WELCOME
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
New Vision and Goals - Specifics

Provide a Variety of Housing Options

- Affordable housing
- Empty-Nesters
- Young Adults
- Work Force Housing
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)
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.
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.
Westbard Framework Concept Presentation

November 12, 2014
November 18 – Presentation of Concept Plan

Scheme 1

- **Reconfiguration of Westbard/Ridgefield Intersection**
- **Pedestrian Connection to CCT**
- **Neighborhood Green**
- **New Street Grid**
- **Neighborhood Green**

**Legend:**
- Open Space
- Residential
- Institutional
- Commercial
- Industrial

- **New Connection Between River and Little Falls**
- **New Traffic Signal**
- **Daylight Willett Branch and Add Pedestrian Trail**
- **New Connection Between River and Westbard**
- **Interior Connection**
- **New Connection Between River and Westbard**
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

- Reconfiguration of Westbard/Ridgefield Intersection
- Pedestrian Connection to CCT
- Neighborhood Green Centered on New Library
- New Street Grid
- New Neighborhood Street Connections

Legend:
- Open Space
- Residential
- Institutional
- Commercial
- Industrial

- New Connection Between River and Little Falls
- New Traffic Signal
- Daylight Willett Branch and Add Pedestrian Trail
- New Connection Between River and Little Falls
- New Semi-Circular Green
- New Elementary School Site
- New Connection Between River and Westbard
- New Residential on Old Library Site
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

- Neighborhood Green
- Reconfiguration of Westbard/Ridgefield Intersection
- Pedestrian Connection to CCT
- Neighborhood Green Centered on New Library
- New Street Grid
- New Connection Between River and Little Falls
- New Traffic Signal
- Daylight Willett Branch and Add Pedestrian Trail
- New Connection Between River and Westbard
- Interior Connection
- Realign Crown ROW away from Westbard Mews
- New School

November 18 – Presentation of Concept Plan
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
November 12 – Charrette Framework Meeting

- 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
November 12 – Charrette Framework Meeting

- 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
November 12 – Charrette Framework Meeting

**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
November 12 – Charrette Framework Meeting

- 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 (thoughofare traffic)
- Ridgewell Street going thru
- Want town square
- Play area for kids
November 12 – Charrette Framework Meeting

- 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 Cresant 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