

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

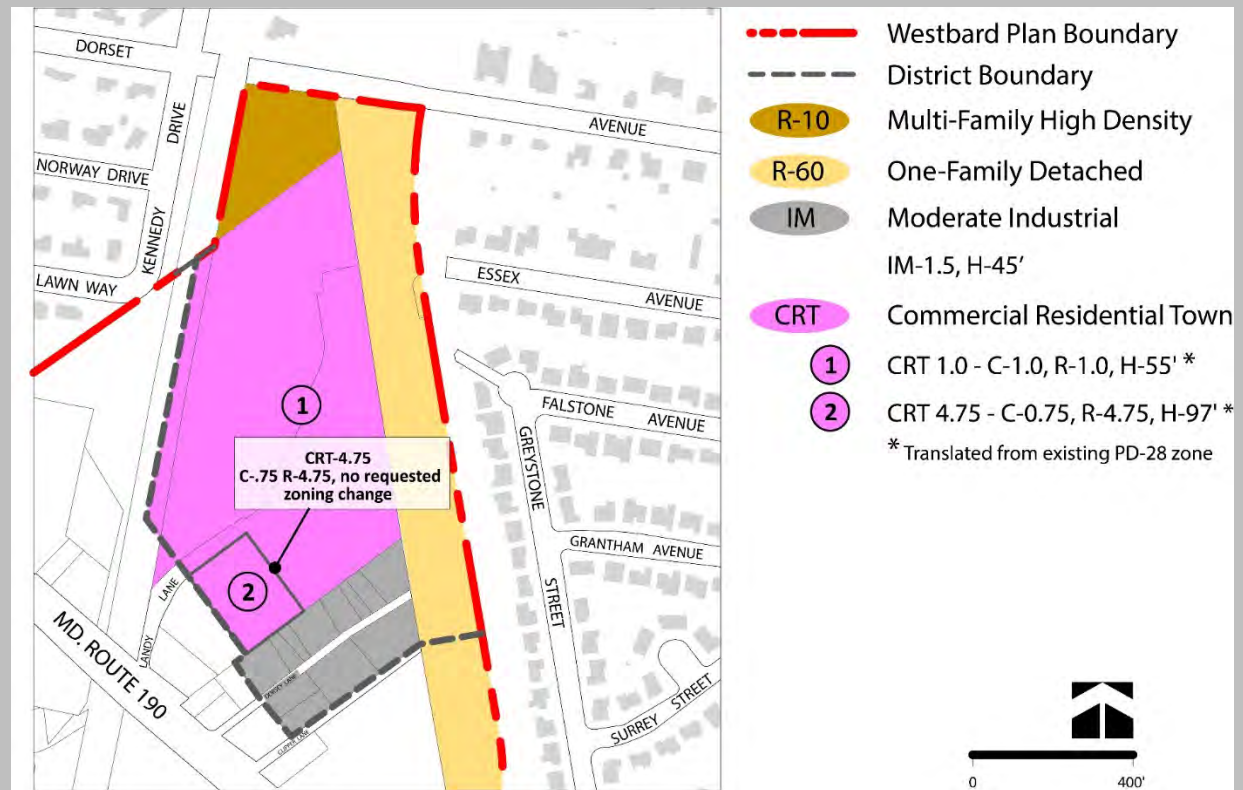
New Business

- Parks, Trails and Open Space Recommendations
 - Willett Branch Naturalization
 - Cultural Resources
- Historic Resources

North River District

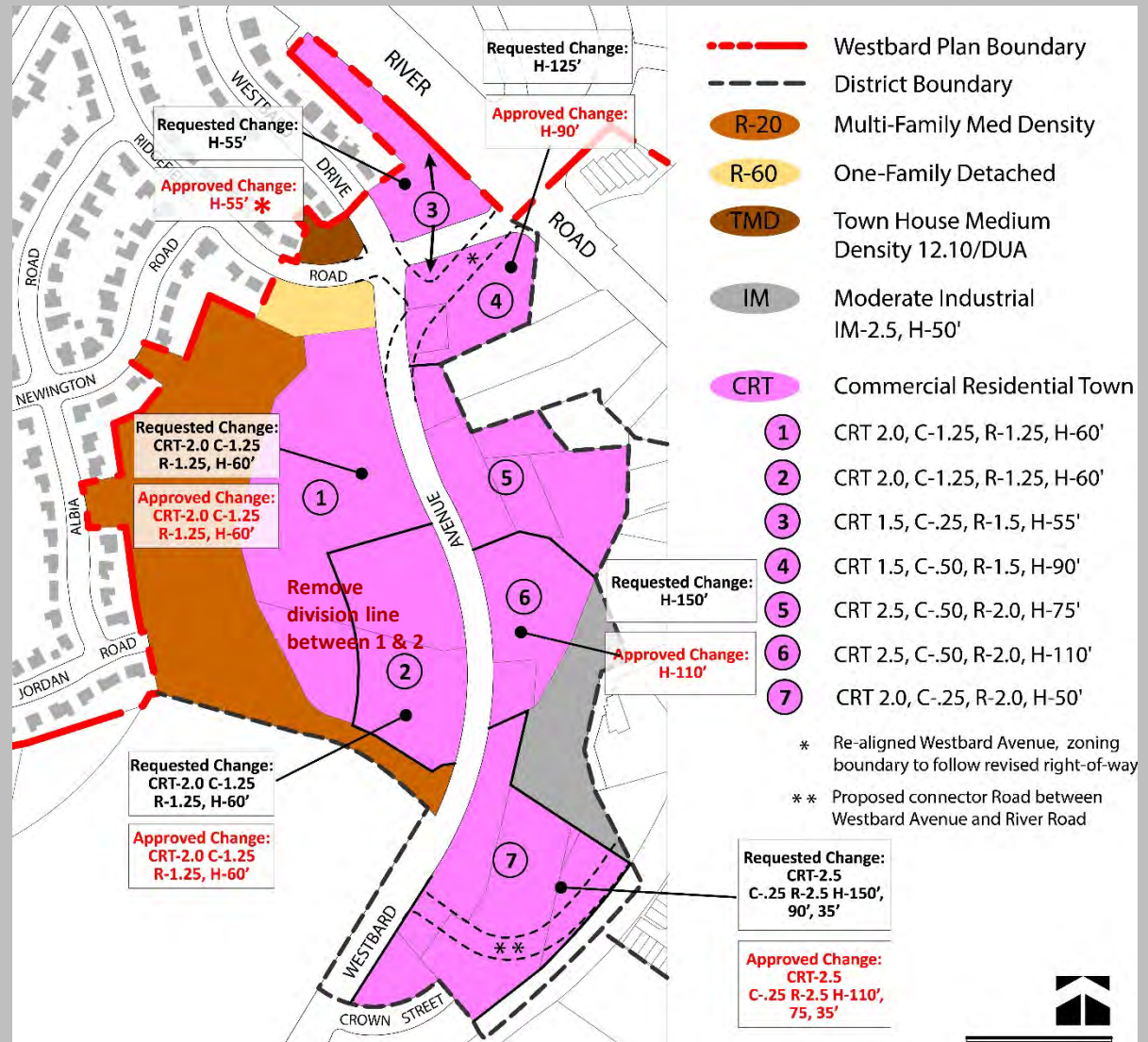
On Parcel #2, in the North River District, after the work session, the Planning Board requested the following language:

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.



Westbard Avenue District

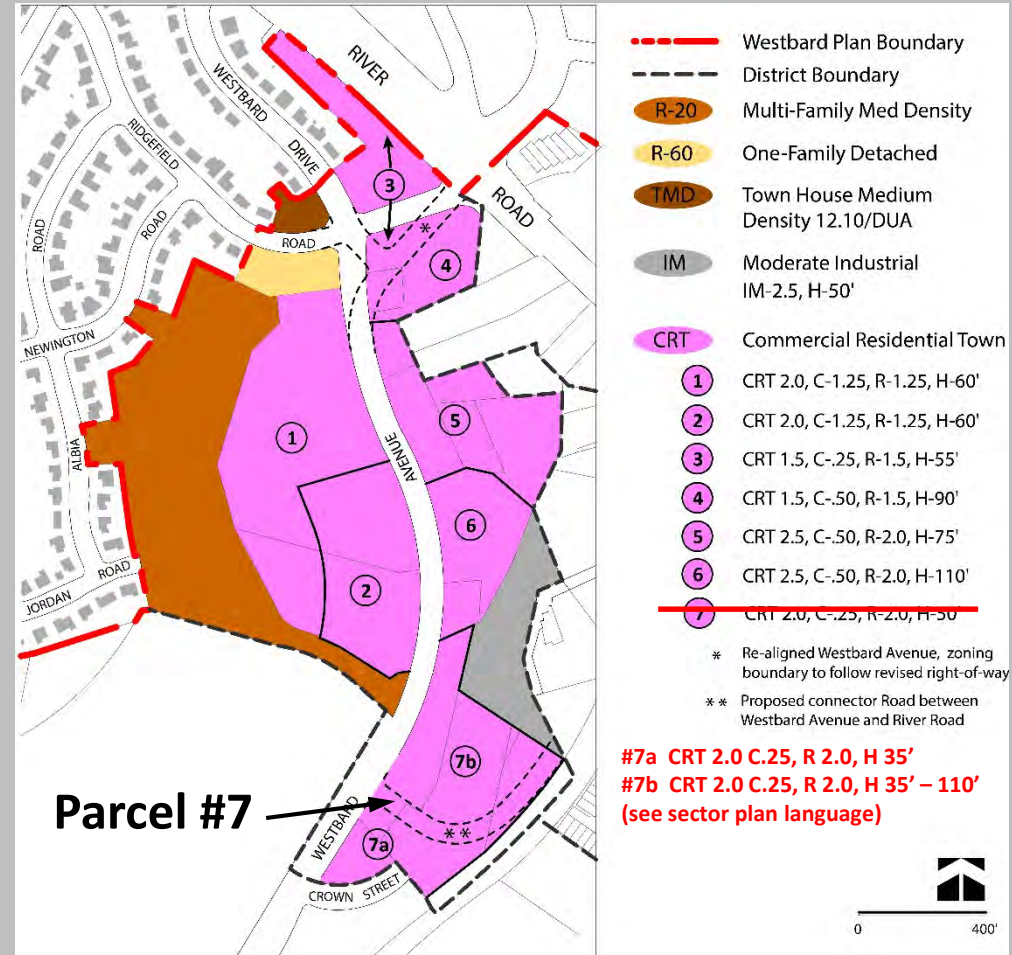
At Work Session II the Planning Board made the following recommendations:



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.



