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
Work Session III Agenda

Old Business

• Recap Board Action on requested Zoning Changes from Work Session II
• Address outstanding Board requests for specific language for various sites in the Sector Plan

New Business

• Parks, Trails and Open Space Recommendations
  – Willett Branch Naturalization
  – Cultural Resources
• Historic Resources
On Parcel #2, in the North River District, after the work session, the Planning Board requested the following language:

If this site develops under the new zoning rather than the previously approved PD zone, any new application for development involving [for] the same uses as approved in the Development Plan, and [approved with] and its [the] PD zoning must incorporate the approved binding elements, [and these elements will become] as conditions of the preliminary plan or site plan, as appropriate.
At Work Session II the Planning Board made the following recommendations:
Westbard Avenue District

On Parcel #7 in the Westbard Avenue District, the Planning Board asked for additional language that specifies step downs in heights from 110’ to 75’ to 35’ and general locations of those steps:

Height of buildings to range between 35’, 75’ and 110’ between the Crown Street Right-of-way to the south and behind the existing 110’ building to the north. The 35’ foot height restriction to extend from the south end of the parcel to the proposed connector street between Westbard Avenue and River Road. Both sides of the connector road are to be fronted with buildings no taller than 35’. North of the connector road the building heights may step up to 75’. Buildings may step up again to 110’ but limited only to areas east of and behind the existing 110’ tall building on the far north end of the parcel. These height restrictions to be detailed and illustrated more fully in the Westbard Sector Plan Design Guidelines.

(Note – Additional Language to be developed for Affordable Housing)
Work Session 12-03-15

**Westbard Avenue District**

On Parcel #3 in the Westbard Avenue District, the Planning Board asked for revised zoning language:

Plan strongly encourages residential as a predominant use for this parcel. If property owner desires commercial uses it should be located on Ridgefield Road or Westbard Avenue re-aligned.
At Worksession II the Planning Board made the following recommendations:

- #7 CRT 3.0 – C-3.0, R-3.0, H-90’
On Parcel #2, in the River Road Corridor, the Planning Board asked for stronger language that allows 75’ in exchange for a community open space of at least 10,000 s.f.:

The proposed 75’ of height for site number 2 in figure 3.2.1, 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). This assumes assemblage of sites 2 and 3.
On Parcel #4 in the River Road Corridor, the Planning Board asked for additional language that Retains the African American street names (Clipper and Dorsey Lanes):

Retain the African American street names (Clipper and Dorsey Lanes) for the streets north of River Road and east of the Capital Crescent Trail
The Planning Board also asked for changes to graphics and text that eliminates the extension of Clipper Lane to Little Falls Parkway and indicates desire to reduce number of curb cuts on River Road at time of redevelopment:

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.
South River District

No requested Change

- Westbard Plan Boundary
- District Boundary
- R-60 One-Family Detached
- TMD 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
At Work Session II the Planning Board made the following recommendations:

(Note – Additional Language to be developed for Affordable Housing and Co-Location)

Approved Change: Floating Zone of CRT-2.0 C.25, R2.0, H75’
Other Revised Language and Clarifications

Affordable Housing and Co-Location of Public Facilities:
Staff will develop specific language for the following properties:

- Little Falls Library Site (South Westbard District) – As a condition of the CRT floating zone redevelopment of the site must:
  - Involve a public/private partnership that includes a higher percentage of affordable housing and co-location of public facilities

- Park Bethesda Site (Westbard Avenue District Site 7a and 7b) – At time of redevelopment, residential portions of the site greater than 35’ in height must provide at minimum 25% affordable housing units, including a minimum of 15% moderately priced dwelling units and 10% workforce housing units

Gas Stations in the CRT Zone:
In the CRT family of zones gas station are permitted by special exception (gas stations are permitted by right on industrial zoned land). In the Westbard area, existing gas stations on land that has been re-zoned CRT will continue to be allowed without hindrance. If and when that land redevelops, a gas station use will be allowed if a special exception is granted.
Westbard Sector Plan Work Session 3
Parks, Trails, Open Space
Cultural and Historic Resources
This presentation will:

• Review existing parks, trails, and open space

• Explain recommendations

• Provide preliminary implementation details on the Willett Branch recommendation, as requested by the Planning Board in July
Existing parkland and open space in the Westbard Sector Plan area:

- Little Falls Stream Valley
- Capital Crescent Trail Special Park
Recommendations

GOALS:

1. Develop new park spaces
2. Improve connections between new and existing spaces
3. Improve the public realm by providing public open space
4. Retain and enhance existing parkland
Regulatory Framework and Policy Guidance


Article 66B Annotated Code of Maryland (Codified 1992)

Montgomery County Environmental Guidelines (last approved 1991)

Vision 2030 (approved 2010)

Parks, Recreation and Open Space Plan (last approved 2012)
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.
Parks, Recreation, and Open Space Plan (PROS)

New park types approved in 2012 PROS Plan, expanding the urban park type:

Countywide Category:
- Civic Greens
- Countywide Urban Recreational Parks
- Urban Greenways

Community Use Category:
- Urban Buffer Parks
- Neighborhood Greens
- Community Use Urban Recreational Park
A Hierarchy (PROS Plan, 2012)
Each area master plan should include a system of open spaces based on the roles of each type of open space.

