

At first Work Session on October 22, 2015

Staff Reviewed Infrastructure:

- Transportation Capacity
- School Capacity
- Willett Branch
- Proposed Staging Language

At second Work Session on November 19, 2015

Land Use and Zoning:

- Recap of the Vision
- Major Priorities in the Plan
- Requested zoning modifications
- Effects of zoning requests to MCPS Facilities

At third Work Session on December 3, 2015

- Recap of Board Action on requested zoning
- Address Board requests for specific language for various sites
- Parks, Trail and Open Space Recommendations
- Historic Resources

Work Session IV Agenda

- Review language requested by Planning Board for specific sites
- Discuss additional zoning language, if needed
- Request Planning Board approve Planning Board Draft of Westbard Sector Plan and vote to transmit to County Council

County Council has set a public hearing date of January 26, 2016

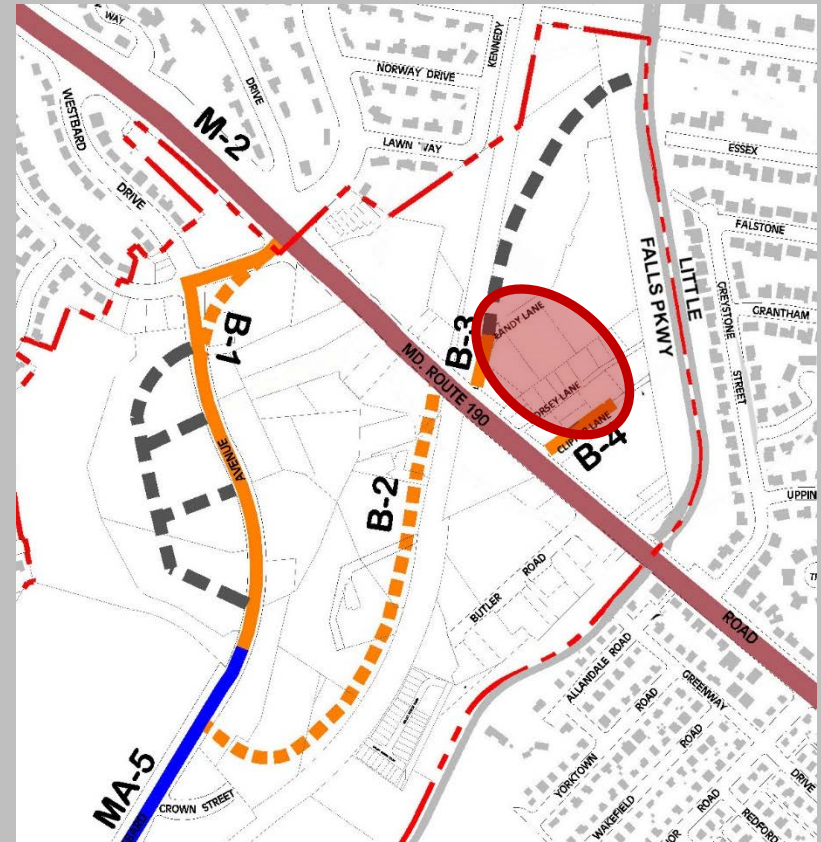
2.3 Transportation

*Page 29, Westbard Avenue
extended/Ridgefield Road (B-1):*

- Travel Lanes: Two ~~10-11 foot wide~~ lanes per direction

Page 34, after first paragraph, add paragraph:

For properties to the north of River Road and east of the Capital Crescent Trail, if and when they are consolidated for redevelopment, a parallel service road/alley should be considered to improve traffic operations, reduce curb cuts, and help implement the recommended Sector Plan cross section for River Road



2.5 Environment

Page 49, add paragraph at end of first bullet:

- **Willett Branch.....** 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.

Stormwater management (SWM)

Page 50, last paragraph:

Most of the development in Westbard was completed prior to the current environmental regulations. Among the numerous environmental issues that resulted from the unconstrained development pattern, was little to no Storm Water Management associated with the vast impervious areas within Westbard. As properties redevelop they will be subject to the current county and state stormwater management regulations.

