

At first Work Session on October 22, 2015,

Staff Reviewed Infrastructure:

- Transportation Capacity
- School Capacity
- Willett Branch
- Proposed Staging Language

Work Session II Agenda

Land Use and Zoning:

- Recap of the Vision
- Major Priorities in the Plan
- Requested zoning modifications
- Effects of zoning requests to MCPS Facilities
- Next Steps

Community Correspondence:

Why are we doing this Plan?

- Revitalization of an aging commercial center
- Transportation improvements to River Road and Westbard Avenue
- Accommodate and Manage growth (COG projections for region and accounting for unconstrained land in the County)
- Provide amenities that were not realized in the 1982 Plan (not just because of the age of the Plan)
- Environmental Improvements

Community Correspondence:

“Flawed Assumptions”

-We are tripling the density

“limit the number of permitted residential units to 1,600 which is 500 over the current allowable capacity”

Existing: 1,104 du’s Max. Allowed: 1,684 du’s Proposed: 3,200 du’s

-We are proposing excessive commercialization (*“double commercial use”*)

Retail (Reduced from 576,000 sf to 544,000 sf)

Industrial (Reduced from 667,000 sf to 434,000 sf)

-Charrette does not reflect opinions of the community

(traffic improvements, Willett Branch, Affordable housing, new commercial center)

-Westbard should not be designated as an Urban Area...for purposes of limiting road and transportation

-County meddling in affairs without their consent **(outreach)**

-Increased traffic

Non-Model Information

Trends on River Road and Massachusetts Avenue

Average Annual Daily Traffic Counts

*Source: Maryland State Highway Administration (SHA)

River Road	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Goldsboro to Little Falls Parkway	40,525	42,975	42,150	41,732	36,010	34,931	34,932	33,200	33,331	33,062	31,560	30,900
Little Falls Parkway to D.C. line	28,025	24,475	24,050	23,812	22,830	22,151	22,152	21,450	21,541	21,372	20,120	20,061

Massachusetts Avenue	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sangamore Road to Little Falls Parkway	17,050	17,125	17,075	16,901	19,602	15,580	15,581	15,672	16,270	16,141	16,172	16,123
Little Falls Parkway to D.C. line	26,250	26,525	30,575	30,271	30,272	24,500	24,501	24,652	23,970	23,781	23,832	26,690

River Road	2006-2014		Avg. Annual
	Difference #	% Change	% Change
Goldsboro to Little Falls Parkway	-10,832	-26.0%	-4.20%
Little Falls Parkway to D.C. line	-3,751	-15.8%	-2.42%

	2004-2014		Avg. Annual
	Difference #	% Change	% Change
Goldsboro to Little Falls Parkway	-12,075	-28.1%	-3.60%
Little Falls Parkway to D.C. line	-4,414	-18.0%	-2.19%

Massachusetts Avenue	2006-2014		Avg. Annual
	Difference #	% Change	% Change
Sangamore Road to Little Falls Parkway	-778	-4.6%	-0.67%
Little Falls Parkway to D.C. line	-3,581	-11.8%	-1.78%

	2004-2014		Avg. Annual
	Difference #	% Change	% Change
Sangamore Road to Little Falls Parkway	-1,002	-5.9%	-0.67%
Little Falls Parkway to D.C. line	165	0.6%	0.07%

Community Correspondence:

Support

-Revitalization of Commercial Center

“the Westbard Community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental and improved connectivity”

-Support 1,684 total plus an additional 580 new units

-Maximum height of 50 feet

Vision

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

Vision - A revitalization plan for Westbard:

- Improved quality of life
- Naturalized Willett Branch
- Convenient shopping and industrial services
- Retain neighborhood scale and amenities of Westbard
- Revitalize the community through a diversity of uses, transportation connections and environmental upgrades.
- Provide affordable housing and numerous parks and open spaces



Major Priorities

Major Priorities:

- Affordable Housing
- Parks and Open Space
- Transportation Improvement
- Community Facilities



Major Priorities:

- Affordable Housing
 - HOC Property
 - Park Bethesda
 - Library Site
- Parks and Open Space
- Transportation Improvements
- Community Facilities



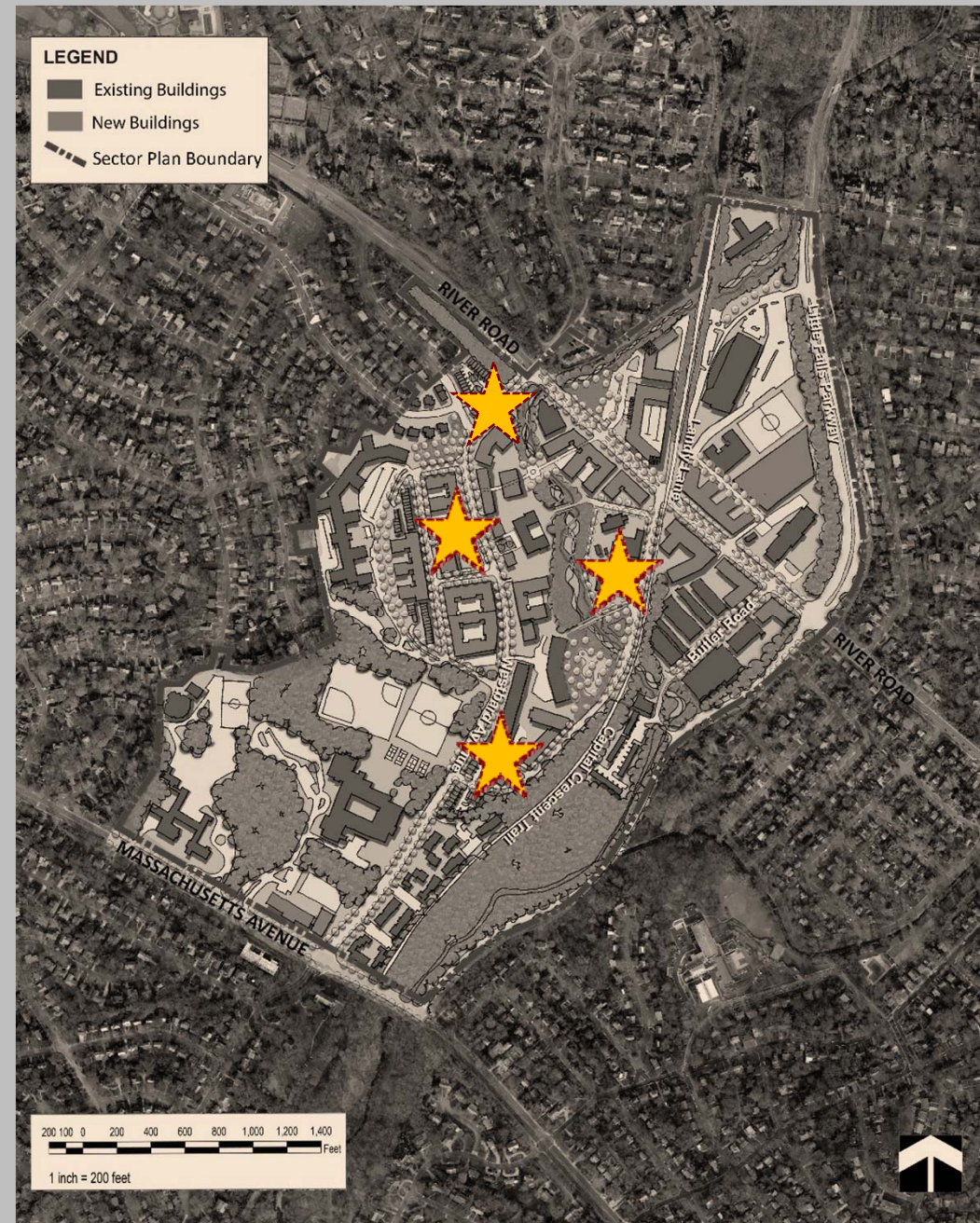
Major Priorities:

- Affordable Housing
- Parks and Open Space
 - Willett Branch
 - Central Civic Green
 - Neighborhood Park
 - Countywide Urban Recreation Park
- Transportation Improvements
- Community Facilities



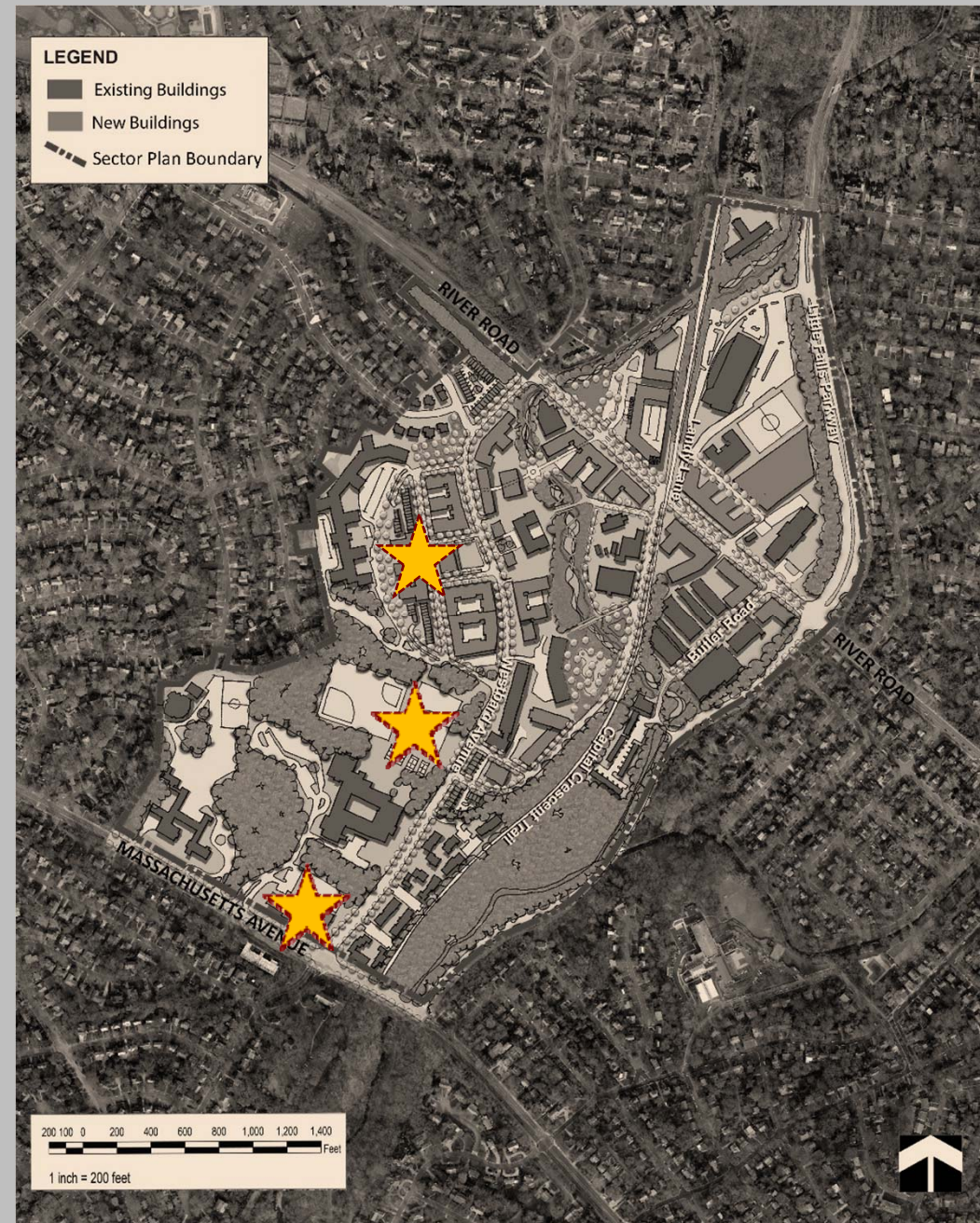
Major Priorities:

- Affordable Housing
- Parks and Open Space
- Transportation Improvements
 - Westbard / Ridgefield Road Re-Alignment
 - Streetscape Improvements
 - Capital Crescent Trail Connections
 - Private Shuttle / Transit Facility
 - Connector Road
- Community Facilities



Major Priorities:

- Affordable Housing
- Parks and Open Space
- Transportation Improvements
- Community Facilities
 - Co-location of Library
 - Community Facility (Interior)
 - MCPS