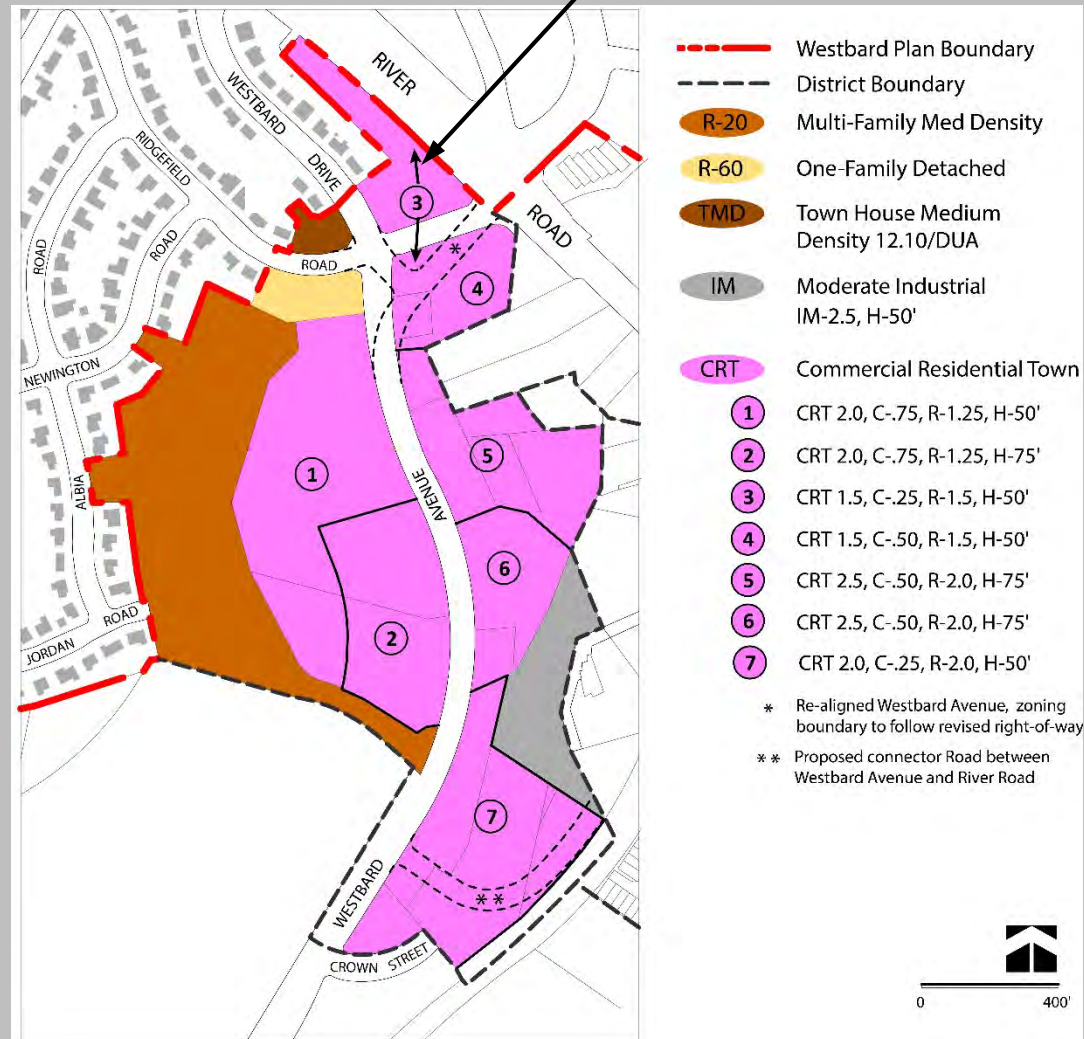
(Note – Additional Language to be developed for Affordable Housing)

Westbard Avenue District

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

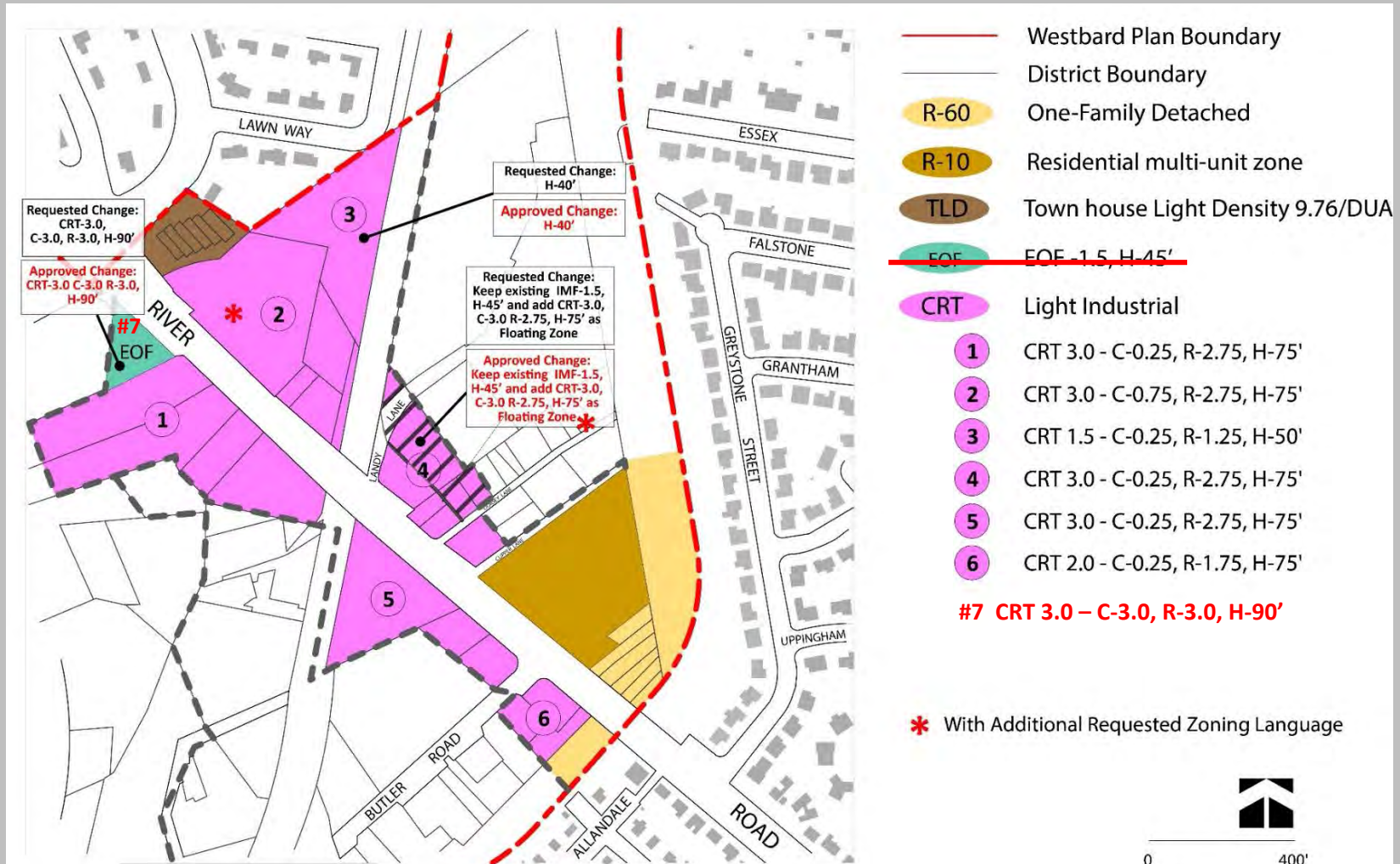
Plan strongly encourages residential as a predominant use for this parcel. If property owner desires commercial uses it should be located on Ridgefield Road or Westbard Avenue re-aligned.

Parcel #3



River Road Corridor

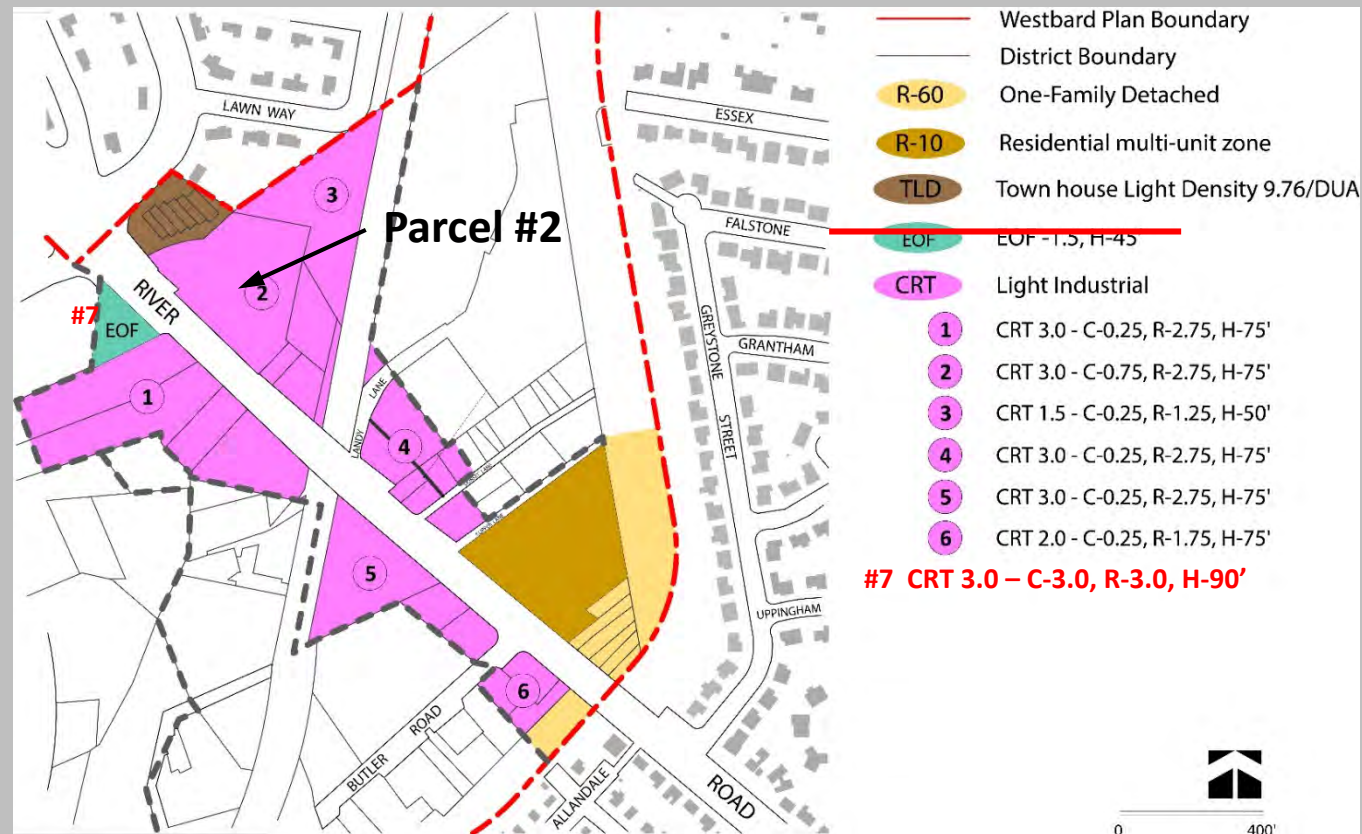
At Worksession II the Planning Board made the following recommendations:



River Road Corridor

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.:

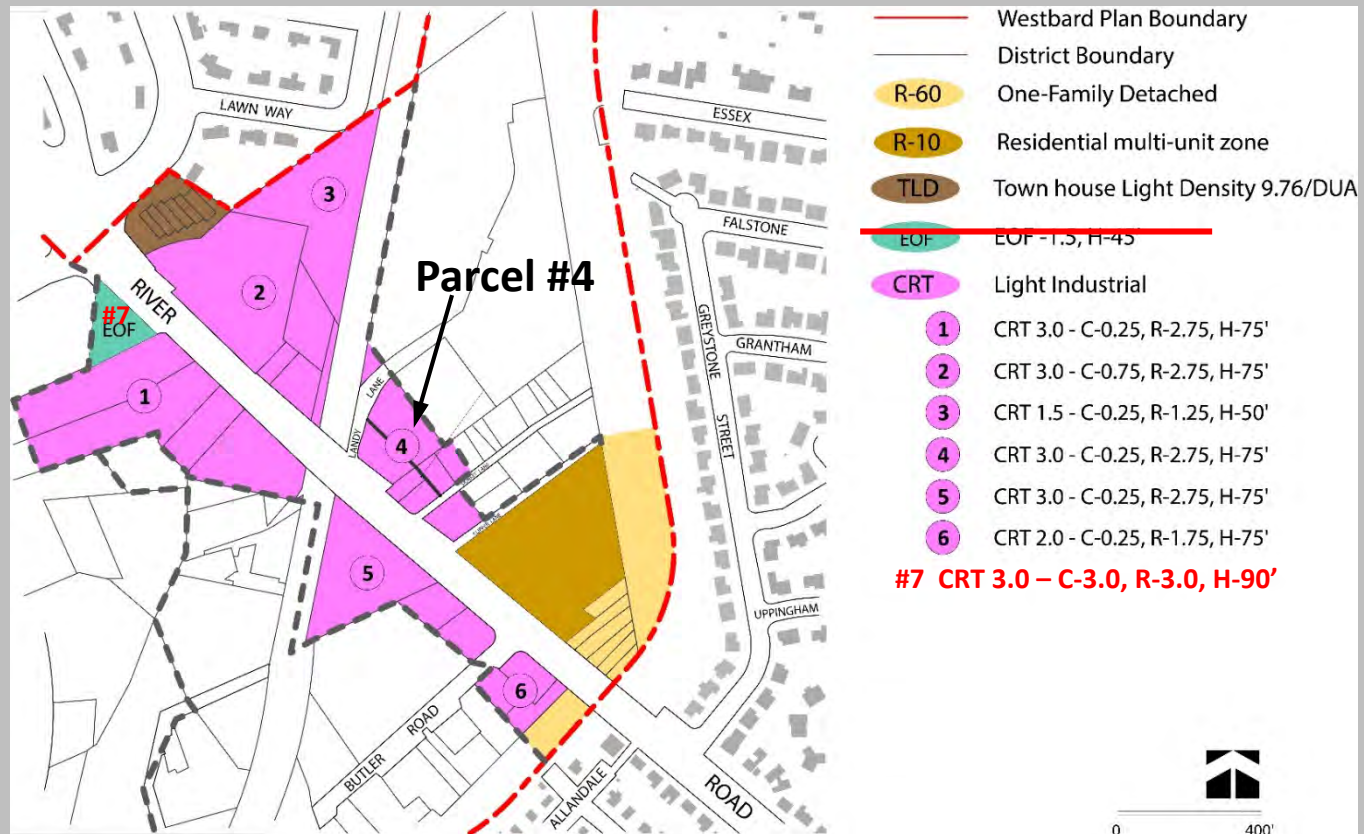
The proposed 75' of height for site number 2 in figure 3.2.1, should only be allowed if future development includes the priority benefit incentive of a recommended green space along Willett Branch (See page 70: Community Open Space along Willett Branch). This assumes assemblage of sites 2 and 3.



River Road Corridor

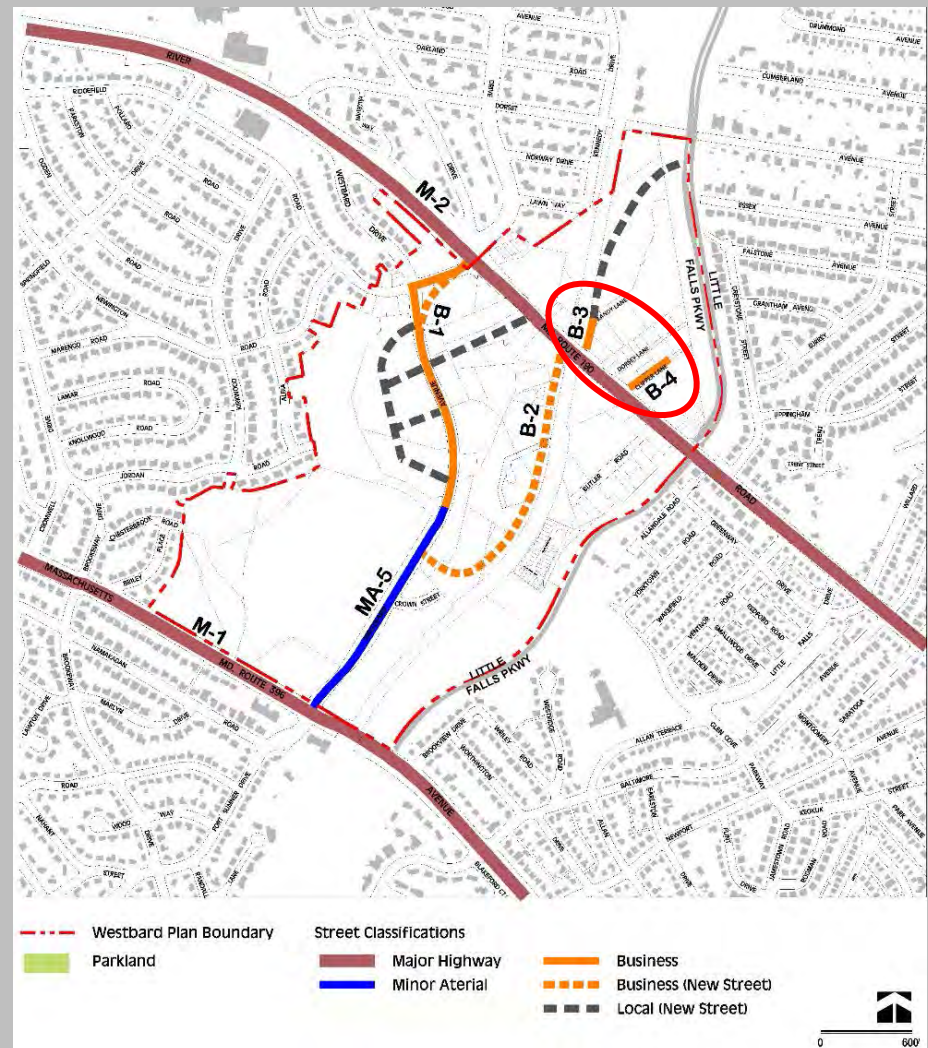
On Parcel #4 in the River Road Corridor, the Planning Board asked for additional language that Retains the African American street names (Clipper and Dorsey Lanes):

Retain the African American street names (Clipper and Dorsey Lanes) for the streets north of River Road and east of the Capital Crescent Trail

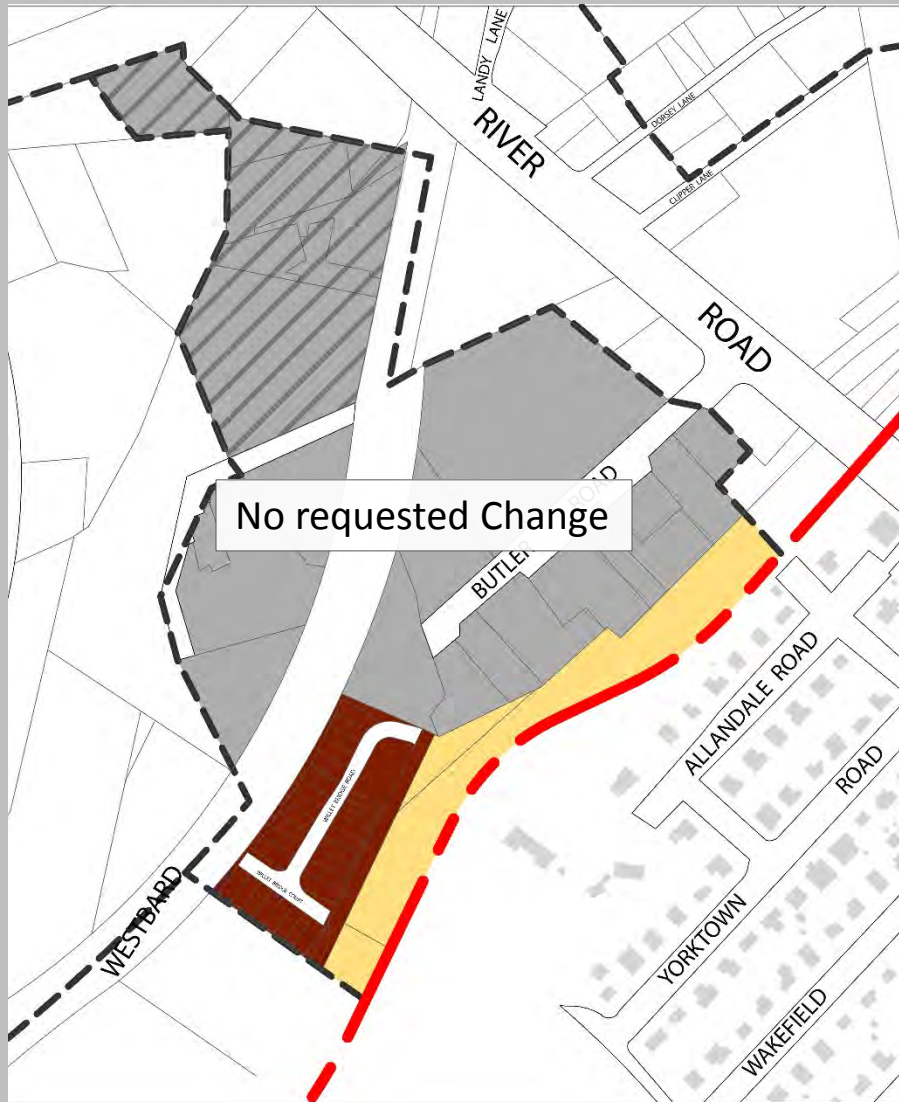


The Planning Board also asked for changes to graphics and text that eliminates the extension of Clipper Lane to Little Falls Parkway and indicates desire to reduce number of curb cuts on River Road at time of redevelopment:

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



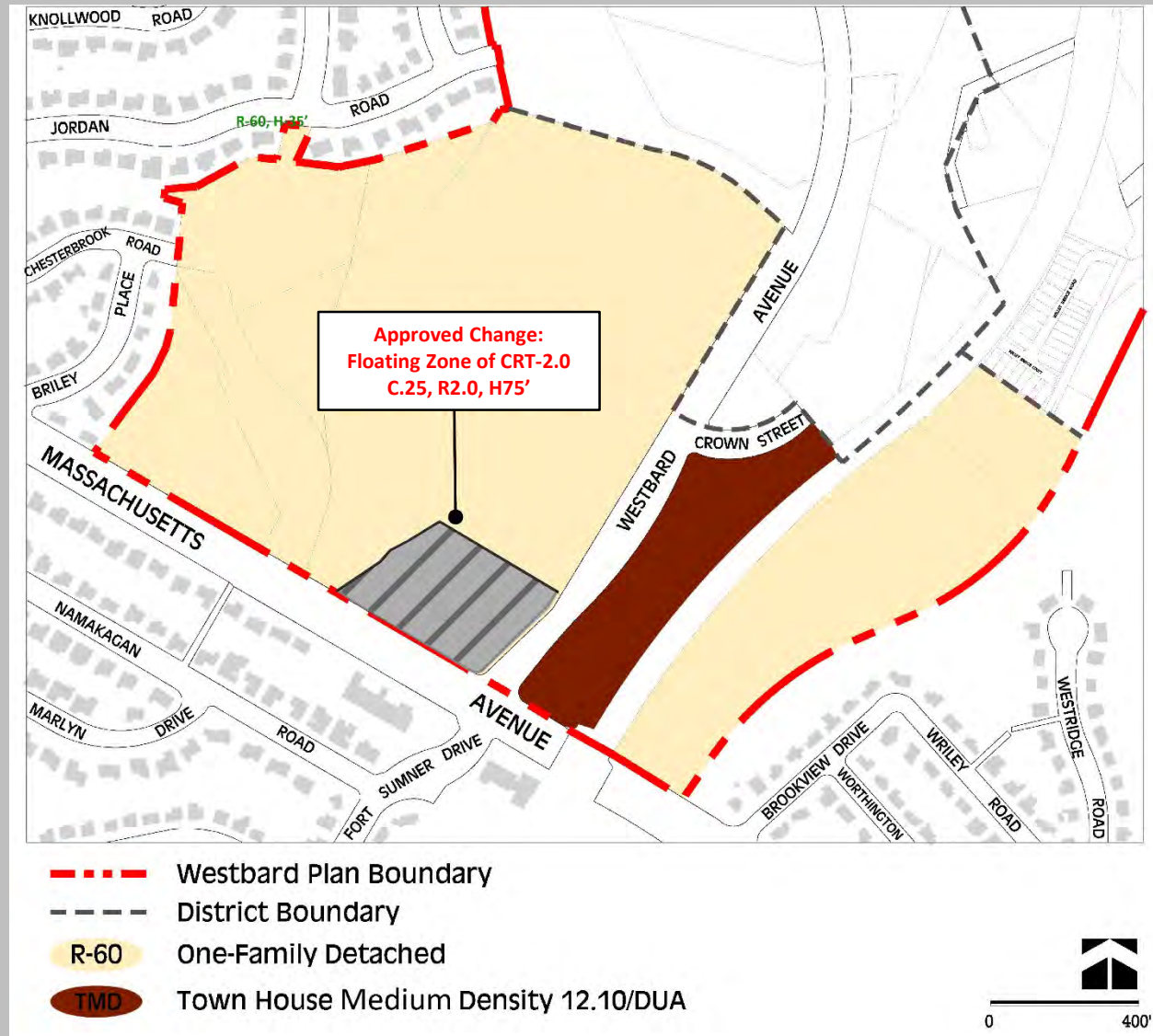
- - - - - Westbard Plan Boundary
- District Boundary
- R-60 One-Family Detached
- TMD Town Houses High Density 15.02/DUA
- IM Moderate Industrial
IM-2.5, H-50'
- Floating zone: CRT-3.0, C-0.5 R-2.75



South Westbard District

At Work Session II the Planning Board made the following recommendations:

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



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

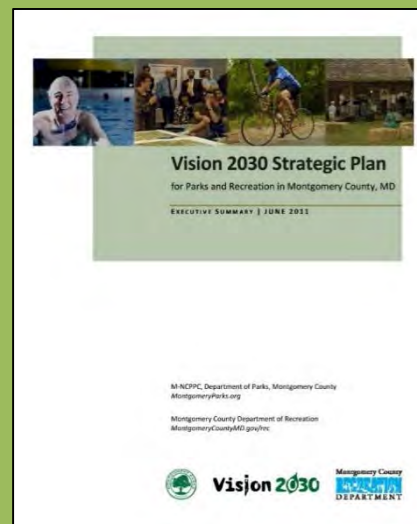
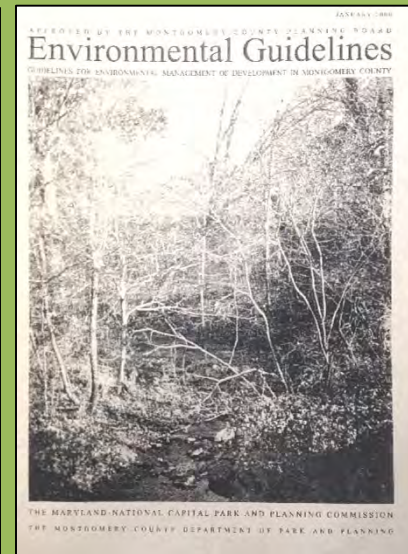
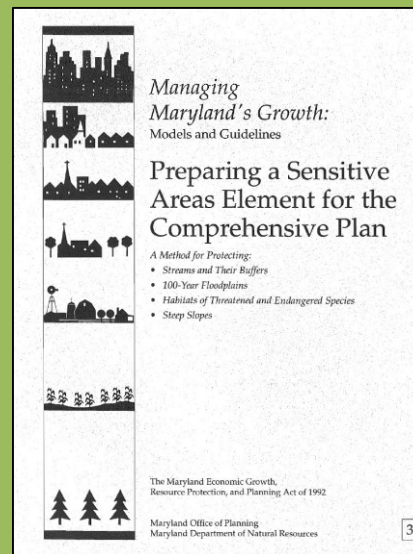
Economic Growth, Resource Protection,
and Planning Act of 1992

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

PARK TYPE	PARK TYPE DESCRIPTION	TYPICAL FACILITIES*	APPROX. SIZE
COUNTYWIDE PARKS - Parks in this category serve all residents of Montgomery County			
Countywide Urban Parks	Serve residents, visitors, and workers of an entire urban high-density transit-oriented development area, and may be programmed with numerous activities that attract residents from other parts of the County. Parking is located in structures underground or in nearby public parking lots, garages or along adjoining streets, rather than on-site. Parks may be lighted at night along major walkways and for certain activities such as events, or court sports. Subcategories include Civic Greens, Countywide Urban Recreational Parks, and Urban Greenways.		
	CIVIC GREENS Formally planned, flexible, programmable open spaces that serve as places for informal gathering, quiet contemplation, or large special event gatherings. Depending on size, they may support activities including open air markets, concerts, festivals, and special events but are not often used for programmed recreational purposes.	A central lawn is often the main focus with adjacent spaces providing complementary uses. May include gardens, water features and shade structures.	1/2 acre minimum
	COUNTYWIDE URBAN RECREATIONAL PARKS Oriented to the recreational needs of a densely populated neighborhood and business district. They provide space for many activities.	May include athletic fields, playing courts, picnicking, dog parks, sitting areas and flexible grassy open space. Programming can include farmer's markets, outdoor exercise classes, and community yard sales. There is space for a safe drop-off area and nearby accessible parking for those who cannot walk to the park.	Varies
	URBAN GREENWAYS Linear parks that provide trails or wide landscaped walkways and bikeways and may include other recreational and natural amenities. May occur along road rights of way or "paper" streets.	Trails, walkways and bikeways, with extra space for vegetative ground cover and trees. Should link other green spaces, trails and natural systems.	Varies
COMMUNITY USE PARKS - Parks in this category serve residents of surrounding communities			
Community Use Urban Parks	Serve residents and workers in urban neighborhoods and districts. These parks may be programmed for more localized events, but not countywide events. No parking is available on the park property. Subcategories include Urban Buffer Parks, Neighborhood Greens, and Community Use Urban Recreational Parks.		
	URBAN BUFFER PARKS Serve as green buffers at the edges of urban, high density development adjacent to lower density residential areas. They provide a green space within which residents and workers of an urban area may relax and recreate.	Landscaping, sitting/picnic areas, play equipment, courts, and shelters.	1/4 acre Minimum
	NEIGHBORHOOD GREENS Serve the residents and workers from the surrounding neighborhood or district, but may be designed for more activity than an urban buffer park. These formally planned, flexible open spaces serve as places for informal gathering, lunchtime relaxation, or small special event gatherings.	Lawn area, shaded seating and pathways. May include a play area, a skate spot, a community garden, or similar neighborhood facilities.	1/4 acre Minimum
	COMMUNITY USE URBAN RECREATIONAL PARK These parks serve the residents and workers from the surrounding neighborhood or district, and are designed for more active recreation than an urban buffer park or a neighborhood green.	Sport courts, skate spots, and may include lawn areas, playgrounds or similar neighborhood recreation facilities.	1/10 acre Minimum

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.



A HIERARCHY

Each area master plan should include a system of open spaces based on the roles of each type of open space. The amount and size of open spaces may vary from plan to plan and should be directly proportional to the projected density, and adjusted to the pattern of existing open space and other factors such as community-specific needs.

The following hierarchy should be applied to any new urbanizing area:

FOR THE SECTOR PLAN AREA:

- Active recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- A central "civic green" urban park (Chapter 3), ranging in size from $\frac{1}{2}$ to 2 acres, depending on projected densities, located in close proximity to a public transit hub, next to activating uses, with a mixture of hard and soft surfaces including a central lawn area for events.
- 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.

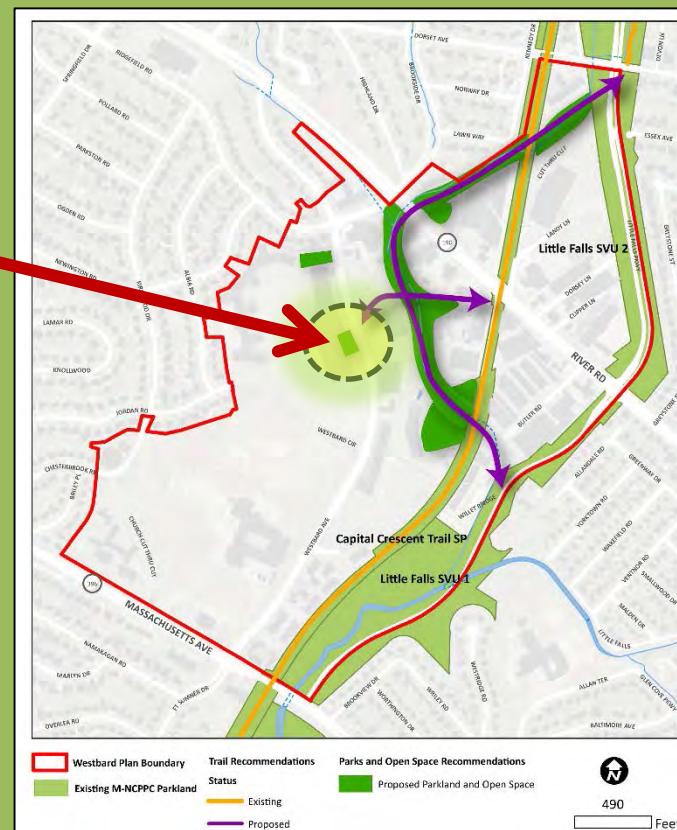
FOR EACH RESIDENCE: A private outdoor space.

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.

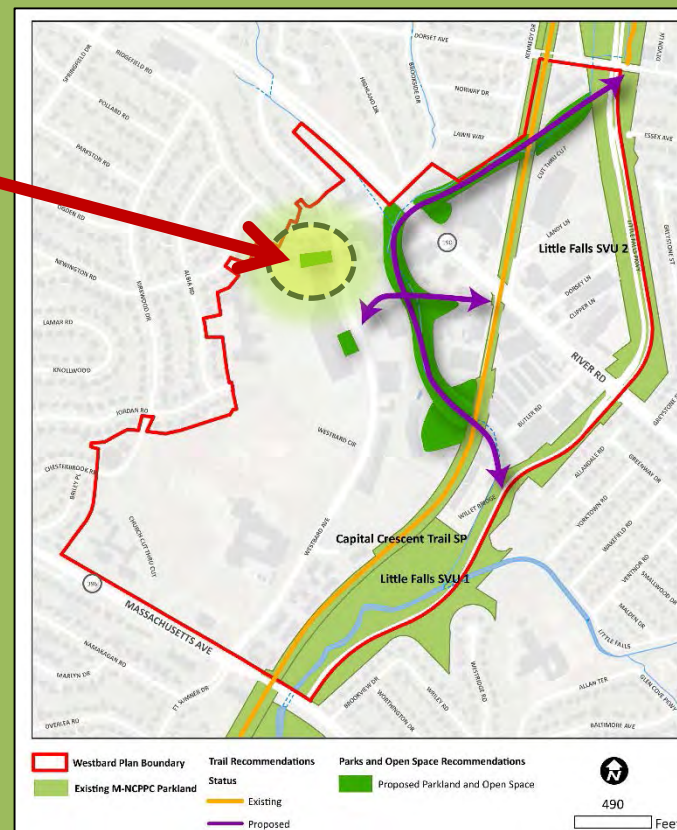


Neighborhood Green Urban Park at Westwood Center

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.