3.1 Westbard Avenue District

Page 62, In first paragraph:

....ranging in heights between ~~50~~ 35 and ~~75~~ 110 feet, and....

Under 3.1.1 Land Use and Zoning:

Revise first bullet:

Along the west side of Westbard Avenue (parcel 235 and 360 see pg. 67), heights of ~~50~~ 60 feet.

Strike bullet: Heights of up to.....

Revise third bullet:

On the east side of Westbard Avenue, heights of ~~75~~ 110 feet (parcels ~~143, 248~~ 303 and 357)

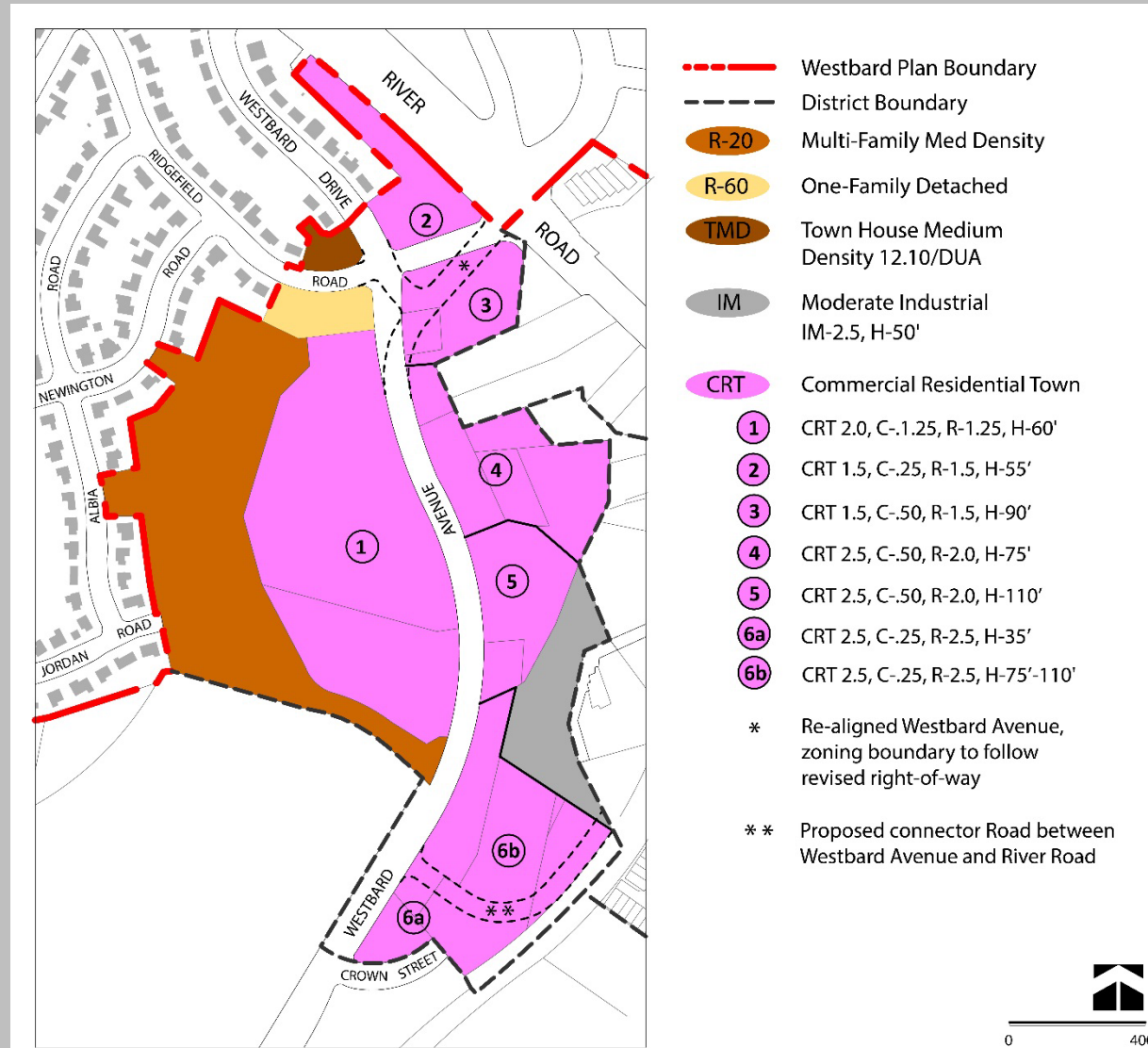
Pages 62-63: Add bullets under 3.1.1 Land Use and Zoning:

- Westbard Avenue District Site 2 (Figure 3.1.1 Proposed Zoning Map – Westbard Avenue District) parcel A, - the plan strongly encourages residential as the predominant use for this parcel. Commercial uses are strongly discouraged on this site.

Under 3.1.1 Land Use and Zoning, continued:

- Westbard Avenue District Sites 6a and 6b (Figure 3.1.1 Proposed Zoning Map – Westbard Avenue District) parcels 466, 519, 510 and 576, - Heights of buildings to range between 35 feet at the south end of the site to 110 feet at the north end. Height transitions to be gradual, avoiding abrupt changes in height. The proposed connector street between Westbard Avenue and River Road to be located as far north as practical, and the heights south of this road to be a maximum of 35 feet. The height transitions to be detailed and illustrated more fully in the Westbard Sector Plan Design Guidelines.

3.1 Westbard Avenue District



- Westbard Avenue District Sites 6a and 6b (*Figure 3.1.1 Proposed Zoning Map – Westbard Avenue District*) parcels 466, 519, 510 and 576, - At the time of redevelopment, residential portions of the site greater than 35 feet in height must provide a minimum of 25% affordable housing units, including a minimum of 15% moderately priced dwelling units and 10% workforce housing units.
- The gas stations that exist on Parcels 128 and 357 on Westbard Avenue are appropriate uses, and it is anticipated that they will continue to be appropriate uses for these sites.

Page 66, **3.1.4 Housing**

Add bullet to bottom of page:

- Park Bethesda site (Westbard Avenue District Sites 6a and 6b) – at time of redevelopment, residential portions of the site greater than 35 feet in height must provide at a minimum 25 percent affordable housing units, including a minimum of 15 percent moderately priced dwelling units and 10 percent workforce housing units.