Land Use and Zoning

Westbard Avenue District

Priorities / Public Amenities

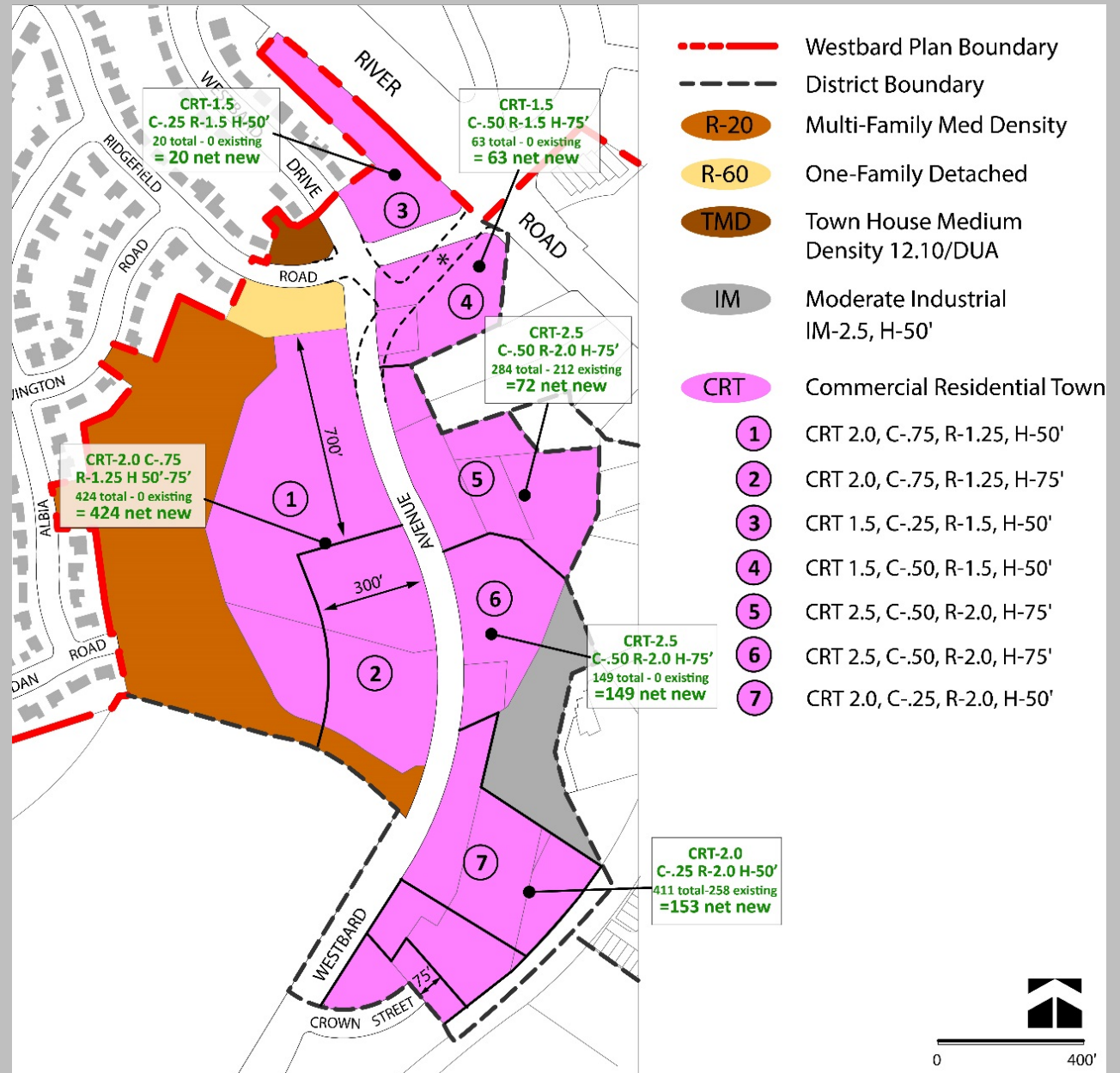
(4.1.2), page 88:

- Central Civic Green facing onto Westbard Avenue, at approximately 0.5 Acre, but not less than 1/3 acre in size
- A neighborhood park located along the north edge of the Westwood Shopping Center approximately 0.5 Acre in size, but not less than 1/3 acre in size
- ~~Renovation of Willett Branch stream and the creation of an urban wooded area and greenway~~
- Dedication of Willett Branch Stream in order to create an urban stream and greenway
- Streetscape upgrades on Westbard Avenue
- Pedestrian connection between Westland Middle School and the Capital Crescent Trail
- Inclusion of an interior community use space
- Reconfigure Westbard Avenue at Ridgefield Road
- Bike Share stations
- Private Shuttle and implementation of improved transit access



Westbard Avenue District

Staff Proposed Zoning



Westbard Avenue District

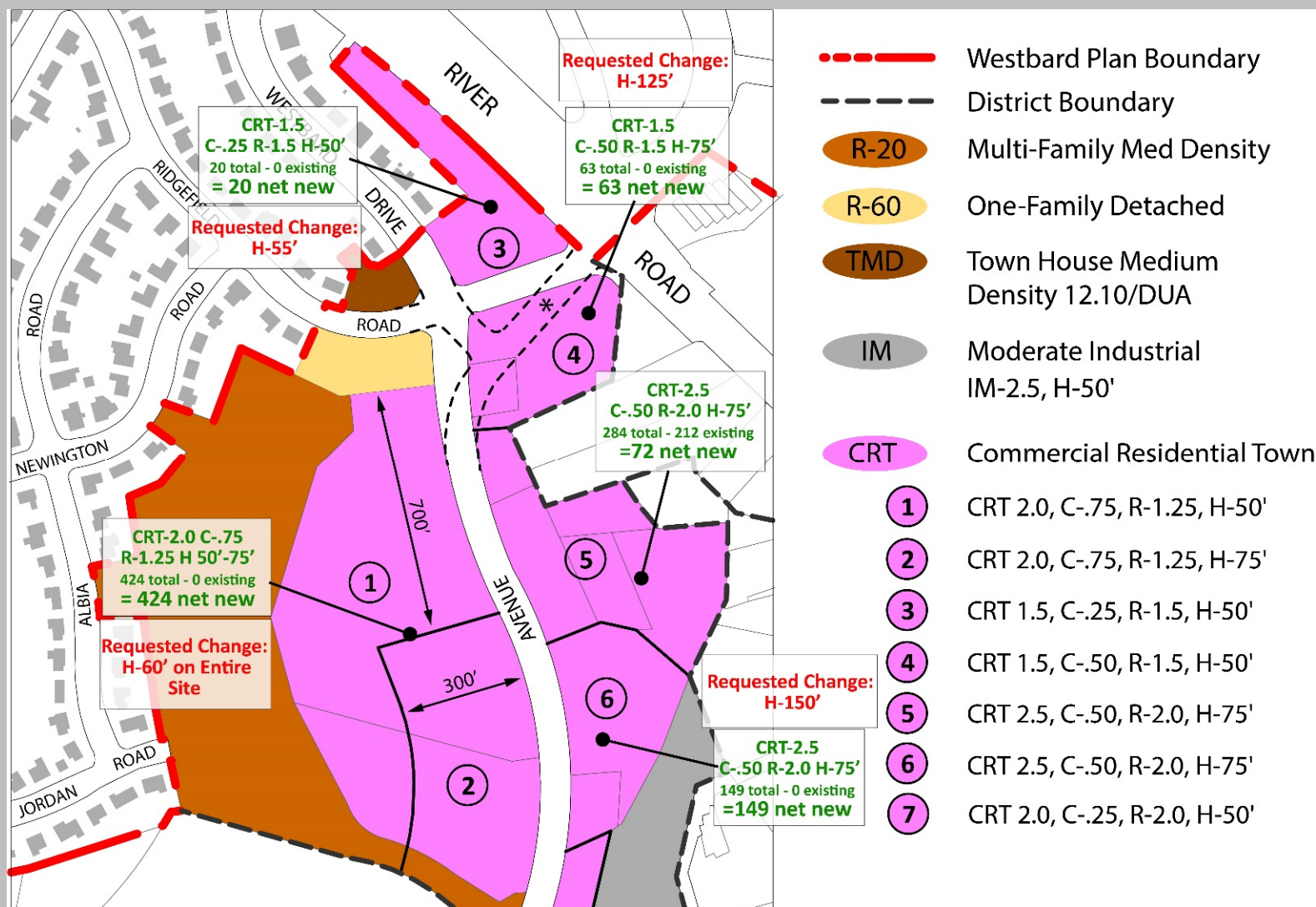
Property Owner

Requested zoning changes:

Equity One Property:
Units planned or requested: 500-700

HOC is proposing:

- A 75 unit Senior Living Facility
- 75 new apartments
- A Minimum of 30% affordability commitment



Staff agreed to a new paragraph on page 49 that addresses the Willett Branch as follows:

The Plan recognizes that Willett Branch will be an urban stream and will have engineered elements. The intent of the recommendations for an improved Willett Branch is to create attractive and accessible green spaces that provide interconnectivity with urban green infrastructure and that improve stream ecology. The improvements to Willett Branch need to balance and complement the goals of improving stream quality, while also allowing recommended redevelopment to proceed. Accordingly, at the time of regulatory review, stream buffer areas may be modified and/or reduced if necessary to achieve the balance described above.

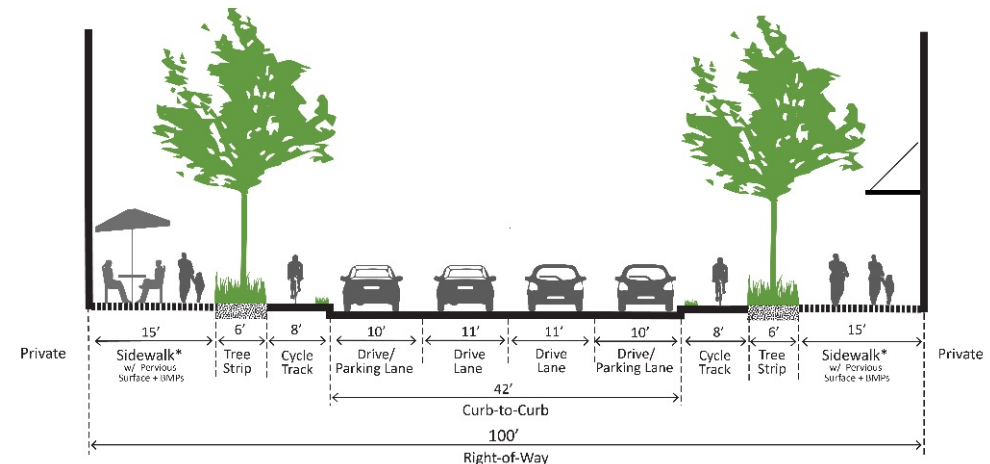
Westbard Avenue Section

Requested modification to language on page 29 as follows:

Westbard Avenue should contain the following elements within the right-of-way:

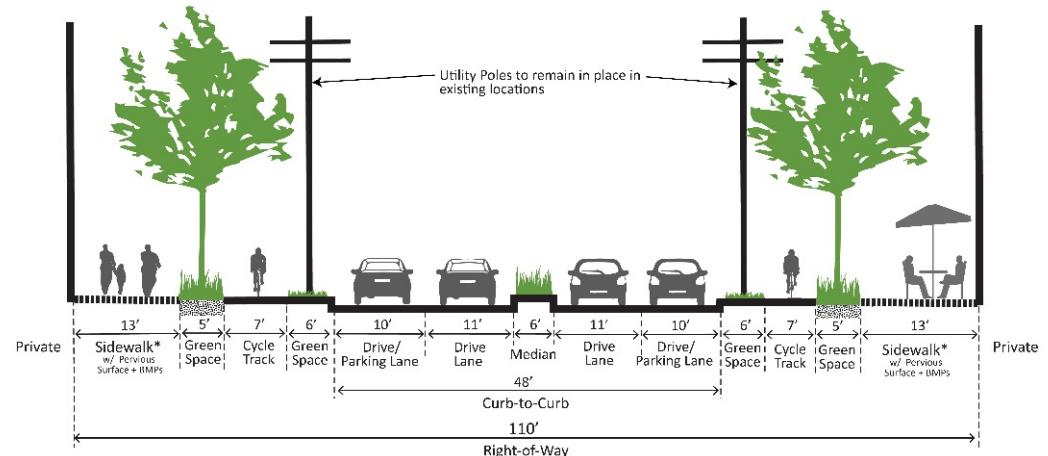
- Travel Lanes: Two, ~~10-11-foot-wide~~ lanes per direction.
- Median: None.
- Separated Bike Lane: 5-foot-wide, one-way separated bike lane (cycle track) on each side of the road with a buffer from traffic.
- Landscape Buffer: To accommodate street trees.
- Sidewalks: ~~15-foot-wide-at-a-minimum.~~

Westbard Avenue - Planning Board Draft (River Road to Westbard Circle, looking north)
Proposed Section



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

Westbard Avenue - Option B River Road to Westbard Circle, looking north)
Proposed Section

