

Equity Response 2017-0117 to Staff's January 12th Comments

Comment	Response
1. As previously stated, we do not accept the alternate Westbard Avenue alignment (SK14). Please remove from the Sketch Plan submittal as this was a major element of the Sector Plan.	1. Applicant Equity One has agreed to remove the alternate alignment from the sketch plan provided a condition of approval states that the road will be realigned, unless such realignment is not acceptable to the Montgomery County Department of Transportation at the time of Preliminary Plan review. As a result, SK14 & SK15 are no longer in the set.
2. The submitted Preliminary Plan indicates each building with a number, while the Sketch Plan indicates each building or property with a name or address. Staff recommends that the Sketch Plan follow the same numbering system as the Preliminary Plan to avoid confusion between the two concurrent submittals.	2. The sketch plan drawings have been revised to address this comment.
3. The Public Benefits point tally for Civic Space and Parks Dedication should be 23 points, not 9 points, per the 2015 Incentive Density Implementation Guidelines.	3. Per our subsequent conversations, this category has revised points; final points to be determined at time of site plan. See revised SK2.1
4. A condition of approval will be recommendation for a noise analysis to be required at the time of preliminary plan submission which identifies the current and 20-year projected noise contours and how transportation noise levels would be mitigated for any subject residential units.	4. As discussed, Equity One understands that the noise analysis will be required at time of site plan.
5. On sheet LA 3.0, please reference the design precedent examples and provide an example that includes programming.	5. Sheet LA 3.0 has been updated to address this comment.
6. On page 7 of the narrative it says that the Little Falls Public Library is approximately 750 feet from the Project. It is approximately a quarter-mile or 1,320 feet. Please revise.	6. See revised Justification Statement.

<p>7. On page 2 of the narrative, the Willett Branch is not included in the Public Benefits table, however, it is included and described in the Public Benefits table and narrative on page 16. Thank you for including this in the public benefits and recognizing the importance of the Willett Branch as a major public facility and amenity in the Sketch Plan. Staff will continue to discuss the Applicant’s contributions toward the Willett Branch.</p>	<p>7. The estimated dedication has now been added to page 2 of the Justification Statement.</p>
<p>8. Include the exhibit of the Staffs proposed dedication line (“Andy Line”)/Applicants Proposed Dedication line as part of the formal sketch plan submission. The document is critical in memorializing the ongoing discussions and compromises for the ultimate park dedication. The formal exhibit is necessary for Staff to appropriately review the sketch plan application and ensure the Parks/Environmental/Sector Plan expectations can be achieved. (Conditions of approval and/or further comments maybe recommended/issued once the formal updated submission is received).</p>	<p>8. See revised exhibit SK16 included with this submission.</p>
<p>9. Provide a breakdown per site and overall which compares the square footage of Staff’s proposed dedication, Applicants proposed dedication, existing SVB and existing/proposed SVB encroachments areas.</p>	<p>9. See new exhibit SK17 included with this submission.</p>
<p>10. APB (Applicant’s Proposed Boundary) should be changed to APD (Applicant’s Proposed Dedication) on all sheets.</p>	<p>10. As we discussed, Equity One is proposing a modification to the buffer, and therefore has retained the existing language of the plan. Equity One understands that the modified buffer line also represents a dedication line.</p>
<p>11. The Willett Branch is hatched as open space but not included in the open space calculation in the chart on SK3. It appears</p>	<p>11. The Willett Branch open space will be off-site after dedication. Therefore, a new color for off-site open space has</p>

<p>that the proposed 10% open space has not changed significantly since the September resubmittal even though the Willett Branch is now included. Please confirm the amount and correct the table.</p>	<p>been added, and the total reflects dedicated open space in addition to the open space provided on site.</p>
<p>12. The connection at American Plant Food shown at SK8 and SK9 is not accurate - the land bridge over the Willett Branch will be removed in the final state.</p>	<p>12. See revised sheets SK8 & SK9.</p>
<p>13. On SK 3 please differentiate the colors / symbology between the Private Open Space and Public Open Space.</p>	<p>13. See revised SK 3. Public Use Space, Private Open Space and Willett Branch Dedication Open Space are each different colors now.</p>
<p>14. On SK 5 the pedestrian movement by others should not show the Applicant's proposed trail alignment since the trail alignment is still conceptual and instead should show a line that generally follows the stream centerline, connects to the applicant's pedestrian movement line shown along the north side of the HOC building and then crosses behind the HOC building to connect back up to River Road.</p>	<p>14. See revised sheet SK5.</p>
<p>15. At the Westwood I Shopping Center, the current layout of the sketch plan submission precludes a Sector Plan recommendation regarding SWM. Shift the sticks of townhouses eastwards to provide space for the SWM buffer strip features as recommended on Page 76 of the Sector Plan "Address the currently unmitigated storm flows that drain from the Kenwood Place condominiums in to the Giant Food site (parcels 235 and 360) by installing storm water buffer strips along and within the perimeter of the Westwood Shopping center site."</p>	<p>15. There is a significant grade differential between Westwood I and Kenwood Condominiums that will be accommodated with a retaining wall. Buffer strips in this area are therefore not feasible. At the time of Preliminary Plan, Applicant Equity One will provide an equivalent measure to capture and convey the Kenwood stormwater runoff to achieve the Sector Plan's objective.</p>
<p>16. Shifting the development eastward, away from the property line will also facilitate meeting the Sector Plan</p>	<p>16. Efforts have already been made to preserve these trees and only one is currently proposed to be impacted by development.</p>

