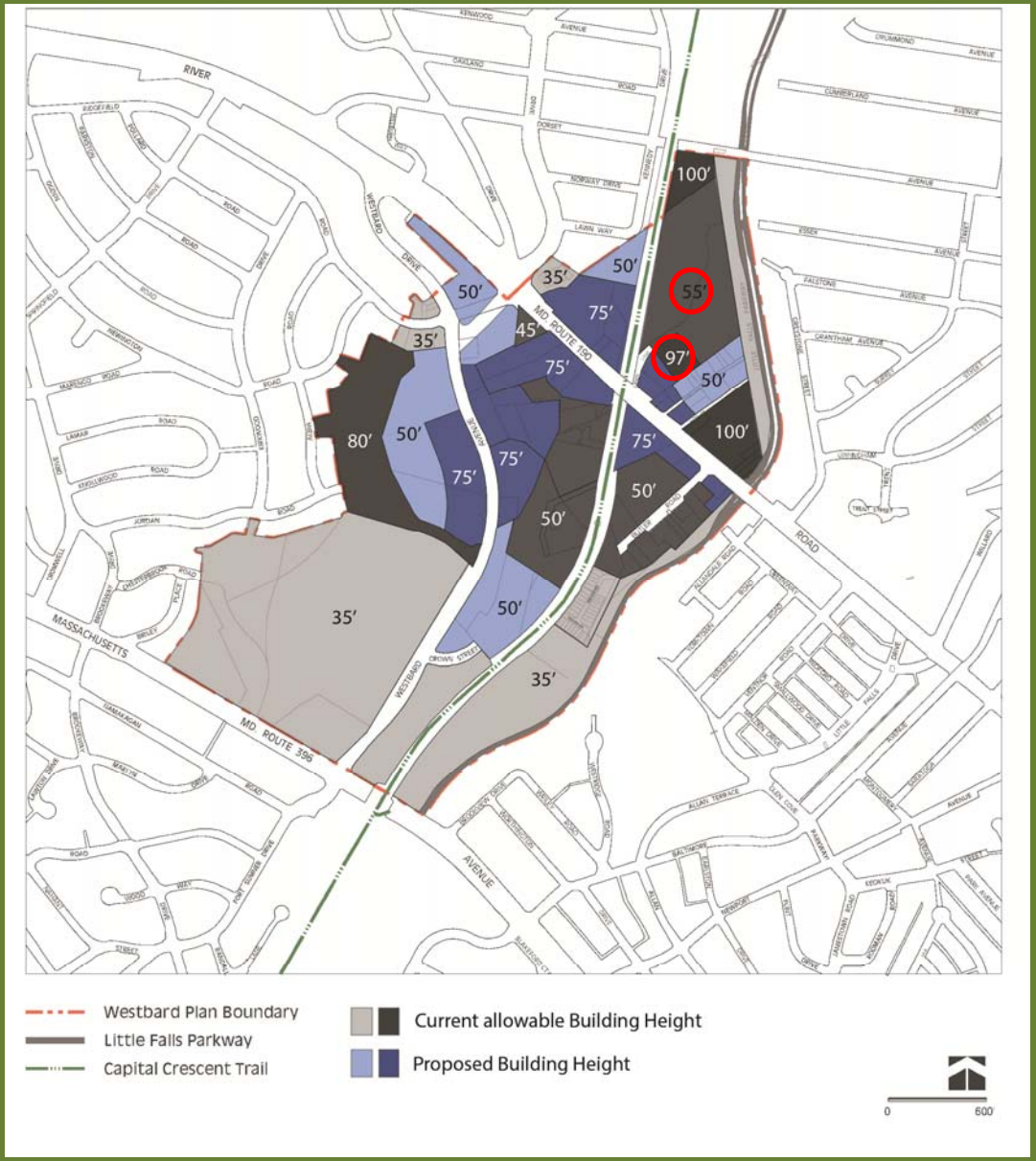
Revised Bike way map, page 32

# Errata and Revisions

Figure 2.4.2 Proposed Parks, Trails and Open Spaces, page 43

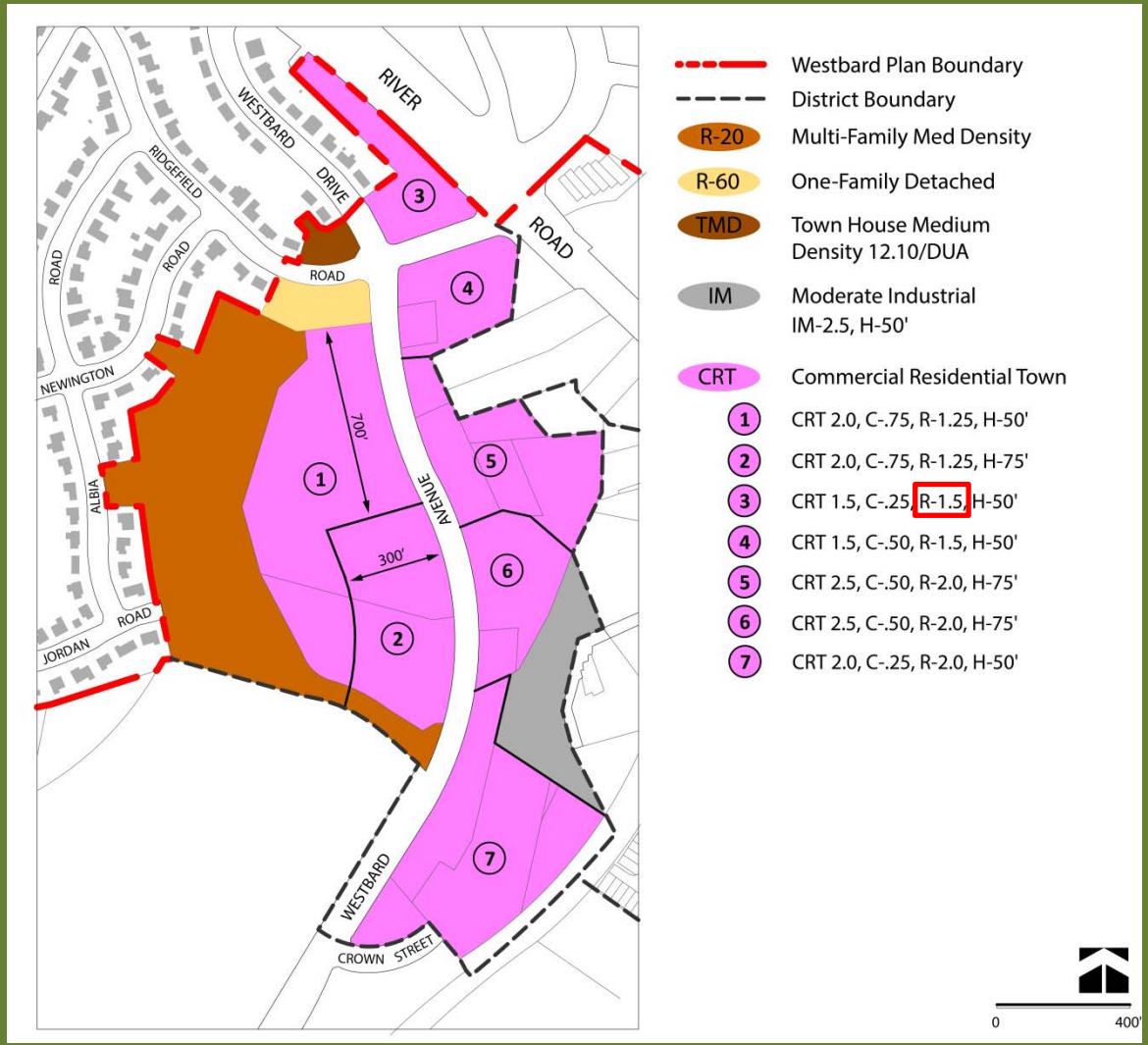
# Errata and Revisions

Revised Heights Map, page 47



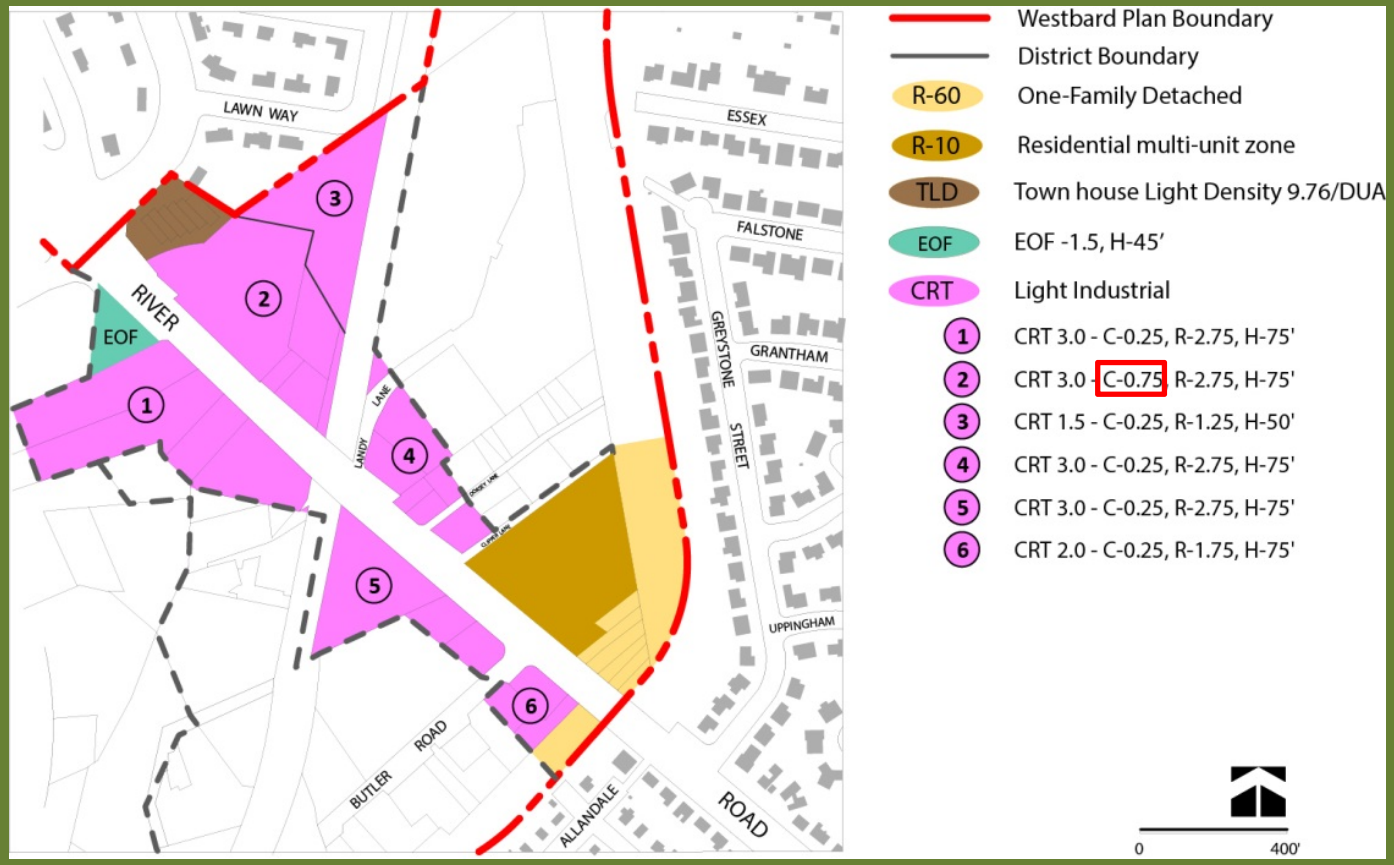
# Errata and Revisions

Revised Zoning Map, page 59



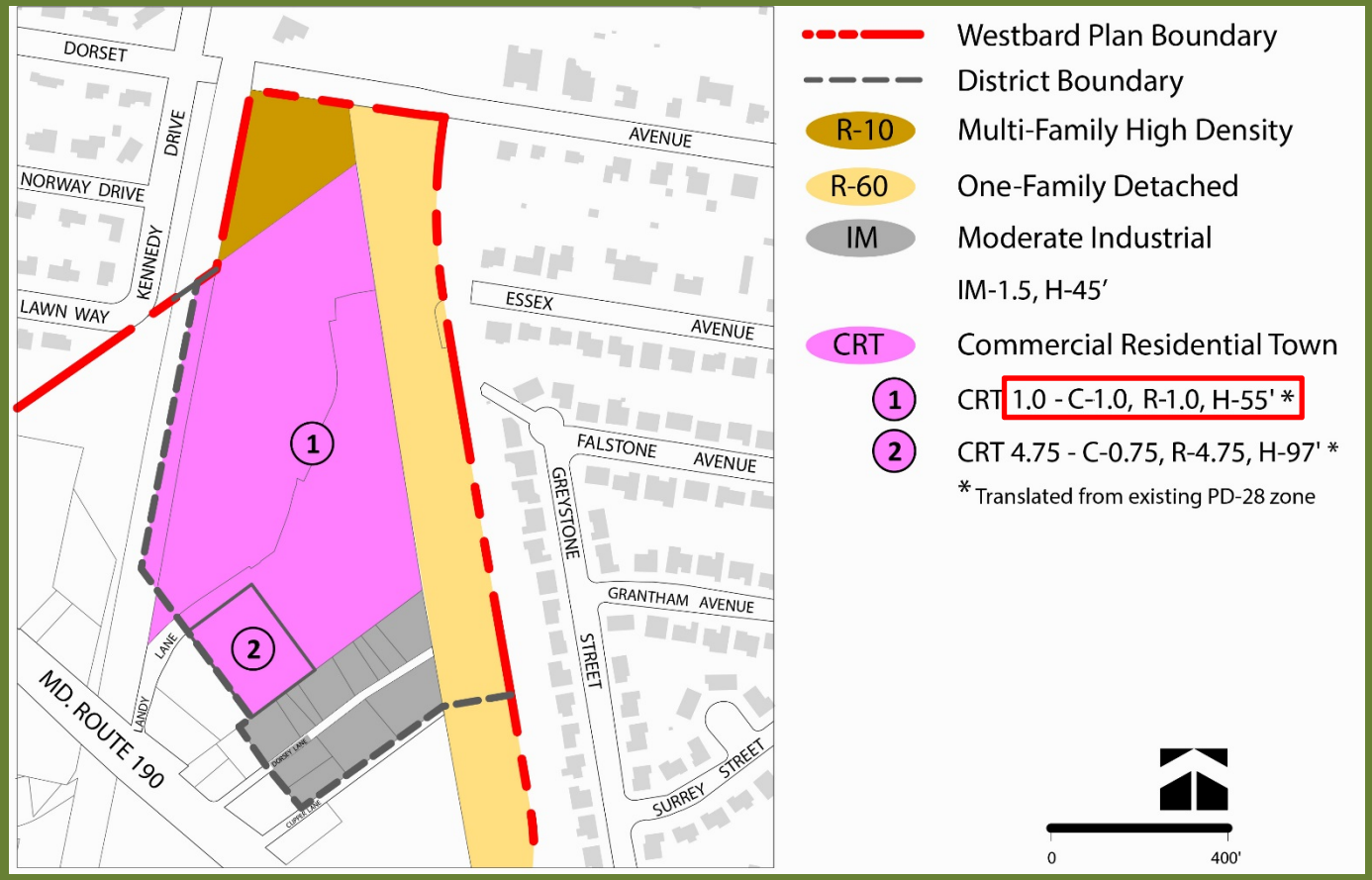