3.2 River Road Corridor

*Pages 68, Revise bullets under **3.2.1 Land Use and Zoning**:*

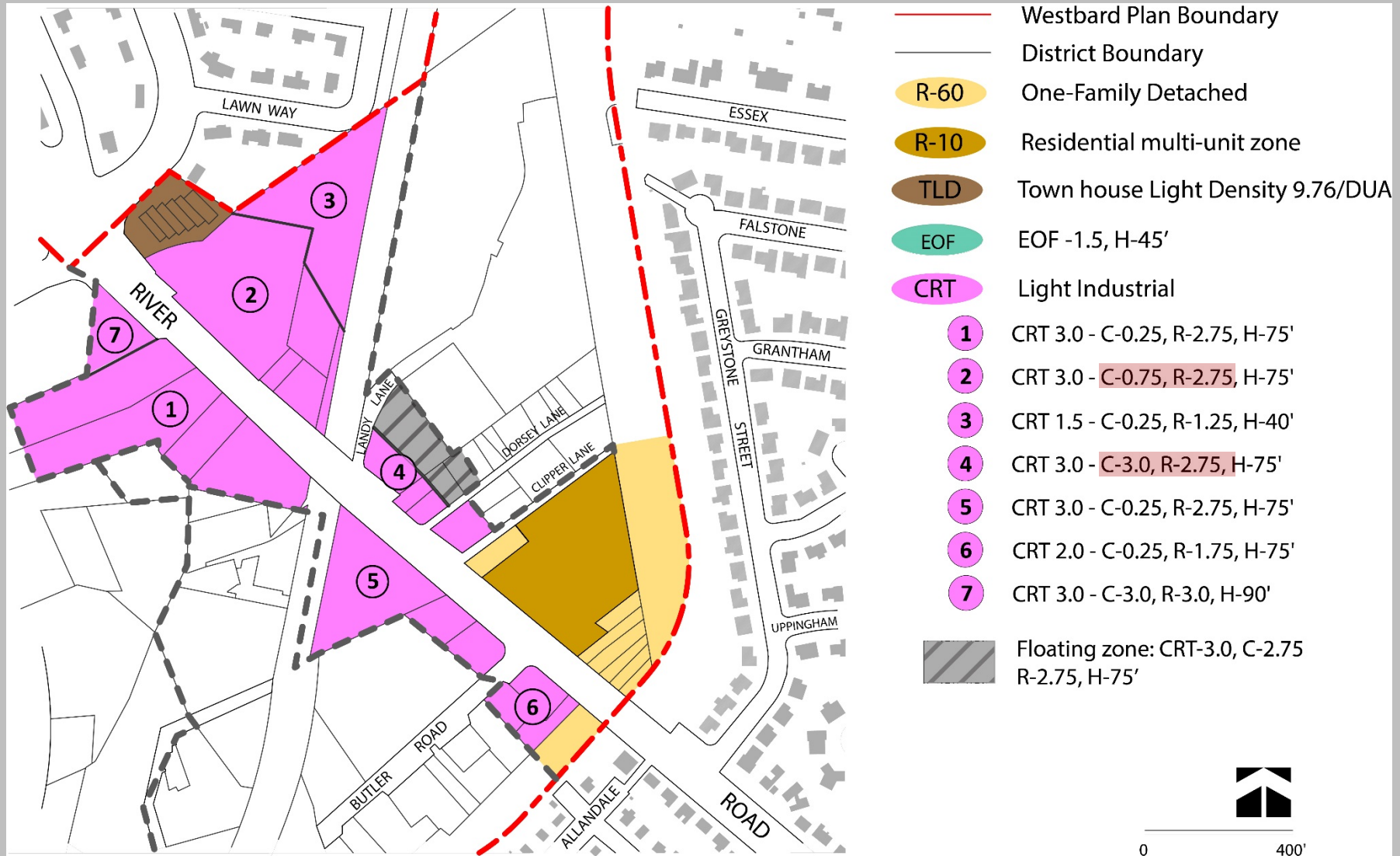
first bullet:

Maintain the maximum heights ~~from 35 feet and~~ to a range of 40 feet to ~~75~~ 90feet.

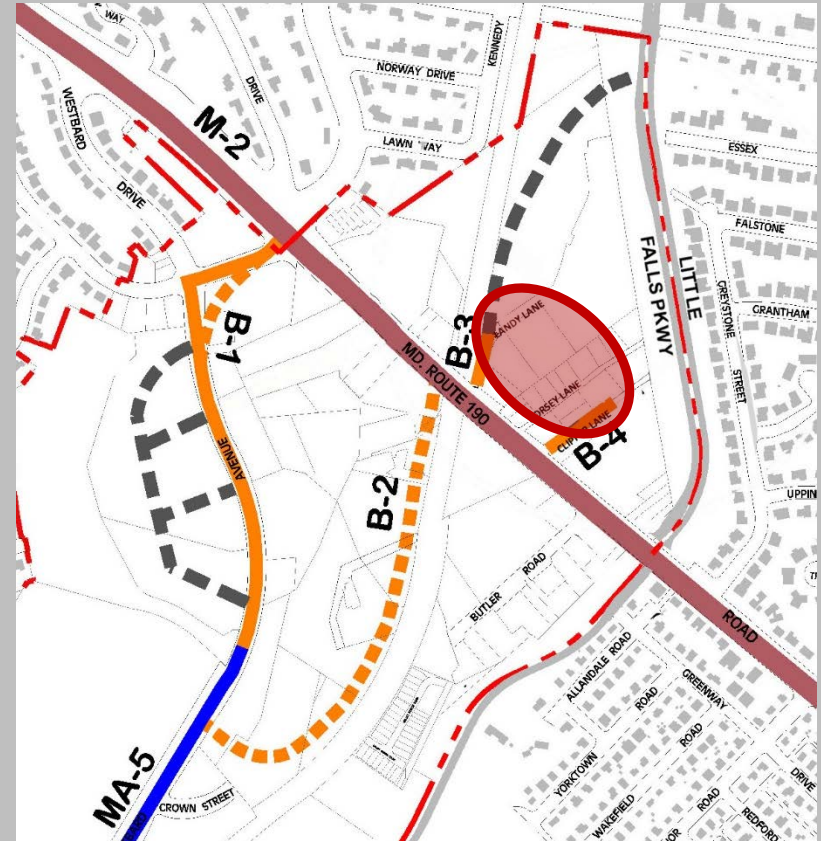
fourth bullet: Change the height from 50 feet to 40 feet.