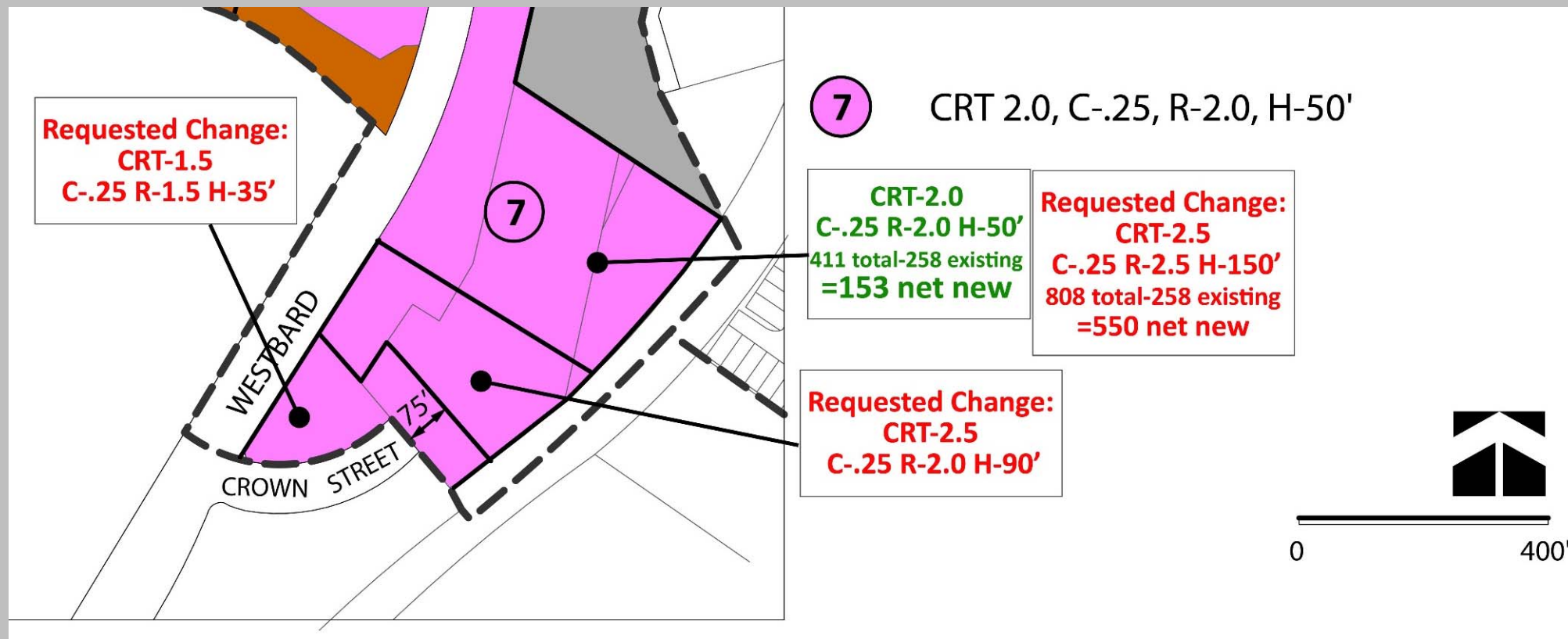


* To be further studied: Potential best management practices in curb extensions and sidewalks as well as pervious surfaces on sidewalks

Westbard Avenue District

Property Owner Requested zoning changes:

- 550 total new units
- A commitment to 25% affordable housing (15% MPDU and 10% work force)
- Maximum 35' heights adjacent to Westwood Mews to the south



River Road District

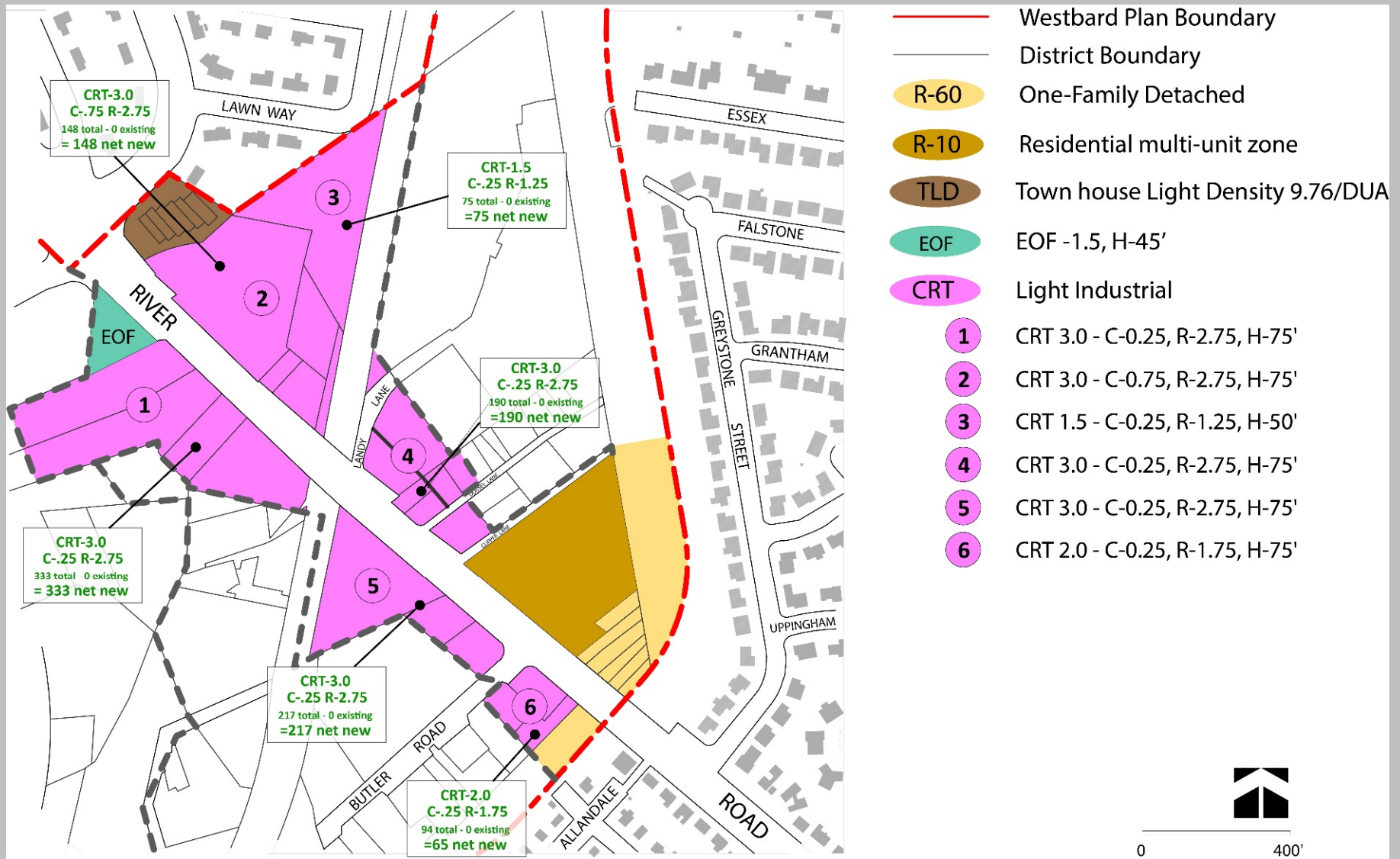
Priorities/Public Amenities:

- Creation of a tree-lined boulevard on River Road
- Large green open space within the 100-foot stream buffer on Whole Food site (Royco Property) of approximately 10,000 square feet
- Naturalize Willett Branch
- Pedestrian Trail between River Road and Capital Crescent Trail
- Extend Willett Branch Trail under River Road