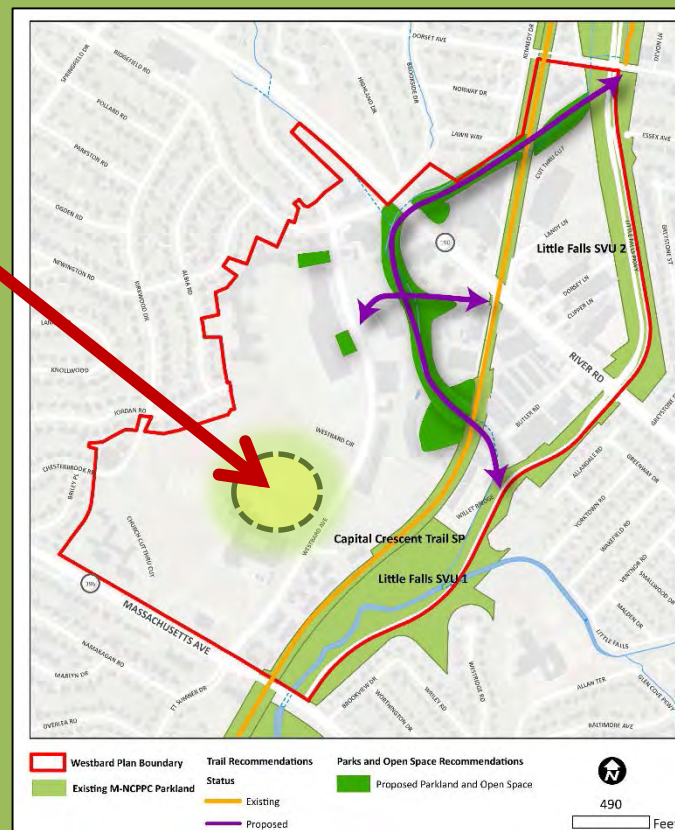
- Provides a needed transition between the planned Westwood Center development and the Springfield neighborhood.
- Establishes a place for informal gathering, lunchtime relaxation, or small special event gatherings.



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).

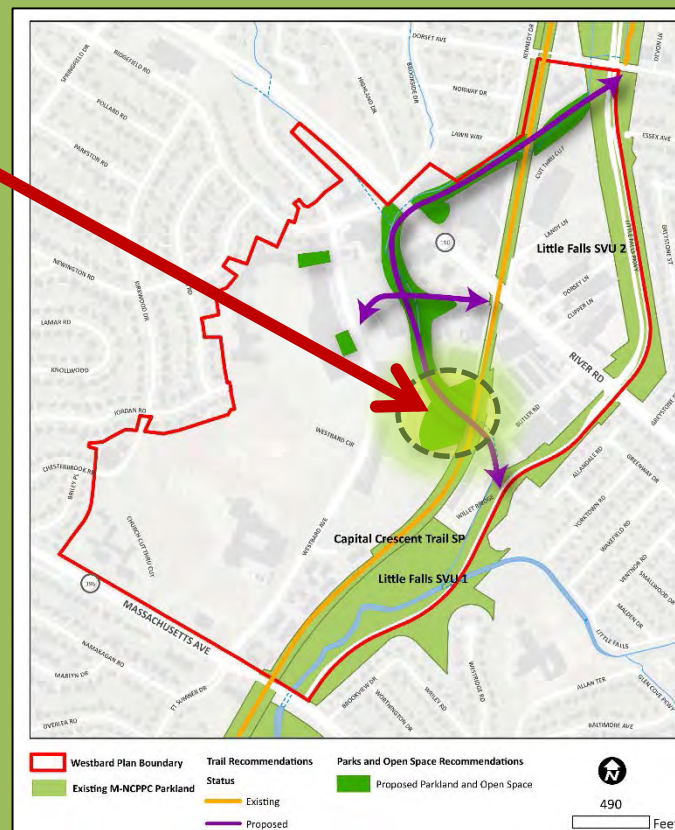


Countywide Urban Recreational Park

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



Willetts Branch Urban Greenway

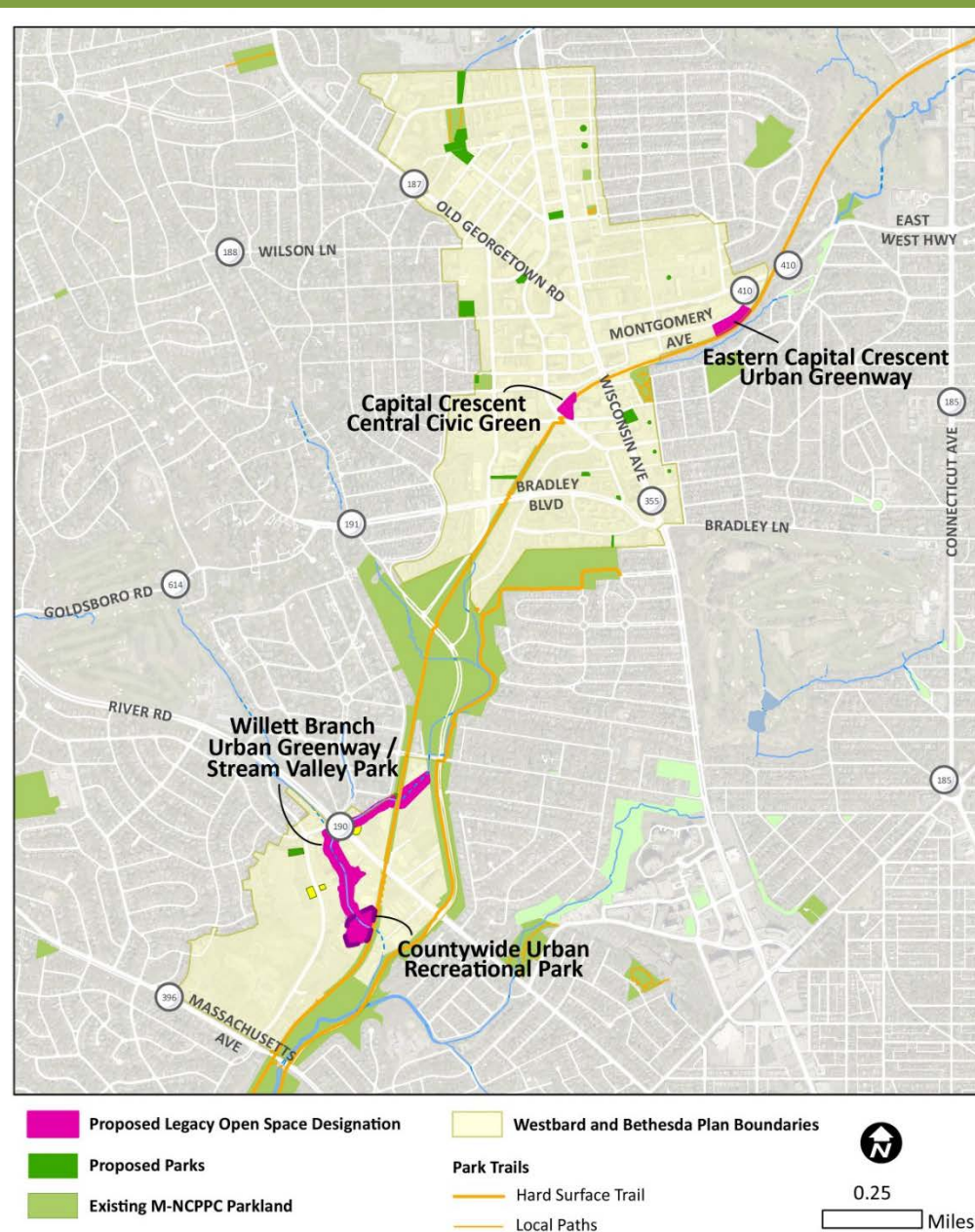
- Idea initially developed as a recommendation in the environmental section of the plan
- Parks Department decided to take on the idea as a M-NCPPC parks/trails /open space recommendation in early July, before Working Draft presentation
- Parks Department ownership can provide consistent standards for design, naturalization, maintenance, policing, and programming.