For the Sector Plan Area:
- Active recreation destinations
- A Central Civic Green
- An interconnected system of sidewalks and trails to connect parks and open spaces.
- Wooded areas that will provide a sense of contact with nature.

For each Urban Neighborhood:
A neighborhood green, urban buffer park, or community use recreational park.

For each Block:
An urban square, plaza, or green area.

For each Building:
An outdoor recreation space.

For each Residence:
A private outdoor space.
Civic Green at Westwood Center

Size: Approximately 0.5 acre, no less than 0.3 acre

Vision and Purpose: A formally planned, flexible, programmable open space that:

- Provides a place for informal gathering, quiet contemplation or large special event gatherings
- May support community activities, including open air markets, concerts, festivals and special events, but will not be used for programmed recreational purposes.
Neighborhood Green Urban Park at Westwood Center

**Size:** Approximately 0.5 acre, no less than 0.3 acre

**Vision and Purpose:** Flexible open space that serves the immediate residents and day time workers.

- Provides a needed transition between the planned Westwood Center development and the Springfield neighborhood.
- Establishes a place for informal gathering, lunchtime relaxation, or small special event gatherings.
Community Open Space

Size: Approximately 10,000 square feet

Vision and Purpose: An open, green area for seating and shade

- A space for eating lunch, meeting friends, sitting in the shade, getting on and off the Willett Branch trail and waiting to walk across River Road
Westland Middle School rectangular field

If/when MCPS decides to redevelop the athletic fields at Westland Middle School, plan recommends:

- Move rectangular fields closer to the Westwood development to better use available space and create larger fields (adult size).
- This will better accommodate the current range of users (weekday school use and the weekend community use).
Countywide Urban Recreational Park

**Size:** Approximately 2 acres, along the Capital Crescent Trail

**Vision and Purpose:** A open, level area alongside the Capital Crescent Trail that offers a variety of recreational activities

- Serves local residents and those beyond the Westbard area
- Provides space for active recreation facilities, such as a skate park, pump track, dog park, adult fitness equipment
- Acts as a gateway to the naturalized Willett Branch Urban Greenway and trail
Willett Branch Urban Greenway

- Idea initially developed as a recommendation in the environmental section of the plan

- Parks Department decided to take on the idea as a M-NCPPC parks/trails/open space recommendation in early July, before Working Draft presentation

- Parks Department ownership can provide consistent standards for design, naturalization, maintenance, policing, and programming.
Willett Branch
Urban Greenway

Legacy Open Space Designations

• Relevant categories within *Legacy Open Space Functional Master Plan*: Urban Open Space and Greenway Connectivity

• Westbard sites:
  • Willett Branch Urban Greenway
  • Countywide Urban Recreational Park

• LOS criteria:
  • Increase access to open space and recreation in “urban” communities
  • Promote interconnectivity of the urban green infrastructure
  • Provide community open space for casual use and large community gatherings
Willett Branch
Urban Greenway

- Existing Conditions
- Vision for the future
- Defining terms
- Preliminary implementation details, including rough cost estimates
Willett Branch: TODAY

- Failing infrastructure
- Abandoned infrastructure
- Concrete lined trapezoidal channel
- Buildings in the stream buffer
- Barriers
- Direct storm drainage into stream
- Large areas of pavement in the buffer
- Retaining walls
- Dumping (and the physical appearance of a dump inviting more dumping)
- Buried stream
Willett Branch
Urban Greenway

Vision: To create an accessible, walkable trail, and an ecologically improved and naturalized stream corridor

Purpose:
• Provide greatly needed pedestrian and bicycle linkages across the plan area and between the two existing linear parks
• Improve the ecological functioning of Willett Branch, and thus Little Falls and the Potomac, Chesapeake Bay

Features:
• A hard surface trail loop offering users an alternative, quieter trail experience and increased connections
• A naturalized stream
• Interpretive signage
Willett Branch
Urban Greenway

Defining Terms: “Stream Naturalization”

Removing concrete-lined channels to create a more natural — although still channelized — stream.
Willett Branch
Urban Greenway

Defining Terms: “Stream Daylighting”

Physically uncovering and opening up a buried/piped stream.