Add bullets at end of list:

- River Road Corridor Site 2 (Figure 3.2.1 Proposed Zoning Map – River Road Corridor), parcels 029, 055, 082 and 109 - the proposed 75 feet of height, should only be allowed if future development includes the priority benefit incentive of a recommended green space along Willett Branch (See page 70: Community Open Space along Willett Branch). Future development should be placed closer to the Capital Crescent Trail, where feasible. This condition assumes assemblage of sites 2 and 3.



- The gas stations that exist on parcels 082 and 109, parcel 165, parcels 214 and 213, 320 and parcel 331 on River Road are appropriate use and it is anticipated that they will continue to be an appropriate use for these sites.
- Retain the African American street names (Clipper and Dorsey Lanes) for the streets north of River Road and east of the Capital Crescent Trail.
- For parcel 220, EOF to be converted to CRT 3.0, C-0.25, R-2.75, H-75' with the condition at time of redevelopment to provide height compatibility requirements as applied to adjacent R-60 zones in order to be sensitive to the scale of the existing church site.



3.3 North River District

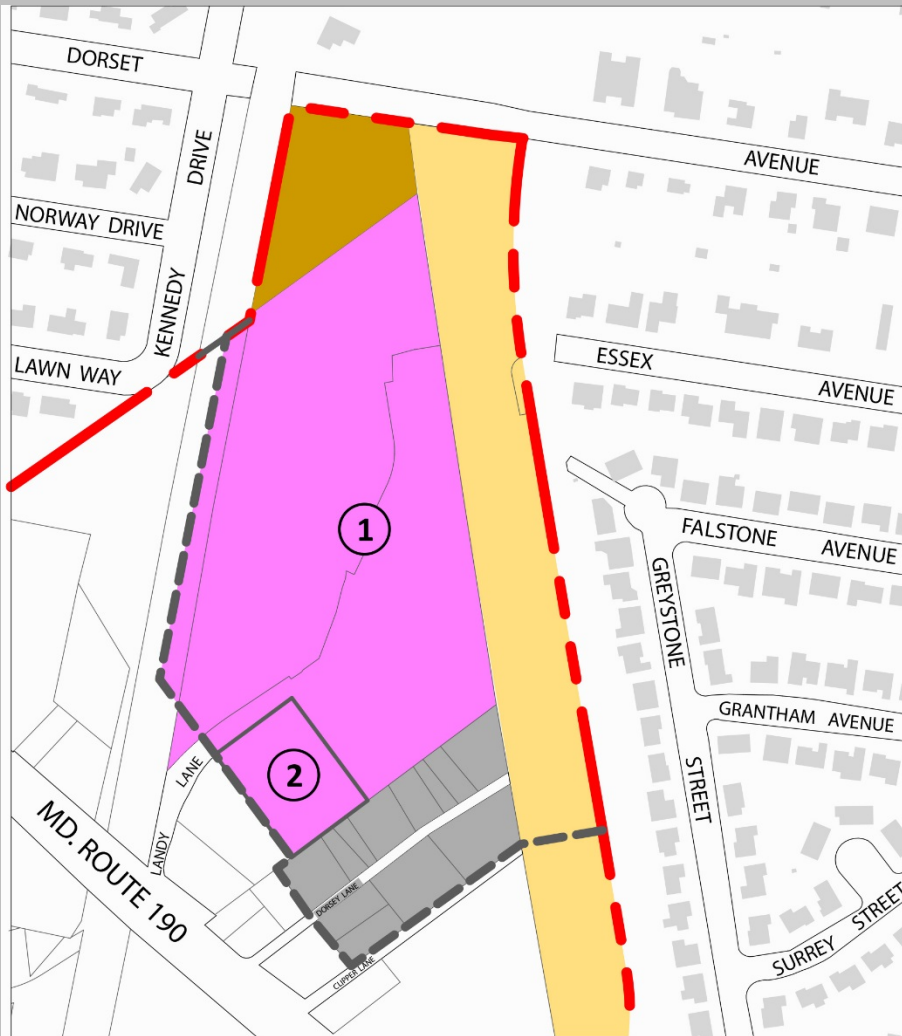
*Page 74, **3.3.1, Land Use and Zoning** add to paragraph:*