Willett Branch Urban Greenway

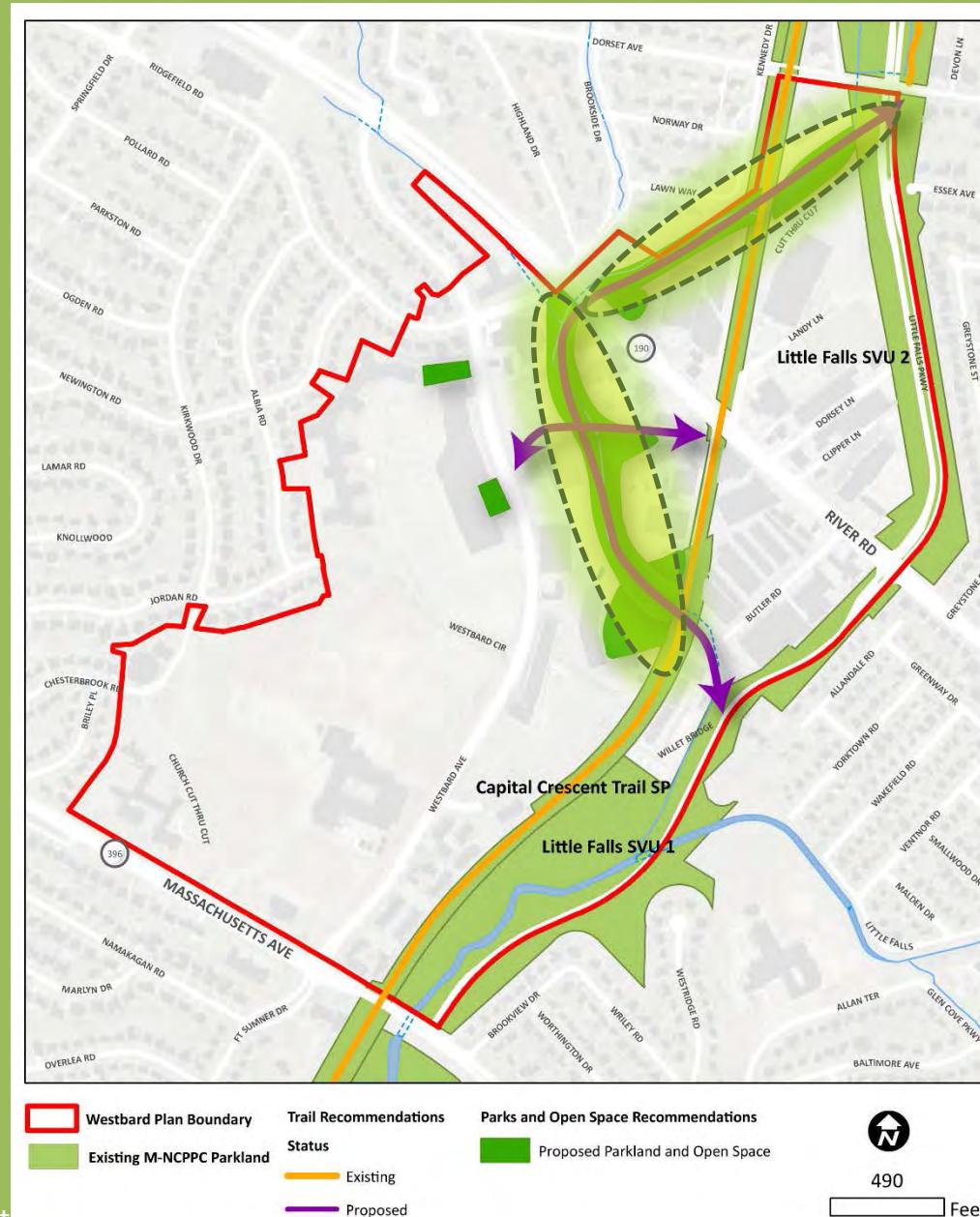
Legacy Open Space Designations

- 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



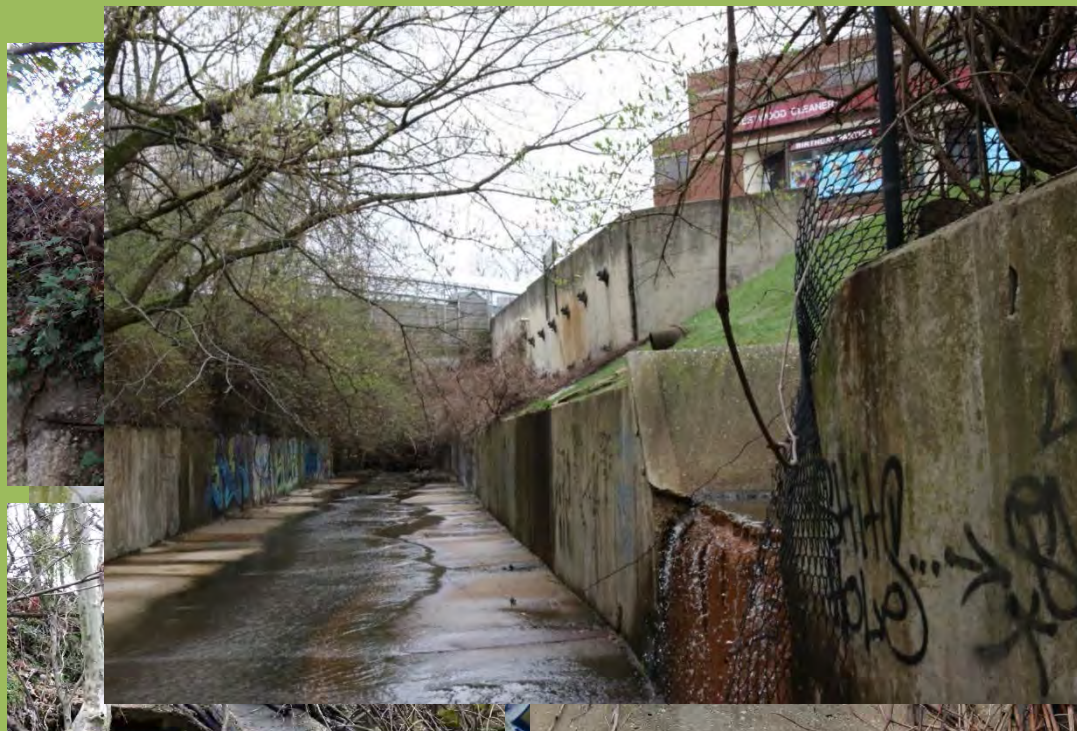
Willetts Branch Urban Greenway

- 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:

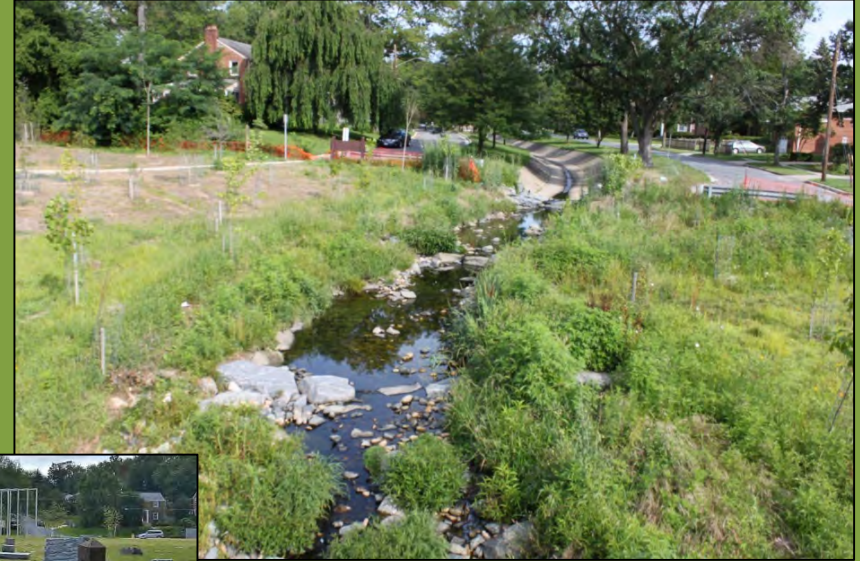
- A hard surface trail loop offering users an alternative, quieter trail experience and increased connections
- A naturalized stream
- Interpretive signage



Willetts 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.

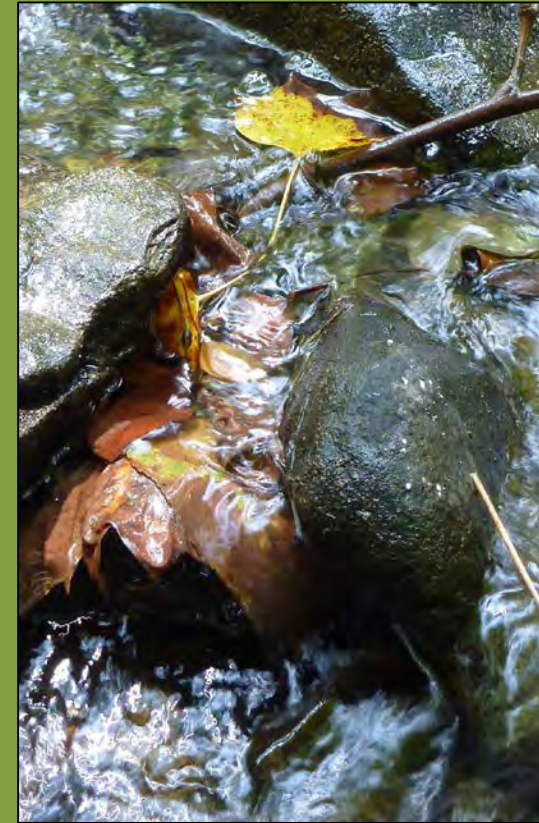
Craddock St. Tributary to Upper Paint Branch, Montgomery County, MD



Willetts 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



Willetts Branch Urban Greenway

Phasing



Willetts 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



Willetts Branch Urban Greenway

Phasing

Long Term Vision:

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



Willetts Branch Urban Greenway

Initial Phase Major Actions

- Property Acquisition
- Stream Naturalization
- Park Development
- Cultural, Historical, and Archaeological Resources



Willetts Branch Urban Greenway

Initial Phase Major Actions

Property Acquisition Tools

- Dedication
- Fee-simple
- Private Sector Contributions
- Other Local, State and Federal Sources



Willetts Branch Urban Greenway

Initial Phase Major Actions

- Stream Naturalization
(Demolition, Removals,
Construction of Naturalized Stream)



Willetts Branch Urban Greenway

Initial Phase Major Actions

- Park Design and Construction
(Facility Planning)



Willetts Branch Urban Greenway

Initial Phase Major Actions

- Cultural, Historical, and Archaeological Resources





Willetts Branch Urban Greenway

Initial Phase: Cultural and Historic Resources

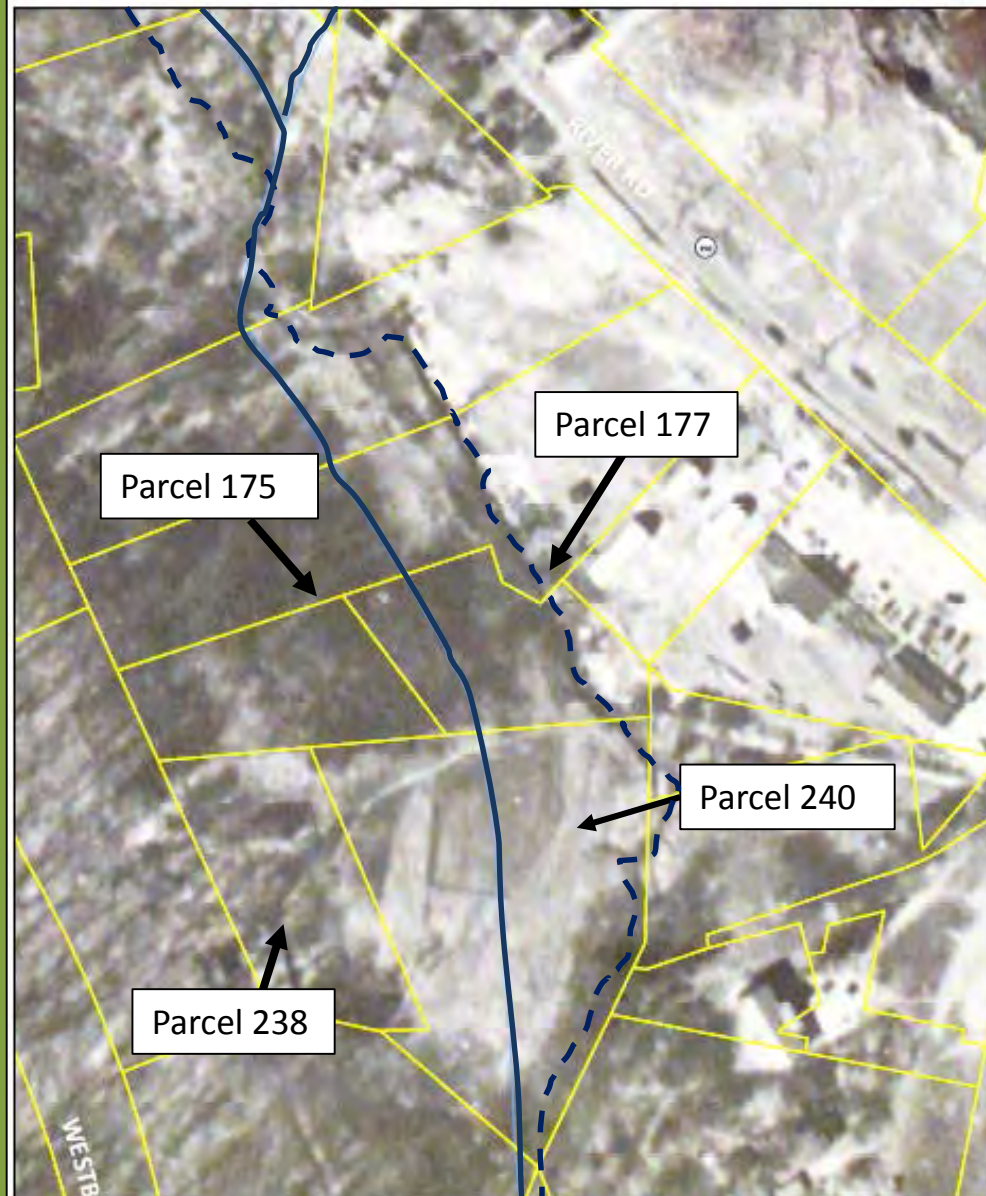
Area of the Graveyard in the mid-1900s

- 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

-  Previous stream alignment
-  Current stream alignment

1948: Dobson Property and surrounding. Source: Kenwood CC aerial image.