Little Sugar Creek Greenway and Daylighting Project, Charlotte, NC
Willett Branch
Urban Greenway

Defining Terms: “Stream Restoration”

The process of repairing impaired streams where the goals are cleaner water, stable banks, and improved habitat for aquatic life and wildlife while attempting to mimic natural conditions.

Craddock St. Tributary to Upper Paint Branch, Montgomery County, MD
Willett Branch
Urban Greenway

Ecological Benefits of Naturalization

- Opportunity for infiltration through connectivity with groundwater
- Increased nutrient uptake
- Instream habitat creation
- Improved water quality through biological nutrient cycling
- Enhanced riparian buffer
- Reduction in erosive flows directed towards Little Falls
Willett Branch
Urban Greenway

Phasing
Willett Branch
Urban Greenway

Phasing

Initial Phase:

- Capital Crescent Trail, south of River Road to Roof Center Property

- This phase includes the proposed Countywide Recreational Park
Willett Branch
Urban Greenway

Phasing

Long Term Vision:

• Continue greenway along Willett Branch, including stream naturalization and hard surface trail
Willett Branch
Urban Greenway

Initial Phase Major Actions

- Property Acquisition
- Stream Naturalization
- Park Development
- Cultural, Historical, and Archaeological Resources
Willett Branch
Urban Greenway

Initial Phase Major Actions

Property Acquisition Tools

- Dedication
- Fee-simple
- Private Sector Contributions
- Other Local, State and Federal Sources
Willett Branch
Urban Greenway

Initial Phase Major Actions

- Stream Naturalization
  (Demolition, Removals, Construction of Naturalized Stream)
Willett Branch
Urban Greenway

Initial Phase Major Actions

- Park Design and Construction (Facility Planning)
Willett Branch
Urban Greenway

Initial Phase Major Actions

- Cultural, Historical, and Archaeological Resources
Willett Branch
Urban Greenway

Initial Phase: Cultural and Historic Resources
Evidence of a Graveyard

• This parcel, owned by White’s Tabernacle, an African American benevolent society, was identified as a graveyard in 1911 assessment.

• Death notices from 1910s and 1930s cite internments at “Moses Cemetery” in “Friendship, MD” and “Friendship Heights, MD”

• Oral histories of former residents note “few tombstones” on the “Rivers Property” in the 1950s
Willett Branch
Urban Greenway

Initial Phase: Cultural and Historic Resources

Area of the Graveyard in the mid-1900s

- Open space, trees, quarry, stream in a different location, “Outlet Road”

- Oral histories recount access to the graveyard from River Road.

- No clear indication in the historic record of the number of graves, their disturbance, or their condition or possible disinterment
Willett Branch
Urban Greenway

Initial Phase: Cultural and Historic Resources
Graveyard Disturbance

• WSSC installed sewer lines in 1930 and 1950

• 1956 WSSC rechanneling is evidence of disturbance to the parcel prior to their development

• Graveyard may have been abandoned or bodies may have been removed and moved to a different site at an unknown date

• Reconnaissance of areas of high archaeological potential is standard in park development projects
Willett Branch
Urban Greenway

Initial Phase: Cultural and Historic Resources
Archaeological Protocol for Graveyards

• The Maryland Historical Trust recommends investigating potential cemetery locations as early as possible in the planning process.

• A Cemetery Delineation is not required unless

  • The project entails State or Federal money or permits, which prompts the Section 106 process of the National Historic Preservation Act, or

  • Human remains are encountered during the project.
Willett Branch
Urban Greenway

Initial Phase: Cultural and Historic Resources
Community Outreach

- Depending on findings, a future park can incorporate a former burial ground or remains, if found, can be relocated per state law.

- Outreach to descendant communities is an important aspect of the project. Parks would work with community members on the signage sharing the history of the River Road African American Community.
Willett Branch
Urban Greenway

Initial Phase Major Actions

• Property Acquisition
• Stream Naturalization
• Park Design and Construction (Facility Planning)
• Cultural, Historical, and Archaeological Resources
### Willett Branch Urban Greenway

