

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

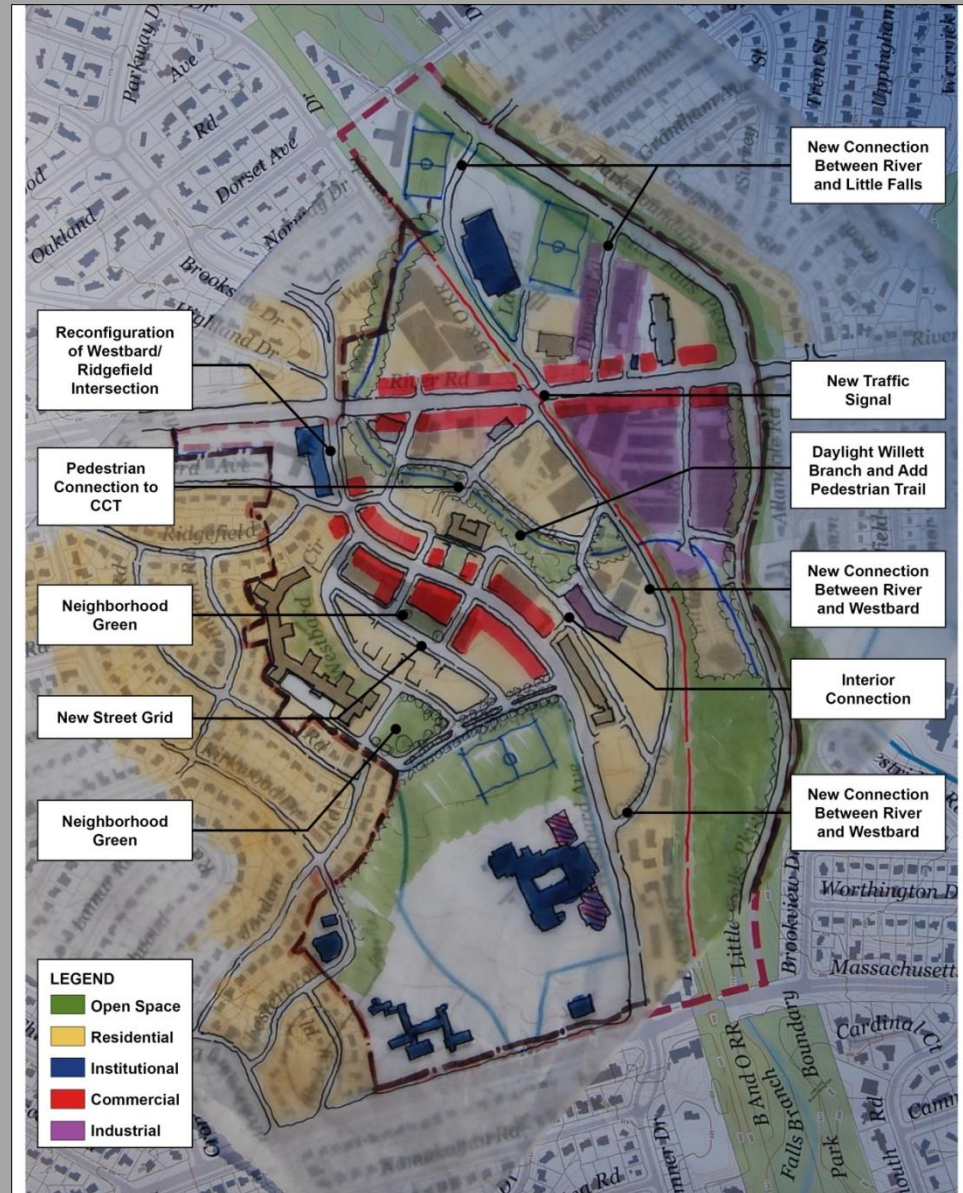
WHAT WE HEARD

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



Scheme 1