<p>recommendation (Page 76) regarding “Any redevelopment should make efforts to preserve the large trees along the entrance driveway to the Kenwood Place Condominium and the property boundary between the condominium and the Westwood Shopping Center.”</p>	<p>As such, the plan is currently in compliance with this Sector Plan recommendation.</p>
<p>17. The Westwood II (SK5) should show pedestrian movement by the Applicant.</p>	<p>17. See revised SK5.</p>
<p>18. The public open space on Westwood II (SK2 and SK10) should be by the Applicant. The resubmittal should show a green star.</p>	<p>18. The asterisk in this area on SK2 and SK10 is now green, but a note has been added to clarify timing. Details of this open space will be further developed at time of site plan.</p>
<p>19. Staff does not accept the alternate open space on SK15 for Westwood II. The dedication line negotiated for Westwood II was contingent on the realignment of Westbard Avenue.</p>	<p>19. See response to Comment 1 above.</p>
<p>20. As previously discussed, the proposed burying of the stream at the Manor Care site will not be supported by Staff. Remove the proposed piping and the associated change to SVB location. Shift the proposed structures and paving towards the southeast. Some encroachment of the existing SVB will supported by Staff, in the location south/east of the extension of the southern property line of 5507 Westbard Ave Lot 4 (do not show SVB encroachments behind the existing residence).</p>	<p>20. Equity One was requesting a modified buffer to avoid issues associated with selling units construction in an established buffer, etc., as discussed with staff.</p>
<p>21. The town house units on the Manor Care site behind the existing single-family detached home on Westbard Avenue in the SVB must be removed. Minor encroachments will be allowed and reviewed at the time of Site Plan for the Manor Care site.</p>	<p>21. See revised plans.</p>
<p>22. The Manor Care site shows a revised/reduced Stream Valley</p>	<p>22. The modified buffer has been removed from the Manor Care</p>

<p>Buffer that has not been accepted by staff. Please remove the modified SVB/APB.</p>	<p>Site on all revised plans.</p>
<p>23. The development at the Manor Care site and encroachment to the existing SVB and would be conditioned on providing the comprehensive environmental enhancement which includes deconstruction of the linear parking lot, stream stabilization, invasive species removal, and re/afforestation which are generally described on pages 75 and 76 of the Sector Plan, along with other general references in the Sector Plan.</p>	<p>23. Acknowledged.</p>
<p>24. A noise analysis will be required at the time of preliminary plan submission which identifies the current and 20-year projected noise contours and how the transportation noise levels would be mitigated for the proposed residential units.</p>	<p>24. As discussed, Equity One understands that the noise analysis will now be required at time of site plan.</p>
<p>25. On SK 2 and SK 10, please add an additional star behind HOC or move and enlarge the existing orange star behind the Bowlmor site so that the star/s better represent the extent of the greenway behind those buildings.</p>	<p>25. See revised SK2 and SK10. The star has been enlarged and moved more centrally.</p>
<p>26. The final resubmittal should recommend specific steps once the results of the archeological investigation is completed.</p>	<p>26. Per our discussion, details of the archeological investigation will be addressed at Preliminary Plan.</p>
<p>27. If the garage attached to the HOC building is accepted it needs to show a proposed height on sheet SK2. The way it is currently portrayed it could go to 165 feet. It needs a circle with proposed numbers.</p>	<p>27. See revised SK2. A proposed maximum height of 70 feet has been added to this element.</p>
<p>28. On SK 3 the Applicant's Proposed Dedication Line behind HOC appears too far from the proposed building based on previous discussions between staff and the Applicant.</p>	<p>28. The line has remained as it was, but the building has gotten thinner, to allow for SWM facilities on the lot.</p>
<p>29. SK 8 and SK 9 should show green on the other side of the</p>	<p>29. See revised SK8 and SK9.</p>

stream behind the HOC building.	
30. At the Bowlmor site, shift proposed building off the steep slopes and far enough to provide clearance for a 20'-minimum width of access easement (to be granted to M-NCPPC).	30. See revised plans with the revised footprint, which has had a 20' width reduction (SK2 and SK16).

WESTWOOD SHOPPING CENTER



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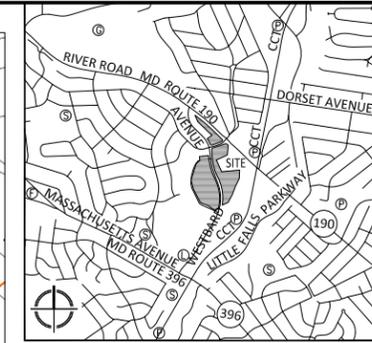
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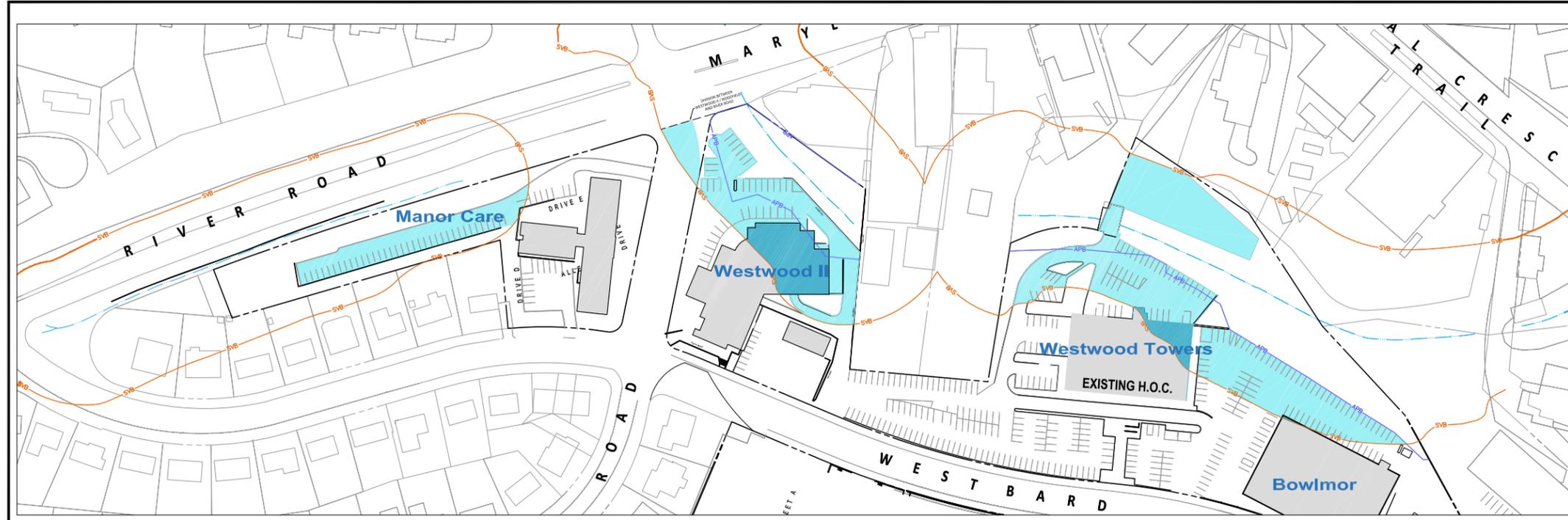


