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
- Connection between River and Little Falls Pkwy
- Up to 75', 5/1

Concept 2
- Up to 50', 3/1
- Elementary School Site
- Maintain Industrial
- Up to 75' on north side of Westbard
- Town Green
- Westbard/River Connector Road
- Up to 75'
- New Turf Field
- Expanded Library Site

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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
November 18 – Concept Framework Plan

Heights

New Streets and Civic Buildings
November 18 – Concept Framework Plan

Open Spaces and Trails

Land Uses
November 18 – Concept Framework Plan
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:

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<tr>
<th></th>
<th>Existing</th>
<th>Holding Capacity</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Housing Units:</td>
<td>1104</td>
<td>551 - 971</td>
<td>1685 - 1927</td>
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November 18 – Concept Framework Plan