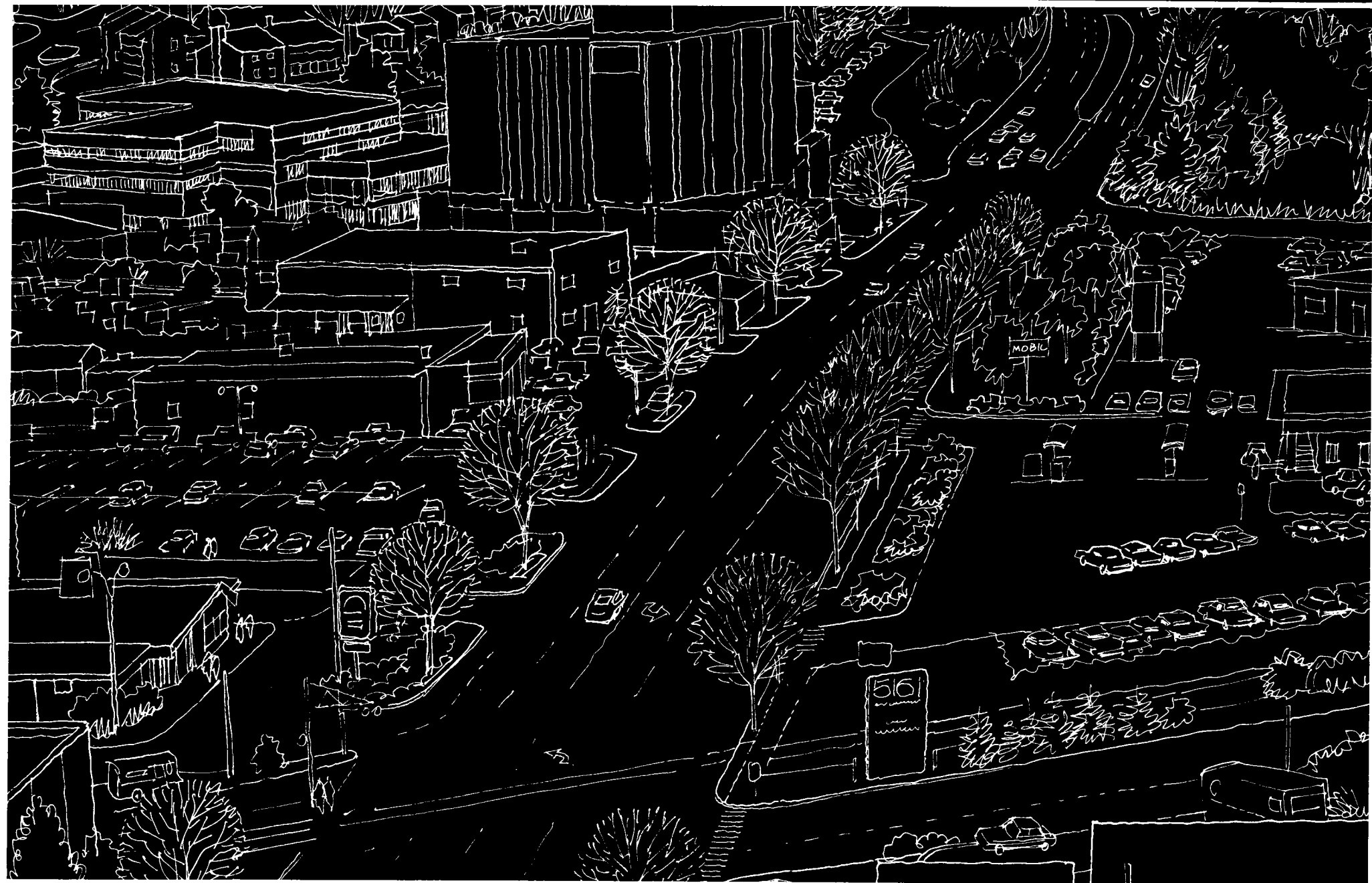


# PLAN HIGHLIGHTS



## L AND USE AND ZONING RECOMMENDATIONS

- Recommend land uses that are more compatible with one another.
- Recommend planned development zoning for new multi-family, mid-rise residential buildings on the former Marriott property. Allow for modest amounts of general office, research or medical office use on the south part of the tract.
- Apply the new C-4 Zone to provide for limited commercial uses along River Road.
- Enhance existing industrial uses straddling the railroad right-of-way south of River Road with access over a new roadway; redesignate this area for light industrial zoning.
- Gradually convert the east side of Butler Road to low office intensity use.
- Retain Westwood Towers, mixture of office and residential use but prevent further conversion to office use.
- Reaffirm and strengthen the residential character of the neighborhoods surrounding Westbard.
- Reaffirm most of the existing light industrial uses in the southwest quadrant of the Sector Plan area.

- Eliminate all I-2 zoning within the Sector Plan Area.
- Reaffirm the park use on the eastern border of the Sector Plan area and the garden apartments, townhouses, institutional and other peripheral and transitional uses.
- Limit development in areas zoned C-O and I-1 to three stories in height.

## TRANSPORTATION RECOMMENDATIONS

- Improve traffic operations on River Road by retaining the existing roadway within the present mid-block cross section. Study the possibility of improving the intersections at Ridgefield Road and Little Falls Parkway.
- Improve access to industrial properties north and south of River Road by providing roadways along the railroad right-of-way and a new controlled intersection with River Road.

## AMENITIES

- Consider the possibility of establishing a new urban park north of the Westwood Shopping Center at Ridgefield Road and Westbard Avenue.
- Initiate an Urban Boulevard and Gateways improvement project along River Road, include sidewalks and landscape treatment to improve pedestrian movements and make the area more attractive.