VICINITY MAP
SCALE: 1" = 2,000'

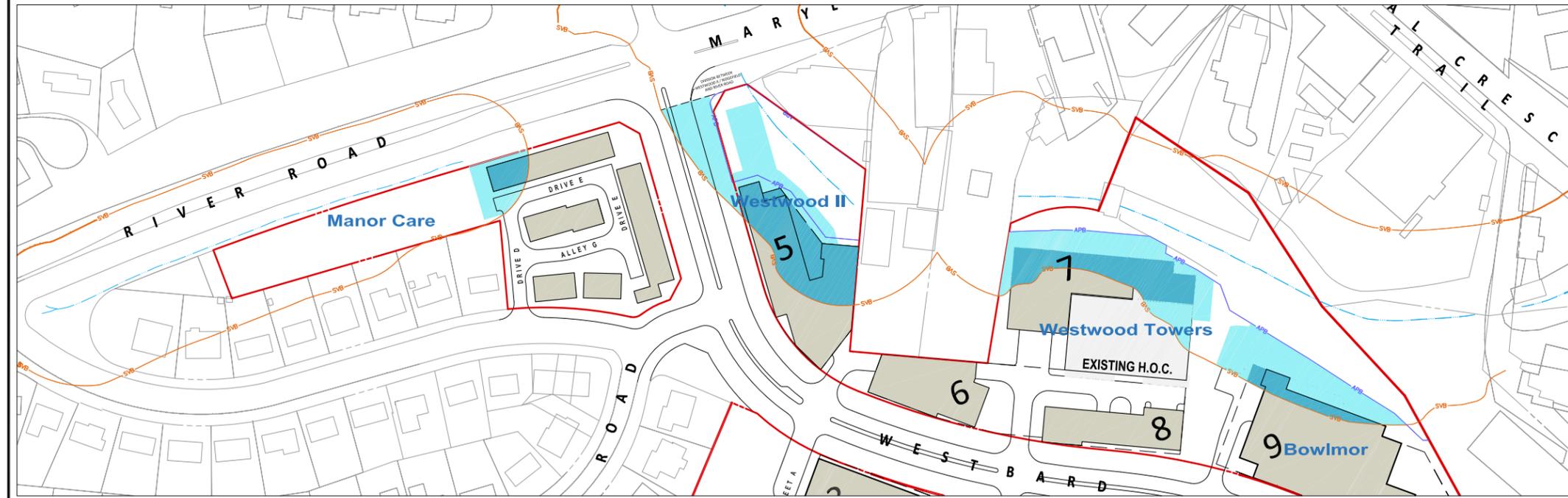
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LEGEND

- Existing Building
- Proposed Building
- Existing Property Boundary
- Proposed Property Boundary
- Stream Centerline
- NRI/FSD Buffer (Approved 9/2/2016)
- Applicant's Proposed Buffer
- Existing or Proposed Non-Building within Stream Valley Buffer
- Existing or Proposed Building within Stream Valley Buffer



EXISTING IMPERVIOUS AREA WITHIN STREAM VALLEY BUFFER
SCALE: 1"=100'



PROPOSED IMPERVIOUS AREA WITHIN STREAM VALLEY BUFFER
SCALE: 1"=100'

	MANOR CARE	WESTWOOD II / RIDGEFIELD RD.	HOC	BOWLMOR	TOTAL
EXISTING IMPERVIOUS	13,953 SF	34,187 SF	39,315 SF	21,181 SF	108,636 SF
BUILDING IMPERVIOUS	0 SF	9,700 SF	2,834 SF	88 SF	12,622 SF
NON-BUILDING IMPERVIOUS	13,953 SF	24,487 SF	36,481 SF	21,093 SF	96,014 SF
PROPOSED IMPERVIOUS	6,224 SF	34,650 SF	25,477 SF	17,489 SF	83,840 SF
BUILDING IMPERVIOUS	2,292 SF	16,680 SF	11,533 SF	3,890 SF	34,395 SF
NON-BUILDING IMPERVIOUS	3,932 SF	17,970 SF	13,944 SF	13,599 SF	49,445 SF
NET CHANGE					-24,796 SF
NET REDUCTION					23%

NOTE:

- THE NET CHANGE IN IMPERVIOUS AREA WITHIN THE STREAM VALLEY BUFFER (SVB) IS THE PROPOSED IMPERVIOUS AREA LESS THE EXISTING IMPERVIOUS AREA. WHEN THE NET CHANGE IS POSITIVE, THE IMPERVIOUS AREA HAS INCREASED WITHIN THE SVB. WHEN THE NET CHANGE IS NEGATIVE, THE IMPERVIOUS AREA HAS BEEN DECREASED WITHIN THE SVB.
- THE PERCENT REDUCTION IS THE EXISTING IMPERVIOUS AREA LESS THE PROPOSED IMPERVIOUS AREA, THEN DIVIDED BY THE EXISTING IMPERVIOUS AREA AND MULTIPLIED BY 100 FOR THE RESULTING PERCENT CHANGE IS IMPERVIOUS. THE REDUCTION NOTATION DENOTES A DECREASE IN IMPERVIOUS AREA.
- PLEASE REFER TO THE SUMMARY TABLE FOR FURTHER INFORMATION.