If site 2 (in figure 3.3.1), parcel 112, develops under the new zoning rather than the previously approved PD zone, any new application for development involving the same uses as approved in the Development Plan, and its PD zoning must incorporate the approved binding elements, as conditions of the preliminary plan or site plan, as appropriate.

3.2.2 Urban Design, Parks, Trails and Open Space

Replace last bullet with:

- Connect a new road extending Landy Lane from River Road to Little Falls Parkway at the Washington Episcopal School. This road extension is contingent upon the redevelopment of the school site.



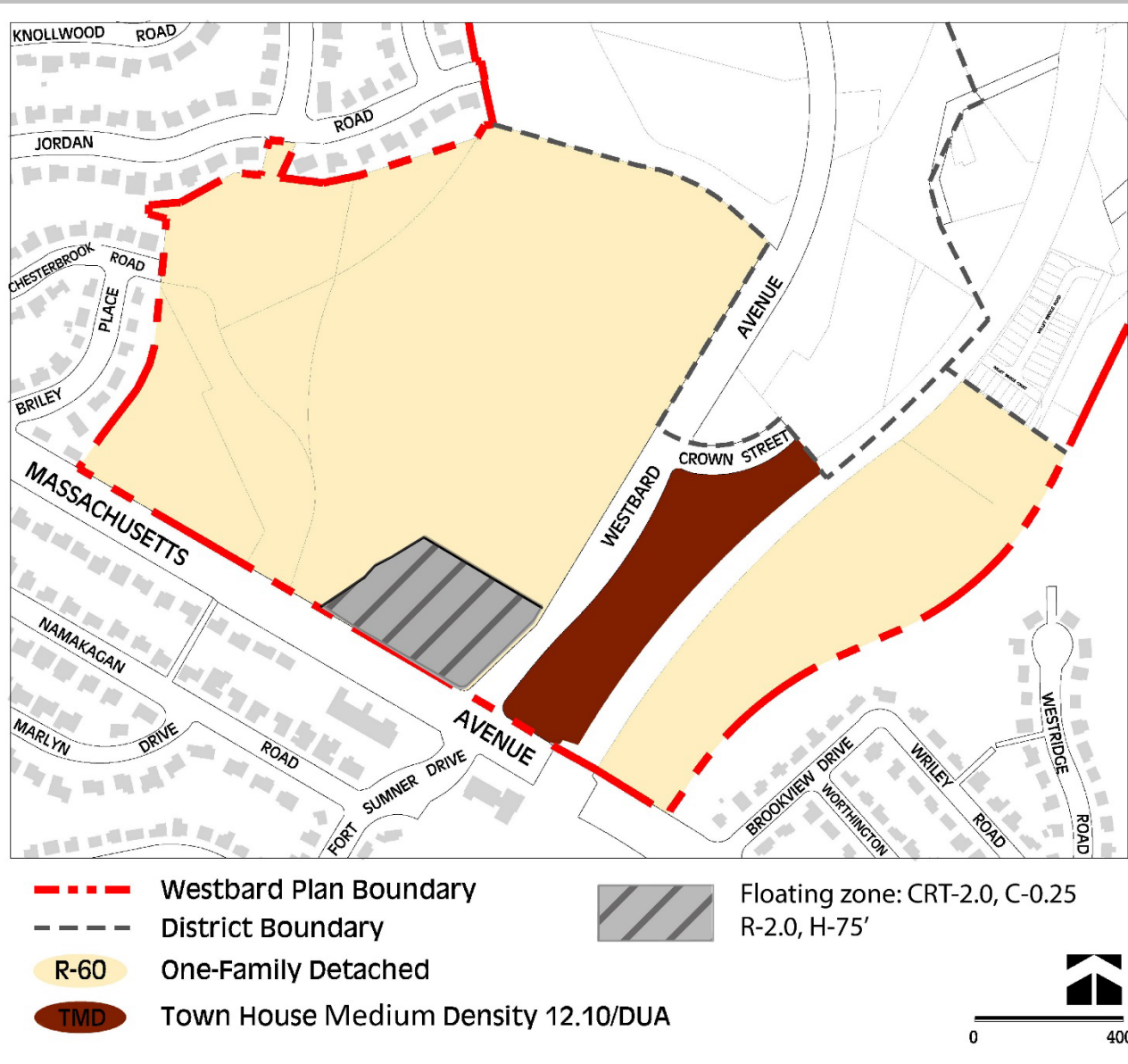
- - - - - Westbard Plan Boundary
 - - - - - District Boundary
 - R-10 Multi-Family High Density
 - R-60 One-Family Detached
 - IM Moderate Industrial
IM-1.5, H-45'
 - CRT Commercial Residential Town
 - 1 CRT 1.0 - C-1.0, R-1.0, H-55' *
 - 2 CRT 4.75 - C-0.75, R-4.75, H-97' *
- * Translated from existing PD-28 zone