# Errata and Revisions

Revised Zoning Map, page 65



# Errata and Revisions

Revised Zoning Map, page 71



# Errata and Revisions

Page 87, Table 4.1.1 Capital Improvement Programs: Move *Willett Branch renovation* to the top of table and change lead agency/Coordinating Agencies

| Project Name | Category | Lead Agency | Coordinating Agencies | Cost Estimate |
|---|---|---|---|---|
| Willett Branch renovation | Environment and M-NCCP Parks | ~~DEP~~ M-NCPPC | ~~M-NCPPC~~ DEP & DOT | TBD |
| Redesign of River Road with median and cycle track | Transportation | SHA | M-NCPPC/MCDOT | TBD |
| Reconfigure Westbard Avenue at Ridgefield Road | Transportation | MCDOT | M-NCPPC/SHA | TBD |
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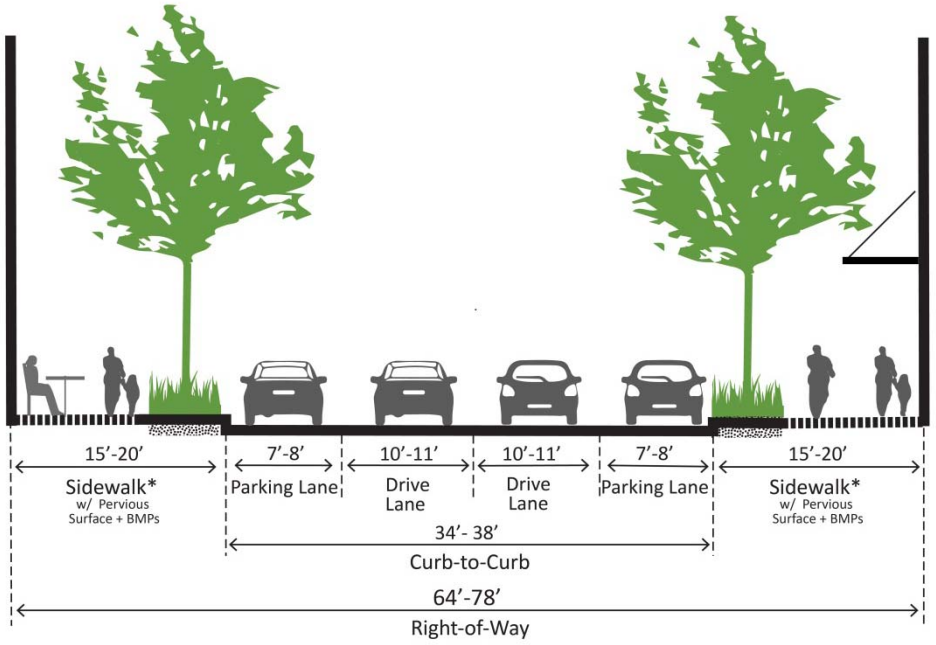
| Multi-use turf field at Westland Middle School. | MCPS and M-NCCP Parks | MCPS | M-NCPPC | TBD |
| Establishment of Countywide Urban Recreational Park at a minimum of 10,000 square feet . | M-NCCP Parks | Parks | DEP/M-NCPPC | TBD |

# Errata and Revisions

- To be added to Transportation Section

**Local Street** ( On the Westwood Shopping Center Site)

Proposed Section




* To be further studied: Potential best management practices in curb extensions and sidewalks as well as pervious surfaces on sidewalks

# Board Action

- Approve the Working Draft as the Public Hearing Draft with errata and the additional information presented today
- Approve a Public Hearing date of September 24, 2015