WELCOME
New Vision and Goals – the Big Picture

Maintain the Best Qualities of Westbard

- Preserving the smaller scale
- Low Density
- Mixed-Use
- Diversity
- Affordability
Westbard Framework Concept Presentation Follow up

November 13, 2014
Scheme 1

WHAT WE HEARD

PROS:
• Grid of streets at Equity One
• Reconfiguration of Ridgefield
• New Traffic Signal at River and CCT
• Neighborhood Greens
• Daylight Willett Branch

CONS:
• New Road between River and Westbard at Crown R.O.W.
• Road through American Plant Food
• Green Space new Blvd on Kenwood Place property
• Connection through Episcopal School
• Retail focused only on Westbard and River
November 13 – Charrette Feedback Meeting

**Scheme 2**

**WHAT WE HEARD**

**PROS:**
- Grid of streets at Equity One
- Reconfiguration of Ridgefield
- New Traffic Signal at River and CCT
- Neighborhood Greens
- Daylight Willett Branch
- Library relocated to Equity 1 property

**CONS:**
- New Road between River and Westbard at Crown R.O.W.
- Some concern about E.S. School at Westland MS property
- Retail focused only on Westbard and River
WHAT WE HEARD

PROS:
- Grid of streets at Equity One
- Reconfiguration of Ridgefield
- New Traffic Signal at River and CCT
- Neighborhood Greens
- Daylight Willett Branch
- Library relocated to Equity 1 property
- New E.S. School at library site

CONS:
- Some concern about E.S. School at Westland MS property
- Connection through Episcopal School
- Extension of Westbard along stream valley
- Retail focused only on Westbard and River
Concept 1
Concept 1

Westbard Avenue

- Buildings on Ridgefield and north side of Westbard – up to 100’
- Daylight Willett Branch
- Maintain CCT road between River and Westbard with relocated access on Westbard
- Park Bethesda site allow up to 120’ Tower
**Concept 1**

Westbard Avenue

- Buildings on Ridgefield and north side of Westbard – up to 100’
- Giant Food Site up to 50’
- Library at Giant site
- New School at Library site
- Additions to Westland MS
- Modify Westbard Circle
- Retail at Westbard and Square
Concept 1

River Road

- Buildings on River Road up to 75’
- New Dorsey street to Little Falls Parkway
- New Green at Whole Foods Site
- Residential over Grocery Store at Whole Foods site/structured parking
- Wide pedestrian friendly sidewalks
- Retail along River
- Connection from Butler Road to Little Falls PKW
- Pedestrian Connections from River Road to Willett Branch trail
- Access Road to Westbard past Willett Branch along CC Trail with better pedestrian access
Concept 2
Concept 2

Westbard Avenue

• Buildings on Ridgefield and north side of Westbard – up to 75’
• Giant Food Site up to 50’ along Westbard
• Daylight Willett Branch
• Modify Westbard Circle
• Retail along Westbard and on Square
• Park Bethesda Site up to 75’
Concept 2

Westbard Avenue
- Library remains at existing site
- Connection between River and Westbard at Westwood Tower
- Possible New School site at Ridgefield and River Road
Concept 2

River Road
- Buildings on River Road up to 50’
- New Green at Whole Foods Site
- Residential over Grocery Store at Whole Foods site/structured parking
- Wide pedestrian friendly sidewalks
- Connection from River to Westbard at Exist. Bridge
- Loop Clipper Lane to Landy Lane
- Connect Butler Road to Little Falls Road
- Pedestrian Connections from River Road to Willett Branch trail
- Access Road to Willett Branch along CC Trail with better pedestrian access
Discussion