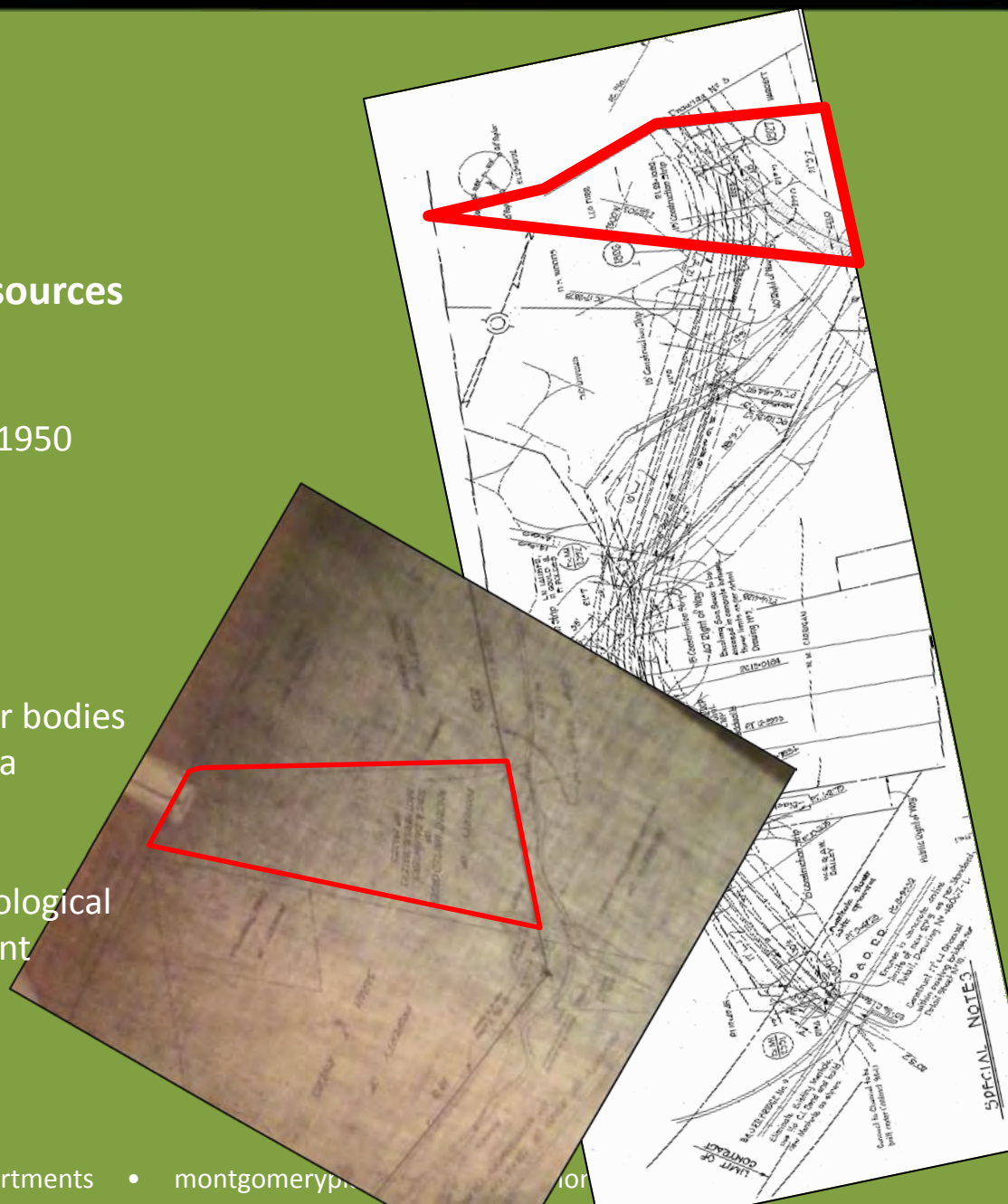
90 Feet 



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



Willetts 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.



Grave shafts at Freedman's Cemetery, Alexandria after mechanical stripping.



Ground Penetrating Radar Survey of an unmarked cemetery.

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.



Cemetery and interpretive sign incorporated into Darnestown Heritage Park.

Willetts 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

Countywide Urban Recreational Park	Range	Assumptions
<i>Property Acquisition (approx. 2 acres)</i>	\$2.5 – \$3.5 million / acre	Based on assessed values today, subject to change
<i>Park Development</i>	\$4.5 – \$5 million	Includes design, engineering, and construction; subject to change
Range estimate (total)	\$9 – \$12 million	

Willett Branch Stream Naturalization	Range	Assumptions
<i>Stream Naturalization and Associated Park Improvements</i>	\$4 – \$6 million	Engineering, demolition, removals, construction. Based on other stream naturalization projects, subject to change
<i>Cultural, Historic and Archaeological Resources</i>	\$34,000	Geophysical survey for potential cemetery, mechanical soil removal to confirm presence or absence of graves, creation of interpretive signage
Range estimate (total)	\$4 – \$6 million	

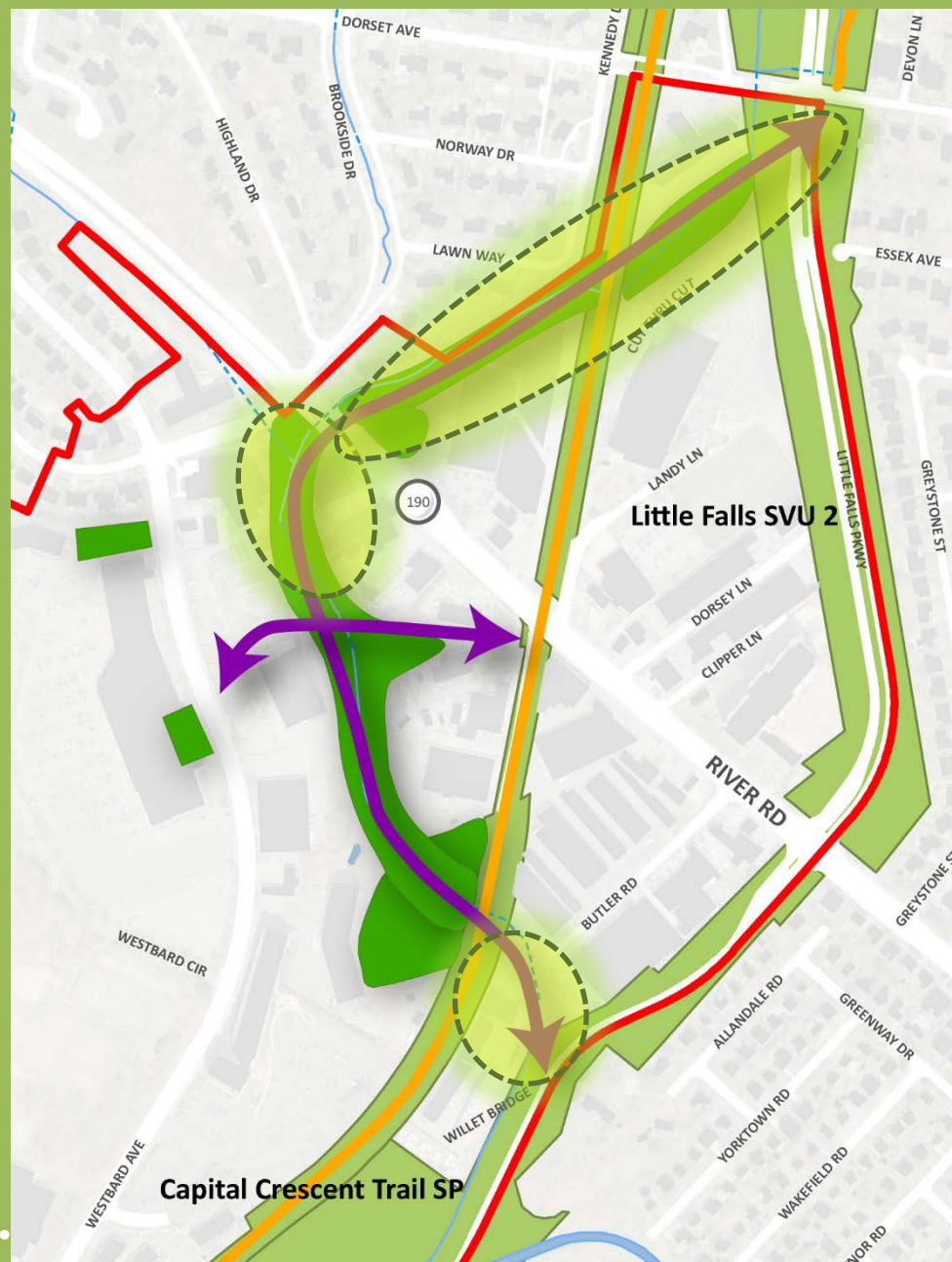
Operating Budget Impact (combined)	\$180,000	Annual, approximate
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Willetts Branch Urban Greenway

Phasing

Long Term Vision:

- Continue greenway along Willetts Branch, including stream naturalization and hard surface trail