SUMMARY TABLE	
TOTAL EXISTING IMPERVIOUS AREA WITHIN SVB	108,636 SF
TOTAL PROPOSED IMPERVIOUS AREAS WITHIN SVB	83,840 SF
NET DECREASE IN IMPERVIOUS AREA WITHIN SVB	24,796 SF
NET DECREASE OF TOTAL IMPERVIOUS AREA IN SVB	22.8%

NOTE:

- THE AREAS DELINEATED ON THE EXHIBIT ARE BASED ON COUNTY GIS, ALTA INFORMATION AND SKETCH PLAN LEVEL LAYOUT, THEY ARE NOT ALL-INCLUSIVE AND ASSUMPTIONS HAVE BEEN MADE REGARDING THE PROPOSED IMPERVIOUS AREA EXTENTS.
- THE STREAM VALLEY BUFFER (SVB) AREA SHOWN ON THE EXHIBIT IS FROM THE APPROVED NRI/FSD FOR THE WESTWOOD SHOPPING CENTER, DATED, SEPTEMBER 2, 2016.



5	1.17.17	Per Agency Cmmt
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IMPERVIOUS AREA WITHIN STREAM VALLEY BUFFER

SHEET No:
2 OF 2

320170010

LAYOUT: IMPERVIOUS, Plotted By: OBrien

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WESTWOOD SHOPPING CENTER



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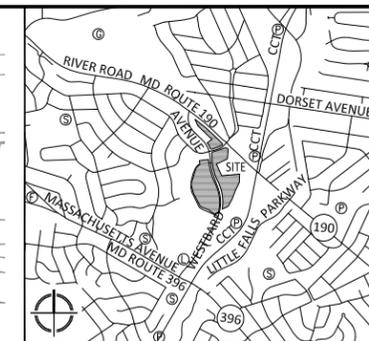
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LEGEND

- Height Allowed
- Height Illustrated
- Note: Additional height allowed per Montgomery County Zoning Ordinance, section 4.7.3.D.6.c
- Proposed Building
- Subject Property Limits
- Public Open Space Location By Applicant
- Note: On Westwood II, Applicant responsibility for improvement and/or contribution toward improvements to be determined at Preliminary Plan.
- Public Open Space Location By Others
- Stream Centerline
- NRI/FSD Buffer
- Applicant's Proposed Buffer

NRI/FSD buffer lines have been placed on exhibit per staff comments. Applicant's Sketch Plan requests the buffers identified as "Applicant's Proposed Buffer."



BINDING ELEMENTS:

- The table of proposed Public Benefits and categories satisfies the requirements of the Montgomery County Zoning Ordinance, section 59-4.7 and the applicable standards and requirements of the Commercial/Residential and Employment Zones - Incentive Density Implementation Guidelines for the permitted FAR of the property.
- The mix of uses may be modified; however, the cumulative maximum allowable densities for the site may not exceed the total commercial and residential density allowed by the FAR cap for the Project.
- An Alternative Layout for this Sketch Plan review and approval is within this Application, and both will serve as approved alternates for this Project. Both Alternates have been included should realignment of Westbar Avenue not occur with this application or future approvals for the project.

sector plan site	Allowed Project Density	Zone	Maximum Total FAR	Tract (GTA)	Maximum Total GFA	Maximum Commercial FAR	Maximum Commercial GFA	Maximum Residential FAR	Maximum Residential GFA
2	Manor Care	CRT 1.0, C-0.25, R-1.0, H-45'	1.00	117,033	117,033	0.25	29,258	1.00	117,033
3	Westwood II	CRT 1.5, C-0.5, R-1.5, H-75'	1.50	127,280	190,920	0.50	63,640	1.50	190,920
4a	Westwood Towers / HOC Parcels (P238, P240, P175)	CRT 3.0, C-0.5, R-3.0, H-165'	3.00	151,718	455,154	0.50	75,859	3.00	455,154
4b	Westwood Towers / HOC (p/a Parcel B)	CRT 2.5, C-0.5, R-2.0, H-75'	2.50	46,758	116,920	0.50	23,384	2.00	93,536
5	Bowlmor	CRT 2.5, C-0.5, R-2.0, H-110'	2.50	125,481	313,703	0.50	62,741	2.00	250,962
1	Westwood I	CRT 2.0, C-0.75, R-1.25, H-60'	2.00	540,524	1,081,048	0.75	405,393	1.25	675,655
	Total		2.05	1,108,804	2,274,778	0.60	660,275	1.61	1,783,260
Proposed Density*		Zone	Maximum Total FAR	Tract (GTA)	Total GFA	Maximum Commercial FAR	Maximum Commercial GFA	Maximum Residential FAR	Maximum Residential GFA
Combined Parcels		Varies	1.62	1,108,804	1,800,000	0.46	510,000	1.16	1,290,000

*Density proposed may be transferred between parcels, but will not exceed a combined maximum of 1,800,000 SF Total GFA, 510,000 SF total Commercial GFA, and 1,290,000 SF total Residential GFA. These amounts do not include GFA of all MPDUs, which are exempt from inclusion, pursuant to MC Zoning Ordinance Section 59.4.7.3.D.6.c.ii.