#### Approximate Cost Estimates for Initial Phase

<table>
<thead>
<tr>
<th>Countywide Urban Recreational Park</th>
<th>Range</th>
<th>Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition (approx. 2 acres)</td>
<td>$2.5 – $3.5 million / acre</td>
<td>Based on assessed values today, subject to change</td>
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<tr>
<td>Park Development</td>
<td>$4.5 – $5 million</td>
<td>Includes design, engineering, and construction; subject to change</td>
</tr>
<tr>
<td>Range estimate (total)</td>
<td>$9 – $12 million</td>
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<table>
<thead>
<tr>
<th>Willett Branch Stream Naturalization</th>
<th>Range</th>
<th>Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stream Naturalization and Associated Park Improvements</td>
<td>$4 – $6 million</td>
<td>Engineering, demolition, removals, construction. Based on other stream naturalization projects, subject to change</td>
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<tr>
<td>Cultural, Historic and Archaeological Resources</td>
<td>$34,000</td>
<td>Geophysical survey for potential cemetery, mechanical soil removal to confirm presence or absence of graves, creation of interpretive signage</td>
</tr>
<tr>
<td>Range estimate (total)</td>
<td>$4 – $6 million</td>
<td></td>
</tr>
</tbody>
</table>

| Operating Budget Impact (combined) | $180,000 | Annual, approximate |

M-NCPPC  Montgomery County Parks & Planning Departments     •     montgomeryplanning.org    •    montgomeryparks.org
Willett Branch
Urban Greenway

Phasing

Long Term Vision:

- Continue greenway along Willett Branch, including stream naturalization and hard surface trail
Willett Branch
Urban Greenway

Phasing

Long Term Vision:

- “Daylight” Willett Branch if/when the Washington Episcopal School redevelops
- Example: Evans Parkway
Willett Branch Urban Greenway

Phasing

Long Term Vision:

• Maintain a separation between the Kenwood neighborhood and commercial buildings.

• Hard Surface Spur Trail from Capital Crescent Trail allows direct, safe pedestrian and bicycle access from the Capital Crescent Trail to the Kenwood Station site.

• Plan recommends M-NCPPC acquire the land adjacent to Willett Branch that is currently part of the storage unit facility property.
Willett Branch
Urban Greenway

Phasing
Long Term Vision:

- Continue greenway along Willett Branch, including stream naturalization and hard surface trail
- Use environmentally-sensitive crossings
Willett Branch
Urban Greenway

Phasing

Long Term Vision:

- Daylight and naturalize stream
- Preserve / improve the trail connection
Willett Branch
Urban Greenway

Just a few of the many benefits...

**SOCIAL**
- Community pride
- Connectivity
- Place making
- History and Science Education

**ENVIRO**
- Stewardship
- Water quality
- Stream ecology
- Stormwater mgmt

**ECONOMIC**
- Property values
- Safe infrastructure
- Connectivity
MAKE WESTBARD’S PAST MORE EVIDENT -- Recognize and protect the area’s African American, Native American, agricultural, industrial, suburban, transportation, and 20th century architectural history
1) *Retain African American street names (Clipper and Dorsey Lanes)* -- NEW

2) Use building materials with local significance for new construction
   • Consult Sector Plan urban design guidelines for examples

3) Erect historically-oriented interpretive signage, markers, and commemorative art
   • Make these a development priority
     o *In CR/CRT Zones, add historical wayfinding/signage* -- NEW
     and historical public art as “other priority public amenities”
   • Seek funding sources
   • Consult Historic Preservation staff re: content and location
   • Consult Sector Plan urban design guidelines for examples
   • *Public art must comply with Public Art Guidelines* -- NEW

4) Evaluate 20th century resources in the sector plan area for addition to the Locational Atlas and designation on the Master Plan for Historic Preservation
HISTORY RECOMMENDATION #1:

Retain African American street names (Clipper and Dorsey Lanes) (per Planning Board and Macedonia Baptist Church Request) -- NEW
HISTORY RECOMMENDATION #2:

Use building materials with local significance for new construction

- Consult Sector Plan urban design guidelines for examples
HISTORY RECOMMENDATION #3:

Erect historically-oriented interpretive signage, markers, and commemorative art

- Make these a development priority
  - In CR/CRT Zones, add historical wayfinding/signage and historical public art as “other priority public amenities” [Add in Implementation Section] -- NEW

- Seek funding sources
- Consult Historic Preservation staff re: content and location
- Consult Sector Plan urban design guidelines for examples
- Public art must comply with Public Art Guidelines -- NEW
HISTORY RECOMMENDATION #4:

-- Evaluate 20th c. resources in the plan area for addition to the Locational Atlas and designation on the Master Plan for Historic Preservation, after plan adoption and further study

THERE ARE MANY EXAMPLES OF 20TH C. ARCHITECTURE IN AND NEAR THE PLAN AREA --
Work Session #4 (December 17)

- Vote out of Sector Plan Document
  Sector Plan, Errata, Correspondence, Appendices
- Transmit Planning Board Draft to County Council for Public Hearing