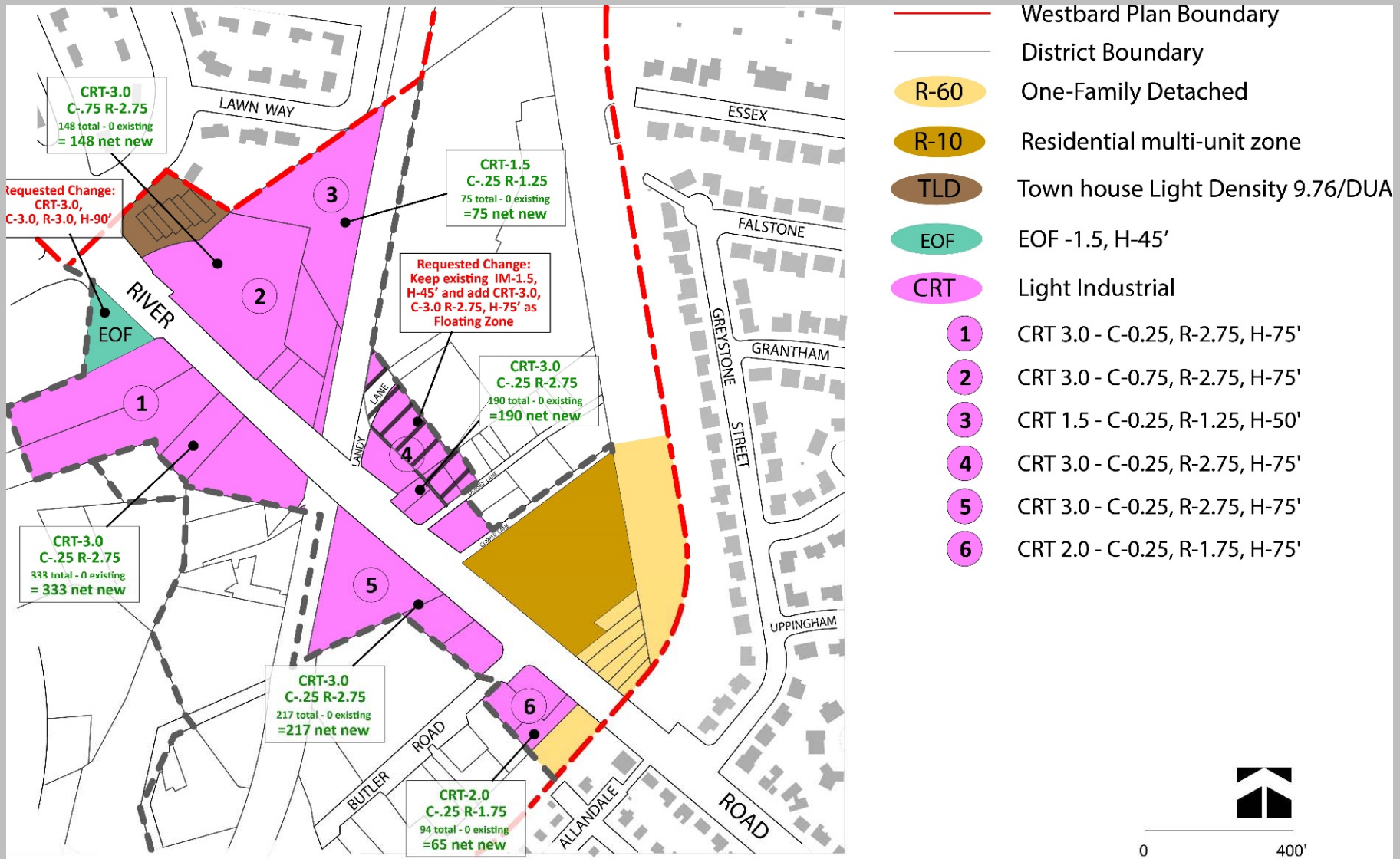
River Road District

Unit Rates per Parcel area:



River Road District

Property Owner Requested zoning changes:



North River District

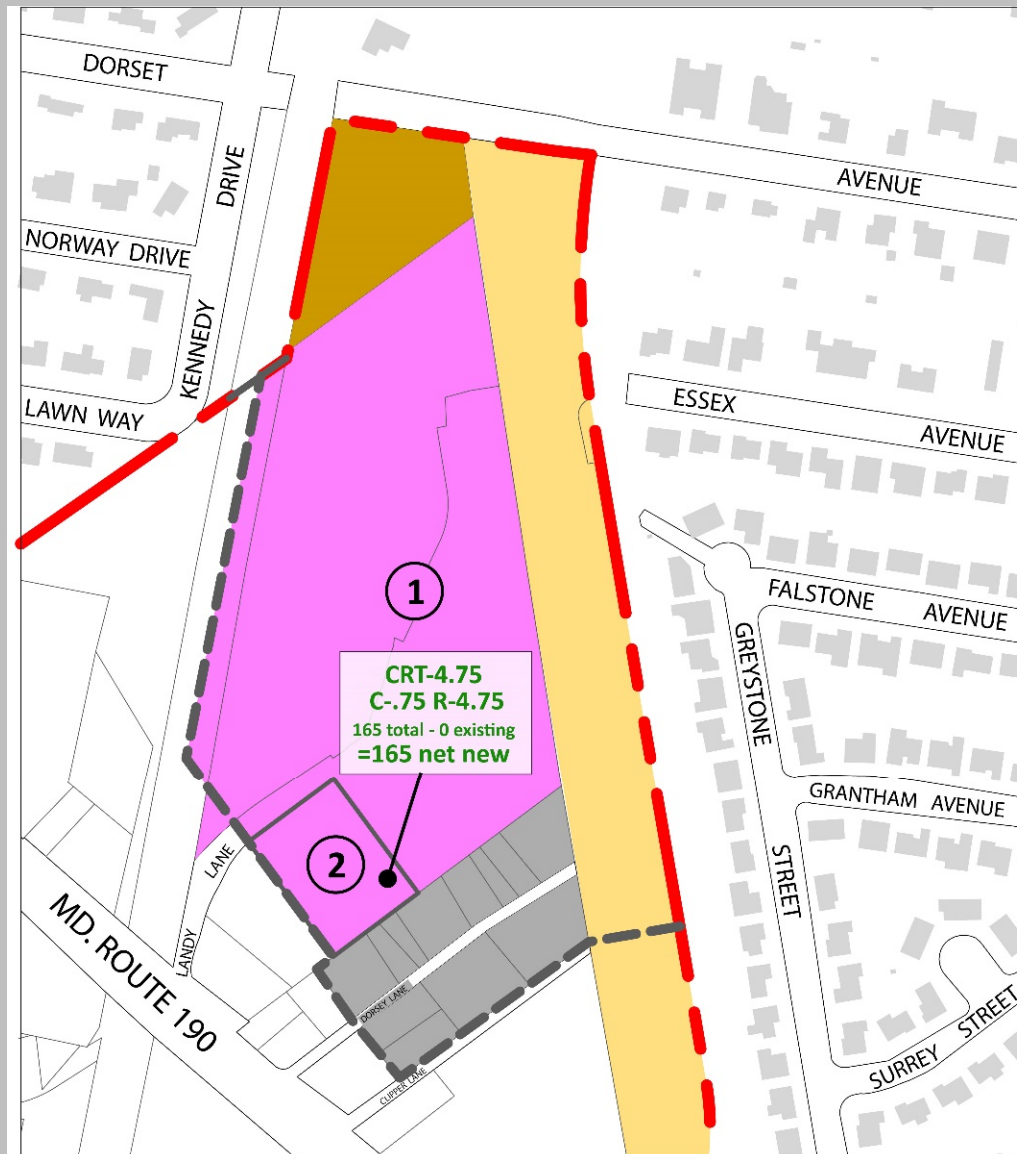
Priorities / Public Amenities :