Note: Lot areas based on existing record plats, deeds and surveys performed by AMT, except where indicated. These numbers may vary slightly based on a Boundary Survey to be performed at time of Subdivision.

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SKETCH PLAN

SHEET No:

SK2

320170010

0 100' 200' 400'



SK2.1: PUBLIC BENEFIT TABLE

Public Benefit Point Tally	
Major Public Facility	
Civic Space & Parks Dedication	24 Points
Connectivity & Mobility	
Way Finding Signage	5 Points
Bikeshare Station	10 Points
Private Shuttle Service to METRO	20 Points
Quality Building & Site Design	
Structured Parking	20 Points
Exceptional Design	10 Points
Diversity of Uses & Activities	
*Moderately Priced Dwelling Units (MPDUs)	30 Points
Small Business Opportunities	20 Points
*Total	139 Points

* - Provisions of MPDUs will be phased as permitted in the Resolution.

No undergrounding of utilities is proposed. CRT Zone requires a minimum of fifty (50) points.

Public Benefit Point Calculations based on concept layout and design; final public benefit point values will be determined at Site Plan.

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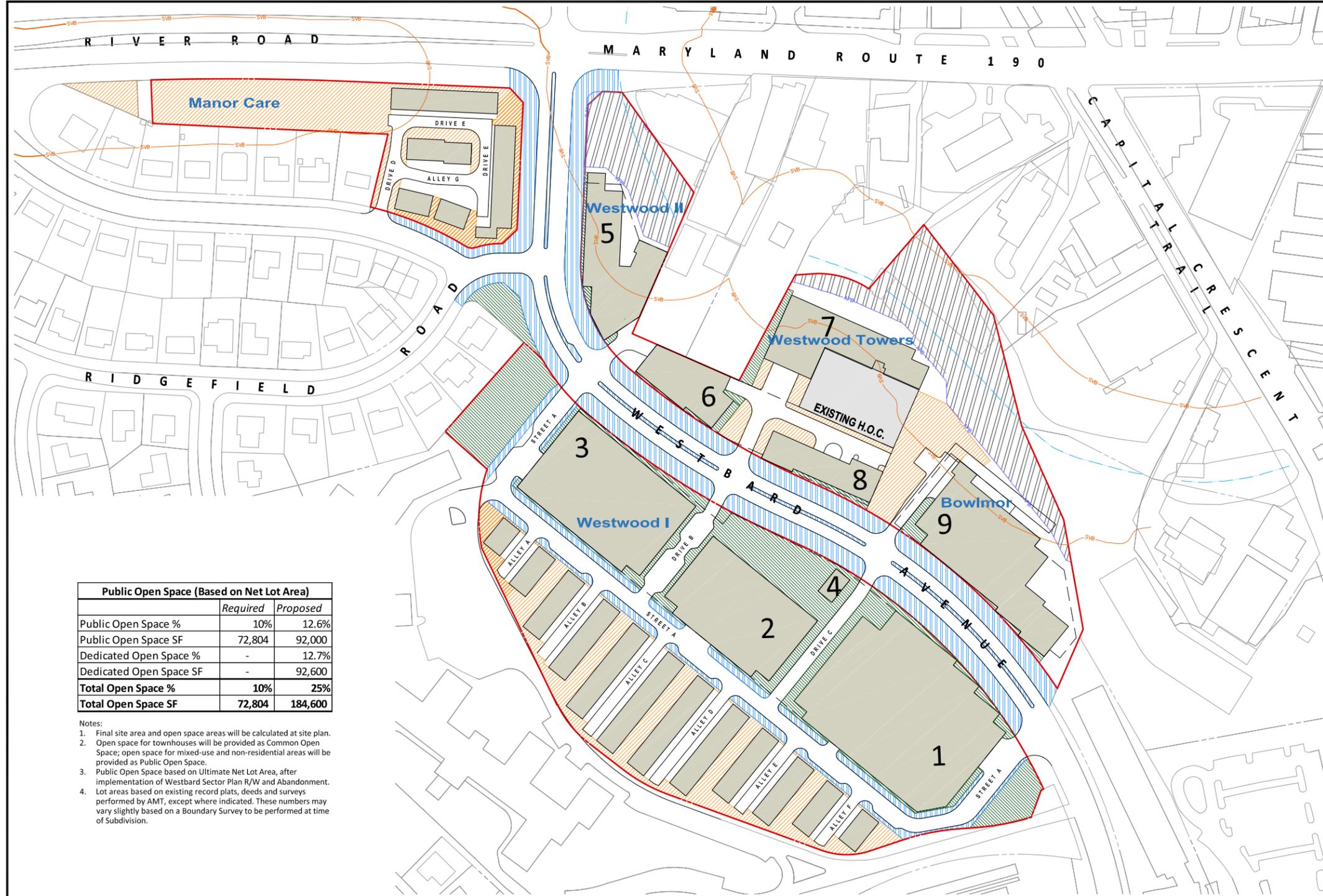
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LEGEND

- Proposed Building
- Subject Property Limits
- Private Open Space
- Public Open Space
- R/W Improvement Area
- Willet Branch Dedication/ Open Space
- Stream Centerline
- NRI/FSD Buffer
- Applicant's Proposed Buffer

NRI/FSD buffer lines have been placed on exhibit per staff comments. Applicant's Sketch Plan requests the buffers identified as "Applicant's Proposed Buffer."