Scheme 2

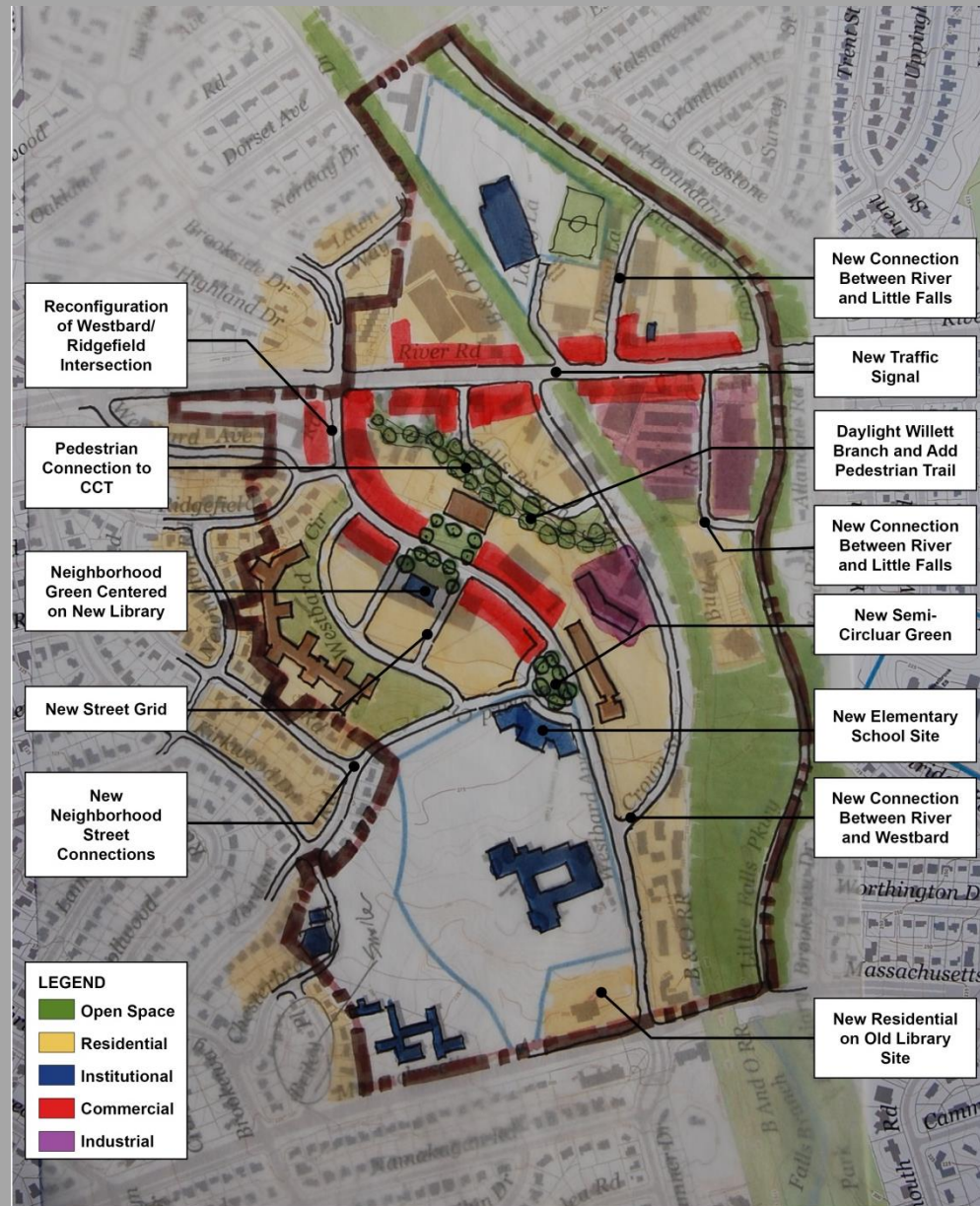
WHAT WE HEARD

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



Scheme 2

Scheme 3

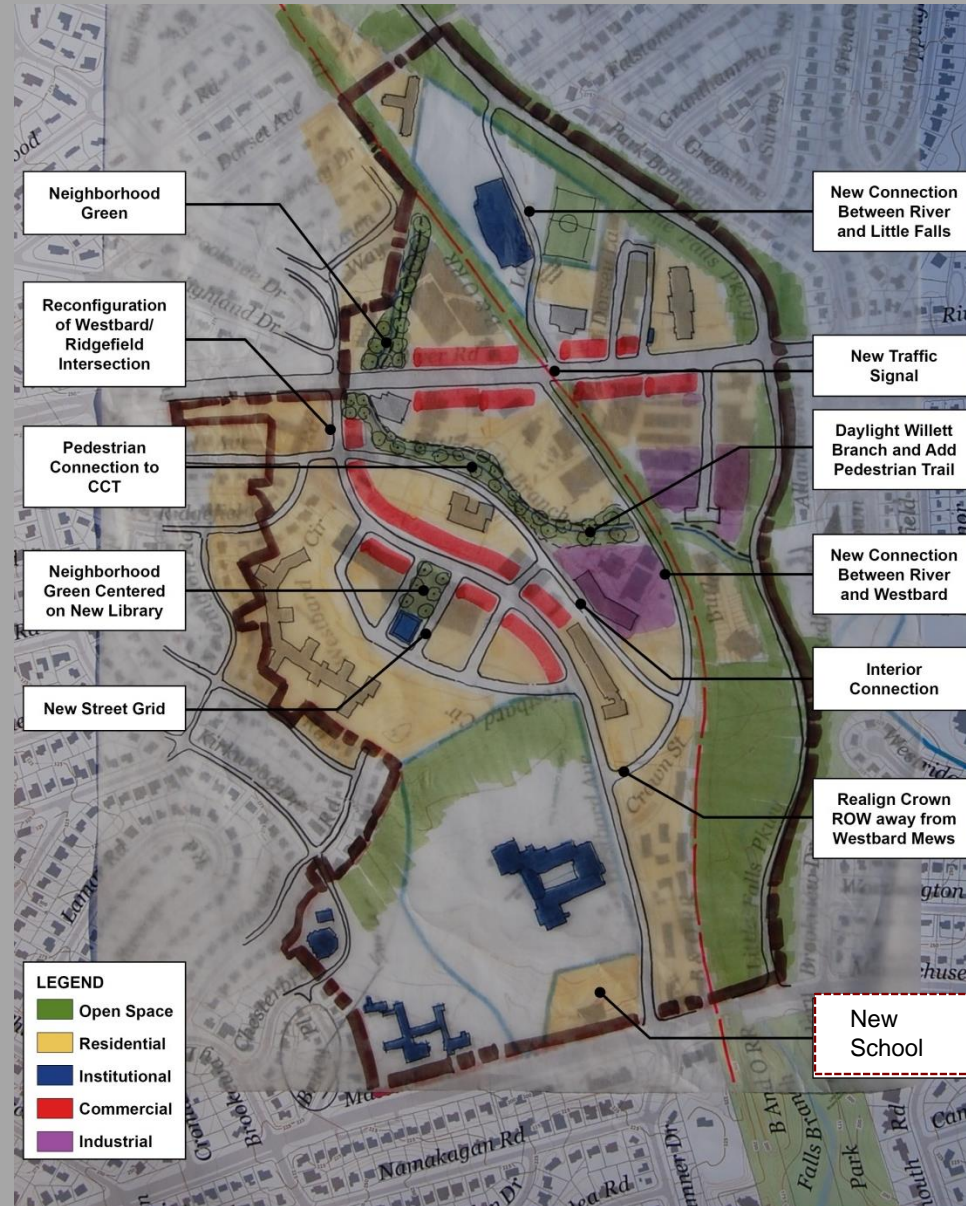
WHAT WE HEARD

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



Scheme 3

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





Concept 1



Concept 2

Discussion