- Establishment of a vehicular connection between River Road and Little Falls Parkway
- Daylighting and naturalizing of Willett Branch stream on Washington Episcopal School property
- Pedestrian Trail between the Capital Crescent Trail and Little Falls Parkway



North River District

Staff Proposed Zoning (no requested changes)



- - - - - 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



South River District

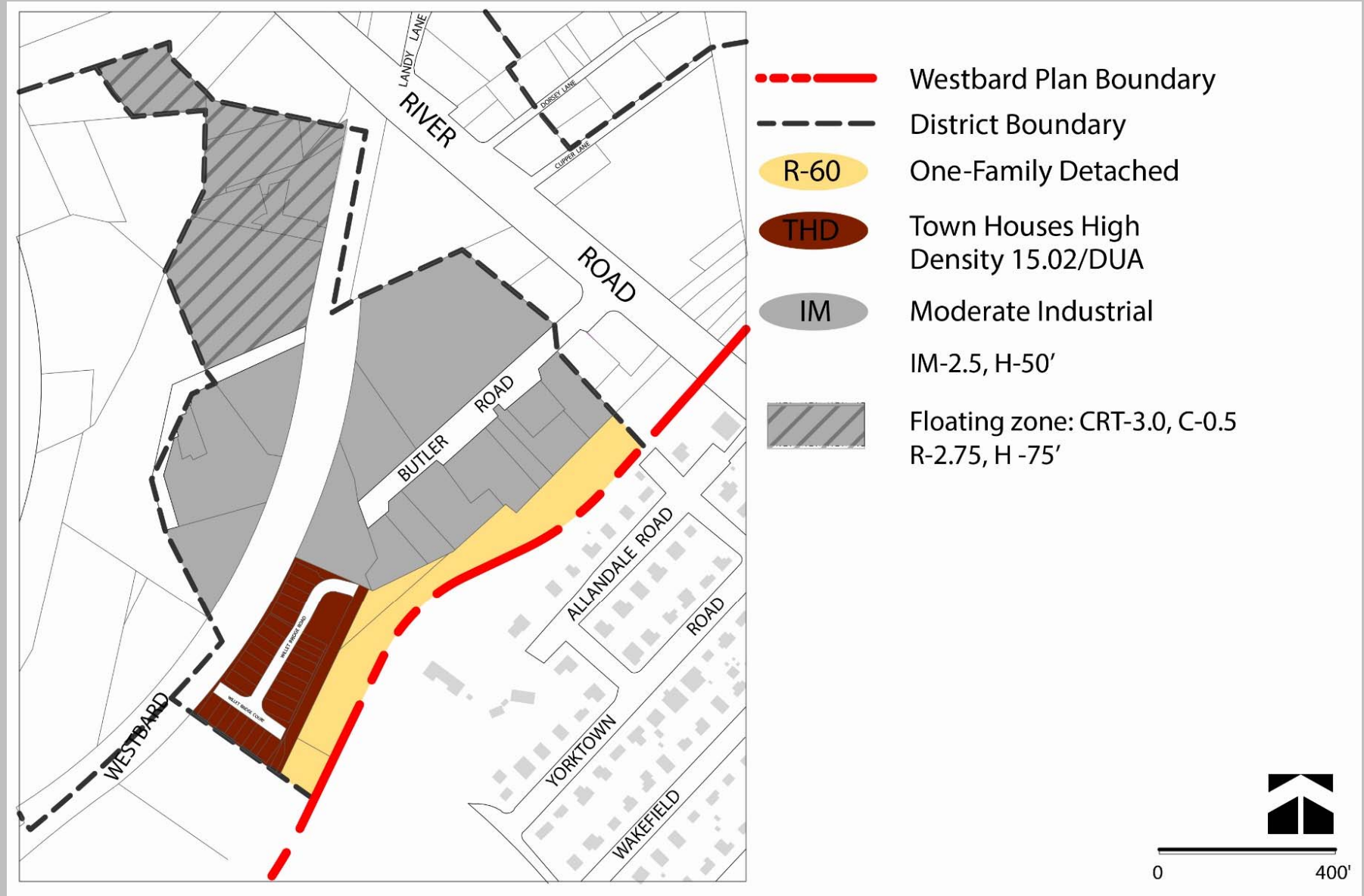
Priorities / Public Amenities :

- Establish a new connector road between Westbard Avenue and River Road
- Establishment of a Countywide Urban park at a minimum of 10,000 square feet as an open, level, grassy area for a variety of informal recreational activities, including a skate and a dog park.
- Naturalize Willett Branch stream



South River District

Staff Proposed Zoning (no requested changes)