Public Open Space (Based on Net Lot Area)		
	Required	Proposed
Public Open Space %	10%	12.6%
Public Open Space SF	72,804	92,000
Dedicated Open Space %	-	12.7%
Dedicated Open Space SF	-	92,600
Total Open Space %	10%	25%
Total Open Space SF	72,804	184,600

Notes:

- Final site area and open space areas will be calculated at site plan.
- Open space for townhouses will be provided as Common Open Space; open space for mixed-use and non-residential areas will be provided as Public Open Space.
- Public Open Space based on Ultimate Net Lot Area, after implementation of Westbar Sector Plan R/W and Abandonment.
- Lot areas based on existing record plats, deeds and surveys performed by AMT, except where indicated. These numbers may vary slightly based on a Boundary Survey to be performed at time of Subdivision.

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PUBLIC OPEN SPACE

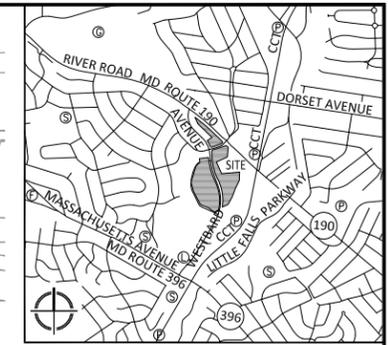
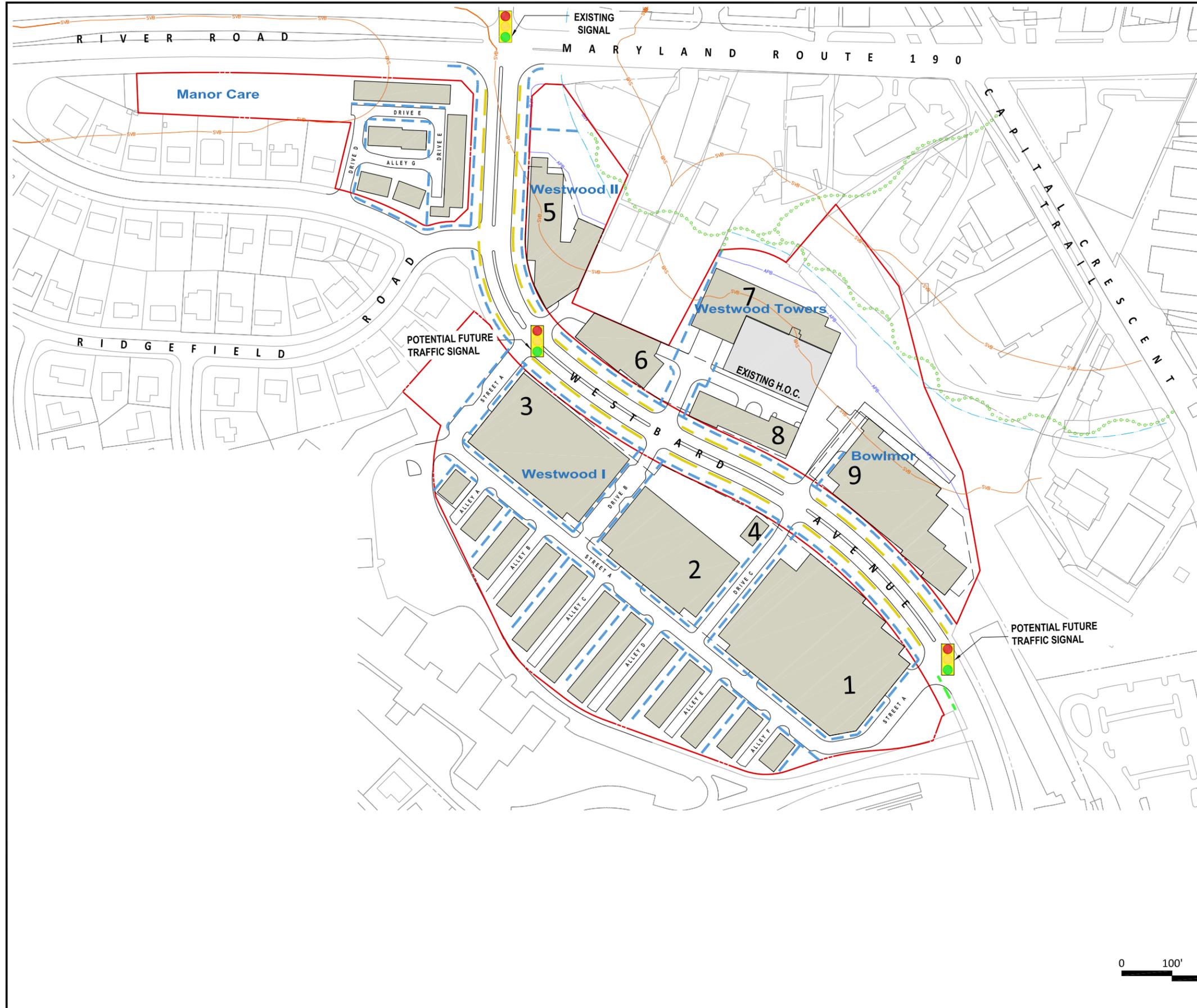
SHEET No:

SK3

320170010

0 100' 200' 400'





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LEGEND

- Proposed Building
- Subject Property Limits
- Traffic Signal
- Pedestrian Movement
- Proposed Cycle Track
- Shared Use Path
- Pedestrian Movement By Others
- Stream Centerline
- NRI/FSD Buffer
- Applicant's Proposed Buffer

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BIKE & PEDESTRIAN CIRCULATION

