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)*

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<tbody>
<tr>
<td>Goldsboro to Little Falls Parkway</td>
<td>40,525</td>
<td>42,975</td>
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<td>33,082</td>
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<td>15,580</td>
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<td>30,575</td>
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<td>30,272</td>
<td>24,500</td>
<td>24,501</td>
<td>24,652</td>
<td>23,970</td>
<td>23,781</td>
<td>23,832</td>
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### 2006-2014

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<th>River Road</th>
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<th>% Change</th>
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</thead>
<tbody>
<tr>
<td>Goldsboro to Little Falls Parkway</td>
<td>-10,832</td>
<td>-26.0%</td>
<td>-4.20%</td>
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<td>Little Falls Parkway to D.C. line</td>
<td>-3,751</td>
<td>-15.8%</td>
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<table>
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<th>Massachusetts Avenue</th>
<th>Difference #</th>
<th>% Change</th>
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<td>-778</td>
<td>-4.6%</td>
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<tr>
<td>Little Falls Parkway to D.C. line</td>
<td>-3,581</td>
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### 2004-2014

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<td>-12,075</td>
<td>-28.1%</td>
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<td>Little Falls Parkway to D.C. line</td>
<td>-4,414</td>
<td>-18.0%</td>
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<th>Difference #</th>
<th>% Change</th>
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</thead>
<tbody>
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<td>Sangamore Road to Little Falls Parkway</td>
<td>-1,002</td>
<td>-5.9%</td>
<td>-0.67%</td>
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<tr>
<td>Little Falls Parkway to D.C. line</td>
<td>165</td>
<td>0.6%</td>
<td>0.07%</td>
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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**.
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:

Westward Plan Boundary
District Boundary
R-60
One-Family Detached
R-10
Residential multi-unit zone
TLD
Town house Light Density 9.76/DUA
EOF
EOF - 1.5, H-45’
CRT
Light Industrial
1
CRT 3.0 - C-0.25, R-2.75, H-75'
2
CRT 3.0 - C-0.75, R-2.75, H-75'
3
CRT 1.5 - C-0.25, R-1.25, H-50'
4
CRT 3.0 - C-0.25, R-2.75, H-75'
5
CRT 3.0 - C-0.25, R-2.75, H-75'
6
CRT 2.0 - C-0.25, R-1.75, H-75'
River Road District

Property Owner Requested zoning changes:

- CRT-3.0 C-.75 R-2.75 148 total; 0 existing = 148 net new
- CRT-1.5 C-.25 R-1.25 75 total; 0 existing = 75 net new
- CRT-3.0 C-.25 R-2.75 333 total; 0 existing = 333 net new
- CRT-3.0 C-.25 R-2.75 217 total; 0 existing = 217 net new
- CRT-2.0 C-.25 R-1.75 65 total; 0 existing = 65 net new
- Requested Change: CRT-3.0, C-3.0, R-3.0, H-90'
- Requested Change: CRT-3.0, C-3.0, R-2.75, H-75' as Floating Zone

- Westbard Plan Boundary
- District Boundary
- R-60 One-Family Detached
- R-10 Residential multi-unit zone
- TLD Town house Light Density 9.76/DUA
- EOF -1.5, H-45'
- CRT Light Industrial
  1. CRT 3.0 - C-0.25, R-2.75, H-75'
  2. CRT 3.0 - C-0.75, R-2.75, H-75'
  3. CRT 1.5 - C-0.25, R-1.25, H-50'
  4. CRT 3.0 - C-0.25, R-2.75, H-75'
  5. CRT 3.0 - C-0.25, R-2.75, H-75'
  6. CRT 2.0 - C-0.25, R-1.75, H-75'
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)
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)

- Westbard Plan Boundary
- District Boundary
- R-60 One-Family Detached
- THD Town Houses High Density 15.02/DUA
- IM Moderate Industrial
  - IM-2.5, H-50’
- Floating zone: CRT-3.0, C-0.5
  - R-2.75, H -75’
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

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<tr>
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<th>Total Net New Residential Units</th>
<th>with Requested zoning changes</th>
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<tr>
<td><strong>Total</strong></td>
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<tr>
<td>Total Net New Residential Units</td>
<td>2096</td>
<td>2573</td>
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<tr>
<td><strong>Elementary School Students</strong></td>
<td>164</td>
<td>201</td>
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<tr>
<td><strong>Middle School Students</strong></td>
<td>67</td>
<td>80</td>
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<tr>
<td><strong>High School Students</strong></td>
<td>101</td>
<td>126</td>
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<tr>
<td><strong>K-12</strong></td>
<td>332</td>
<td>407</td>
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Work Session Schedule:

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