South Westbard District

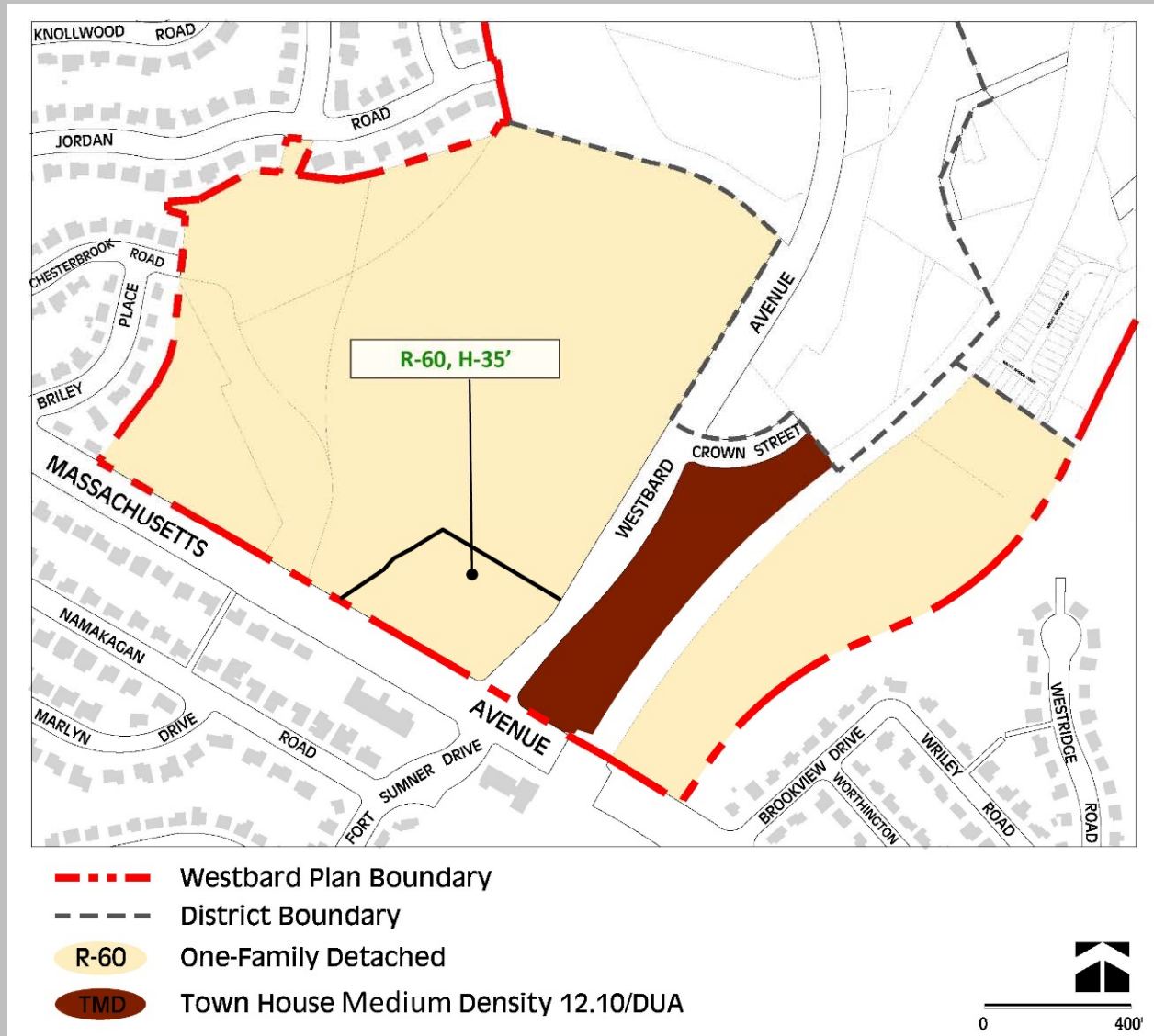
Priorities / Public Amenities :

- Establishment of a dual-use turf playing field at Westland Middle School.
- A Mid-block crossing on Westbard Avenue between Westland Middle School and the Park Bethesda property where the new connector road intersects Westbard Avenue.
- Pedestrian connection between Westland Middle School and the Capital Crescent Trail.



South Westbard District

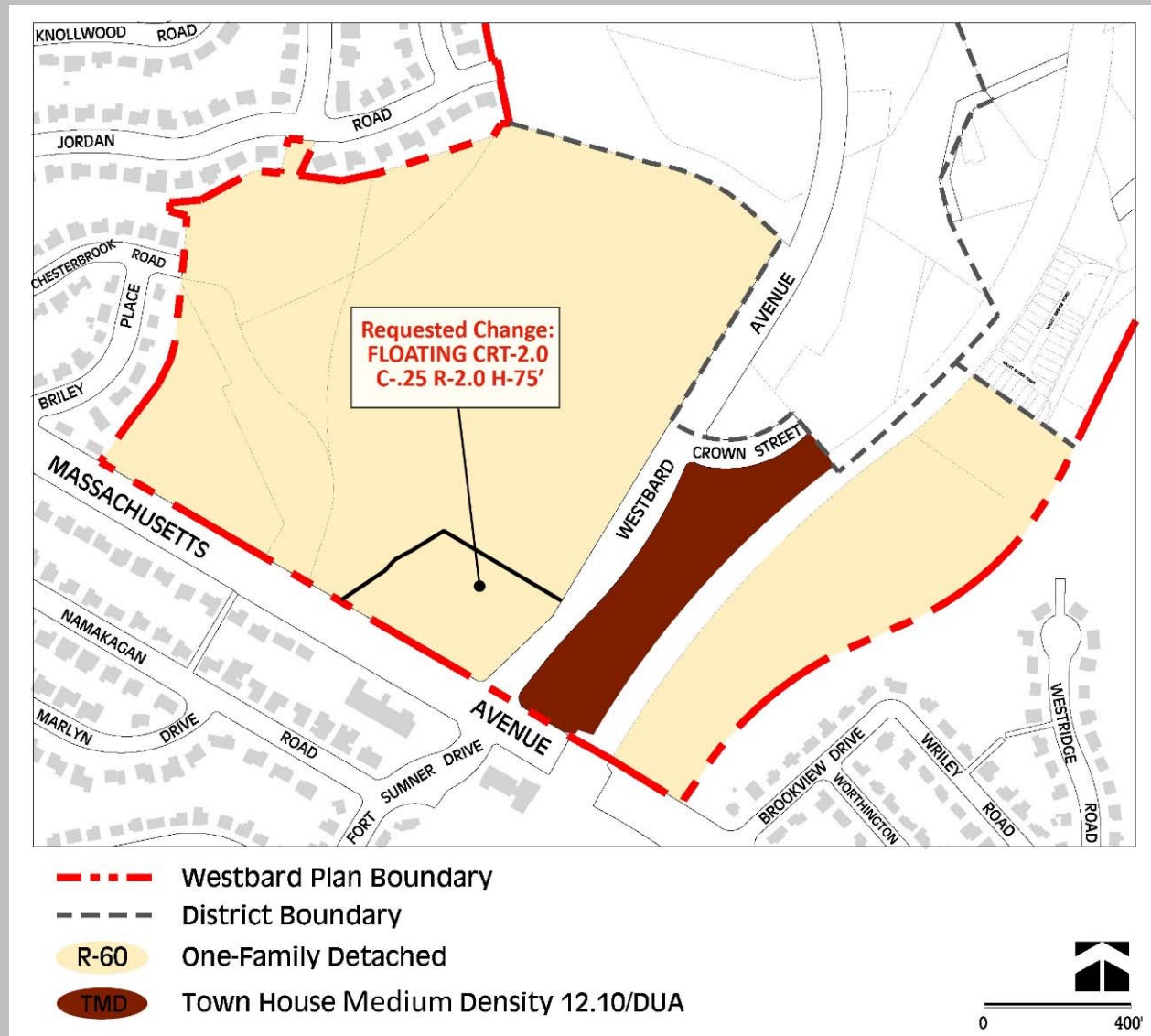
Staff proposed zoning: No changes to existing zoning



South Westbard District

Property (DGS) Owner Requested zoning changes:

Unit yield would range between 150 & 200, depending on amount of office/institutional use and proposed unit size



MCPS Effects & Next Steps

Student Generation Rates

Total	with Requested zoning changes
Total Net New Residential Units	Total Net New Residential Units
2096	2573
Elementary School Students	Elementary School Students
164	201
Middle School Students	Middle School Students
67	80
High School Students	High School Students
101	126
K-12	K-12
332	407

Work Session Schedule:

- Thursday, November 19: Zoning and Landuse
- Thursday, December 3: Parks and Willett Branch Renovation
- Thursday, December 17: Vote Out