SHEET No:
SK5
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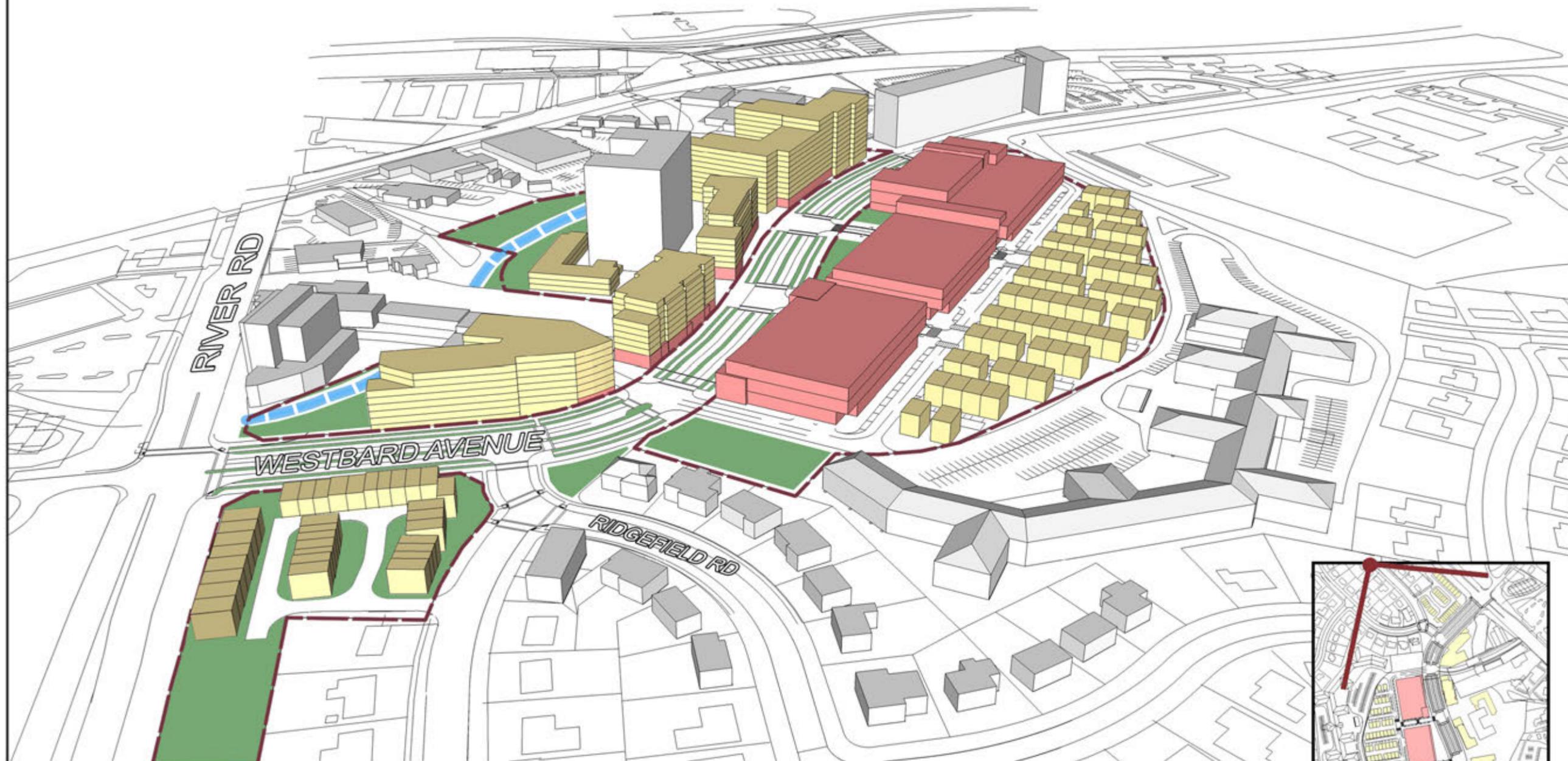
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KEY PLAN

Δ	Date	Revision
3	09.02.16	Per Agency Comnt
2	07.08.16	Final Submission
1	06.23.16	Init. Submission

**MASSING STUDY
VIEW 1**

SHEET No:

SK8

320170010

LAYOUT: MASSING 1, Plotted By: O'Brien

Z:\1000-9999\1450\CAD\PROJECTS\1450\1450000_MASSING.dwg - Jul 06, 2016 AT 12:41:06 PM

WESTWOOD SHOPPING CENTER



Owner/Applicant /
Master Developer:

Equity One (Northeast Portfolio) Inc.

410 Park Avenue Suite 1220
New York, NY 10022
212.796.1760
Contact: William L. Brown

Attorney:

Linowes and Blocher LLP

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301.654.0504
Contact: Barbara A. Sears

Traffic Engineer:

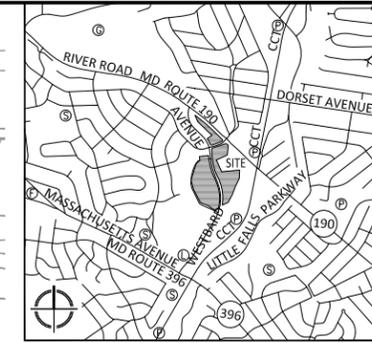
Wells + Associates

8730 Georgia Ave., Suite 200
Silver Spring, MD 20910
301.448.1333
Contact: Nancy Randall

Land Planners/
Civil Engineers:

VIKA Maryland, LLC

20251 Century Boulevard - Suite 400
Germantown, MD 20874
301.916.4100
Contact: Ian P. Duke



VICINITY MAP
SCALE: 1" = 2,000'