3.5 South Westbard District

*Page 82, under **Land Use and Zoning**, add new paragraph:*

The existing Little Falls Library and Site is owned by the Montgomery County Department of General Services. In order to accommodate the demand for affordable housing in the Westbard Sector Plan area, the Plan recommends the consideration of a CRT floating zone for this R-60 zoned property. As a condition of redevelopment under this floating zone recommendation, the project must involve a public/private partnership that includes a higher percentage of affordable housing than mandated by law, and the co-location with a public facilities, such as a preserved or rebuilt library.



4.1 Zoning

Page 88: under **4.1.2 Public Amenities and Benefits**

Delete the third bullet down:

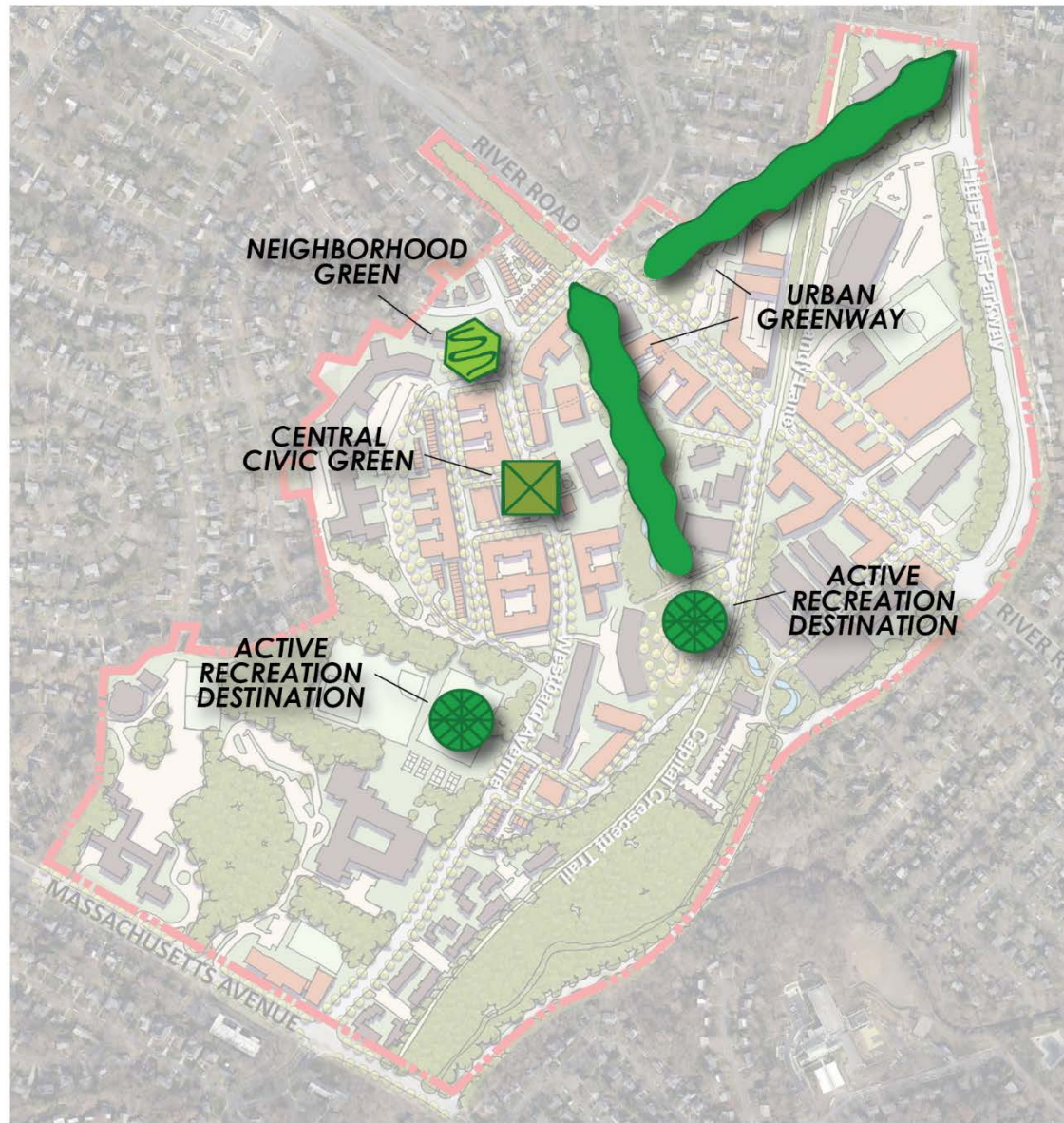
- ~~• Renovation of Willett Branch stream and the creation of an urban wooded area and greenway.~~

Revise the following bullets:

- Central Civic Green facing onto Westbard Avenue, at approximately 1/2 acres and not less than 1/3 acre.
- A neighborhood park located along the north edge of the Westwood Shopping Center, approximately 1/2 acre in size, but not less than 1/3 acres in size.

Add the following bullets:

- Dedication of Willett Branch Stream in order to create an urban stream and greenway
- Inclusion of an interior community use space
- Reconfigure Westbard Avenue at Ridgefield Road
- Bike Share Stations
- Private shuttle and implementation of improved transit access