Willetts 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



Willetts Branch Urban Greenway

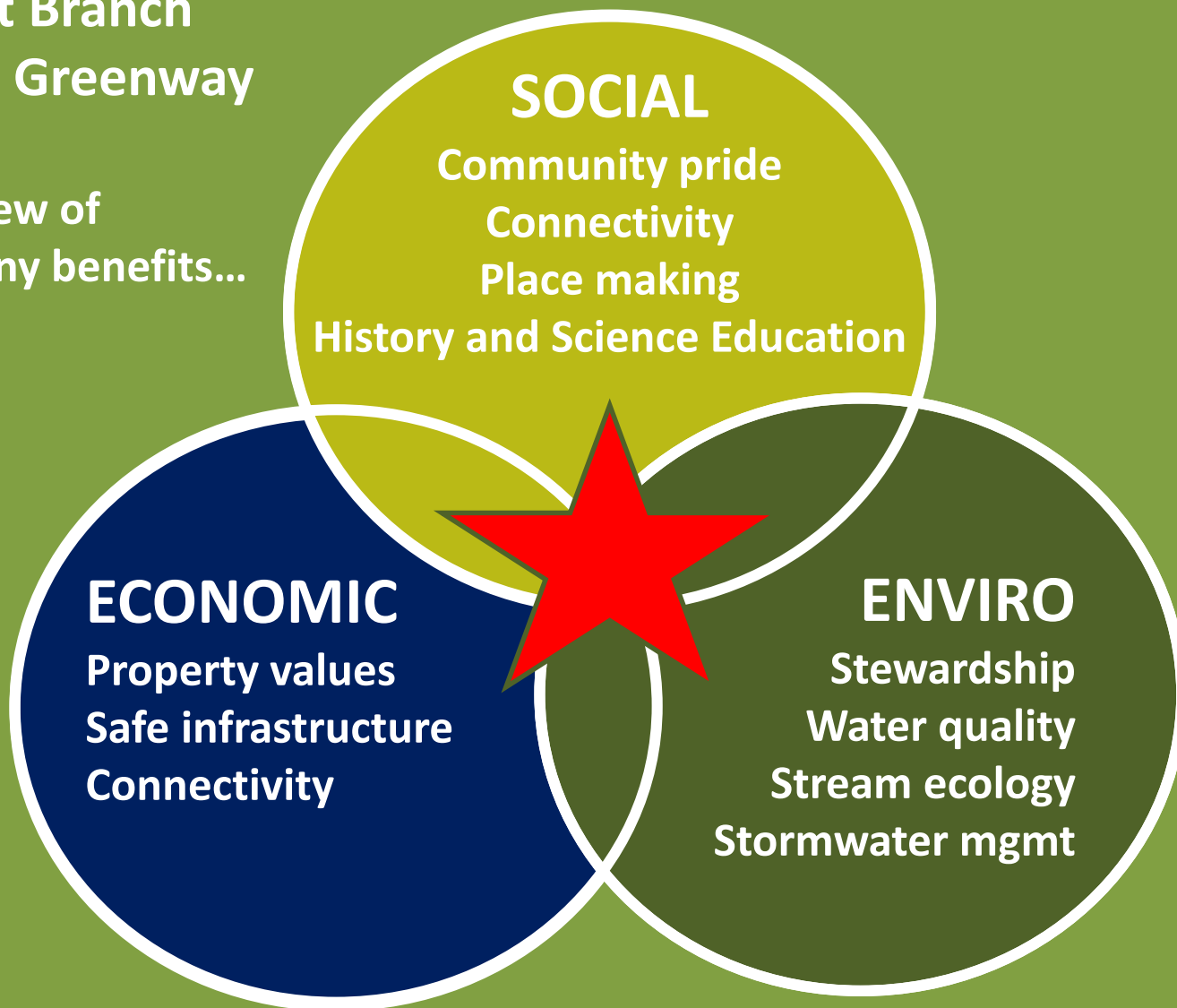
Phasing Long Term Vision:

- Daylight and naturalize stream
- Preserve / improve the trail connection

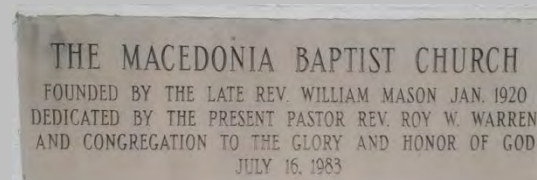


Willett Branch Urban Greenway

Just a few of
the many benefits...



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

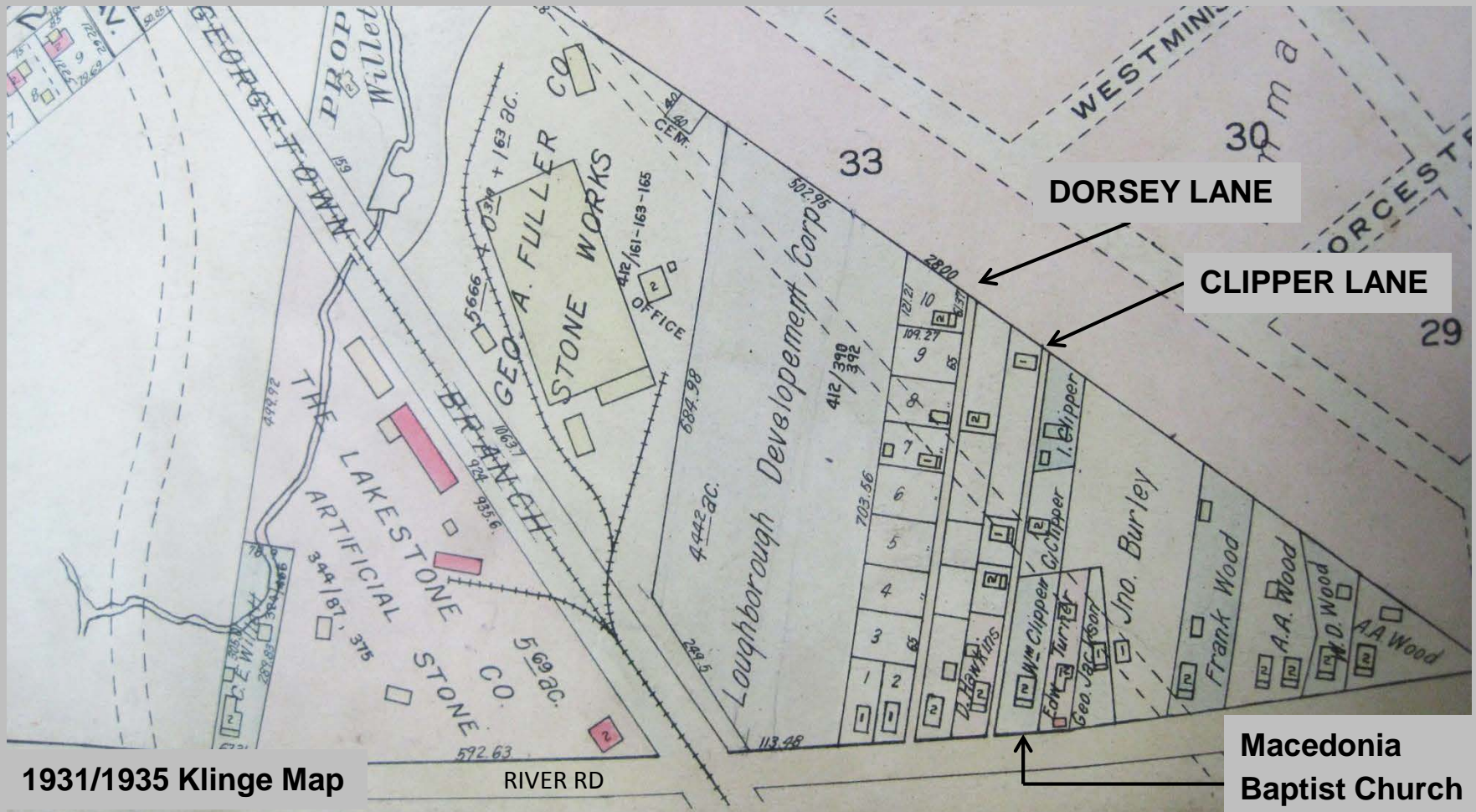


Standing: Deacon Hobson Johnson, Deacon Harvey Matthews, Sr. (father-in-law to Deacon Johnson), Trustee Ernest Bagley, Deacon Jones, Reverend Richard Christian, Trustee Cassius Dorsey
Seated: Deacon Adams, Rev. William Ball, Trustee Richard Hill (who was involved in building Macedonia and the brother of Bob Hill)
(In the right corner is Rev. Wendell, Pastor of the defunct Mount Glory on MacArthur Blvd and cousin to the late musician Brother Edward Henry)



- 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**
 - ***In CR/CRT Zones, add historical wayfinding/signage and historical public art as “other priority public amenities”*** **-- 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**
- 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**

***Retain African American street names (Clipper and Dorsey Lanes)
(per Planning Board and Macedonia Baptist Church Request) -- NEW***



Use building materials with local significance for new construction

- Consult Sector Plan **urban** design guidelines for examples



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*



WAYFINDING/ART
IN BOSTON'S
HAYMARKET

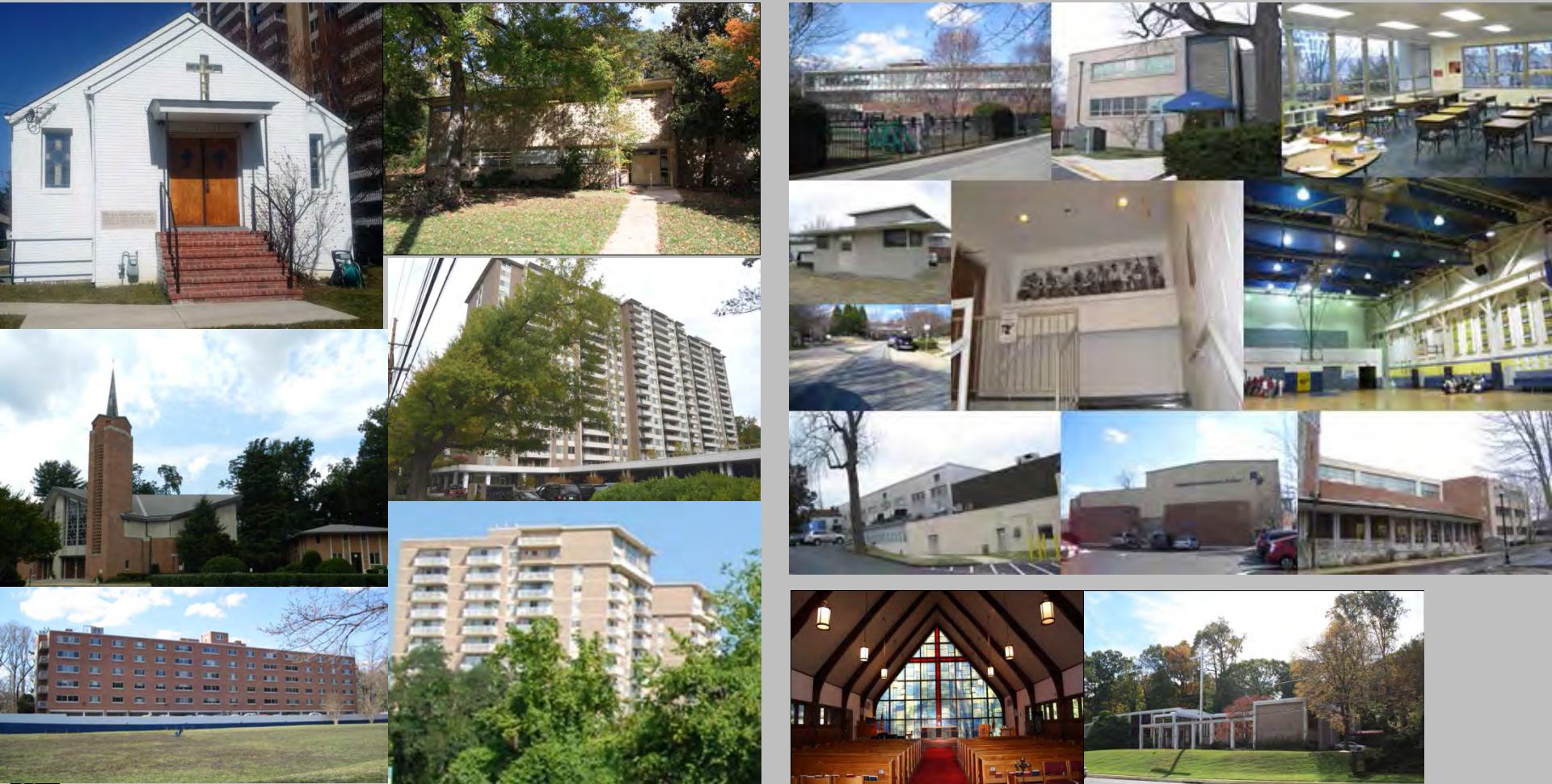


RAINY DAY ART/SIGNAGE IN SEATTLE



-- 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 --



Next Steps

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**