*Page 89, under **4.1.3 Other Priority Benefits**, add the following bullets to the list of priorities on the upper right hand column:*

- Provide an increase in public and/or provide a private shuttle/bus service from Westbard to the Bethesda Metrorail station, Friendship heights metro rail station, and/or other nearby major destinations to supplement the existing public transit system.
- Historically-oriented wayfinding including interpretive signage and markers
- Historically-oriented public art

4.2 On-Site Public Open Space

Page 91, under C. Acquisition

Change the following:

- Fee-simple acquisition via:
 - Legacy Open Space (LOS) funds. Both the Willett Branch Greenway and the Countywide Urban Recreational Park are designated as LOS Urban Open Spaces in the Sector Plan under Parks, Trails and Open Space (see Section 2.4.2 E). ~~The following recommendation is made in the Sector Plan, Section 2.4.2 E: “Designate the Willett Branch as an important Urban Open Space and Greenway Connections within the Legacy Open Space Functional Master Plan (2001).” The restoration of this stream valley meets the following Legacy Open Space criteria:]~~
~~Creates an important restored natural area to serve the green space needs of the growing Westbard community~~

Short Term: 5 to 10 Years	with Requested zoning changes
910	1387
10 + Years	with Requested zoning changes
1186	1093
Total	Total
2096	2480

Next Step

- Transmit Planning Board Draft to County Council for Public Hearing in January 26, 2016