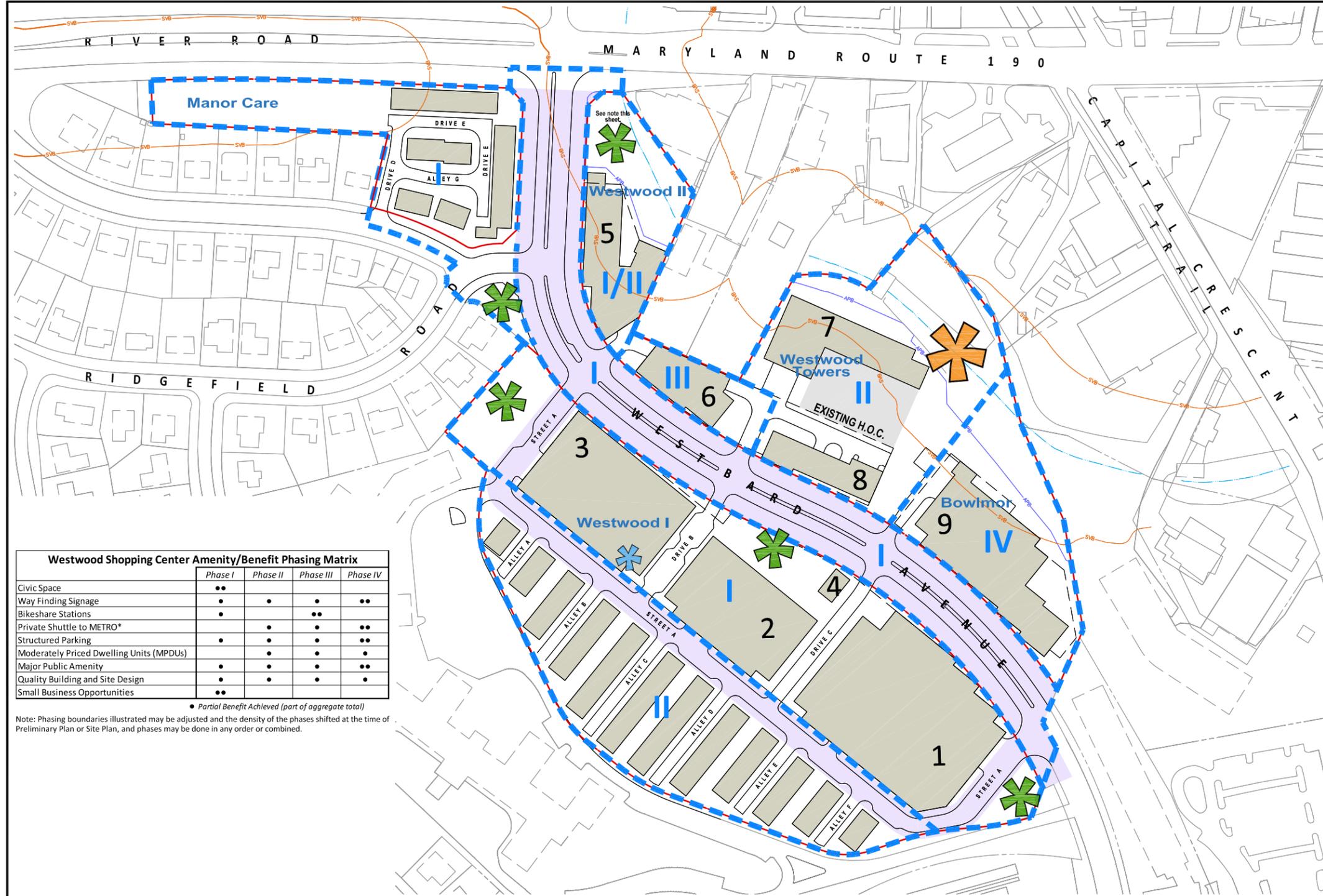
- This plan is intended to be printed at 11 x 17, and scale at 1" = 200'.
- The Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CRT Zone and the Westbard Sector Plan may be permitted.
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LEGEND

- Proposed Building
- Subject Property Limits
- Civic Space
- Public Open Space Location By Applicant
- Public Open Space Location By Others
- ROW Improvement Area
- Conceptual Phasing Limits
- Phase IV
- Stream Centerline
- NRI/FSD Buffer
- Applicant's Proposed Buffer

Note: On Westwood II, Applicant responsibility for improvement and/or contribution toward improvements to be determined at Preliminary Plan.

NRI/FSD buffer lines have been placed on exhibit per staff comments. Applicant's Sketch Plan requests the buffers identified as "Applicant's Proposed Buffer."



Westwood Shopping Center Amenity/Benefit Phasing Matrix

	Phase I	Phase II	Phase III	Phase IV
Civic Space	••	•	•	••
Way Finding Signage	••	•	•	••
Bikeshare Stations	•	•	••	••
Private Shuttle to METRO*	•	•	•	••
Structured Parking	•	•	•	••
Moderately Priced Dwelling Units (MPDUs)	•	•	•	••
Major Public Amenity	•	•	•	••
Quality Building and Site Design	•	•	•	•
Small Business Opportunities	••	•	•	•

• Partial Benefit Achieved (part of aggregate total)

Note: Phasing boundaries illustrated may be adjusted and the density of the phases shifted at the time of Preliminary Plan or Site Plan, and phases may be done in any order or combined.

5	1.17.17	Per Agency Cmmt
4	12.15.16	Per Agency Cmmt
3	09.02.16	Per Agency Cmmt
2	07.08.16	Final Submission
1	06.23.16	Init. Submission
Δ	Date	Revision

AMENITY / BENEFIT PHASING PLAN

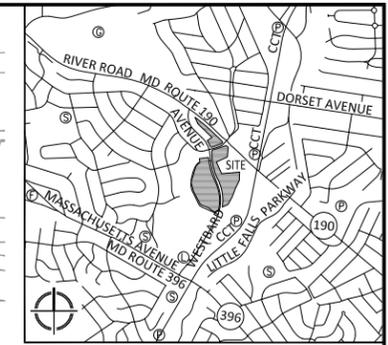
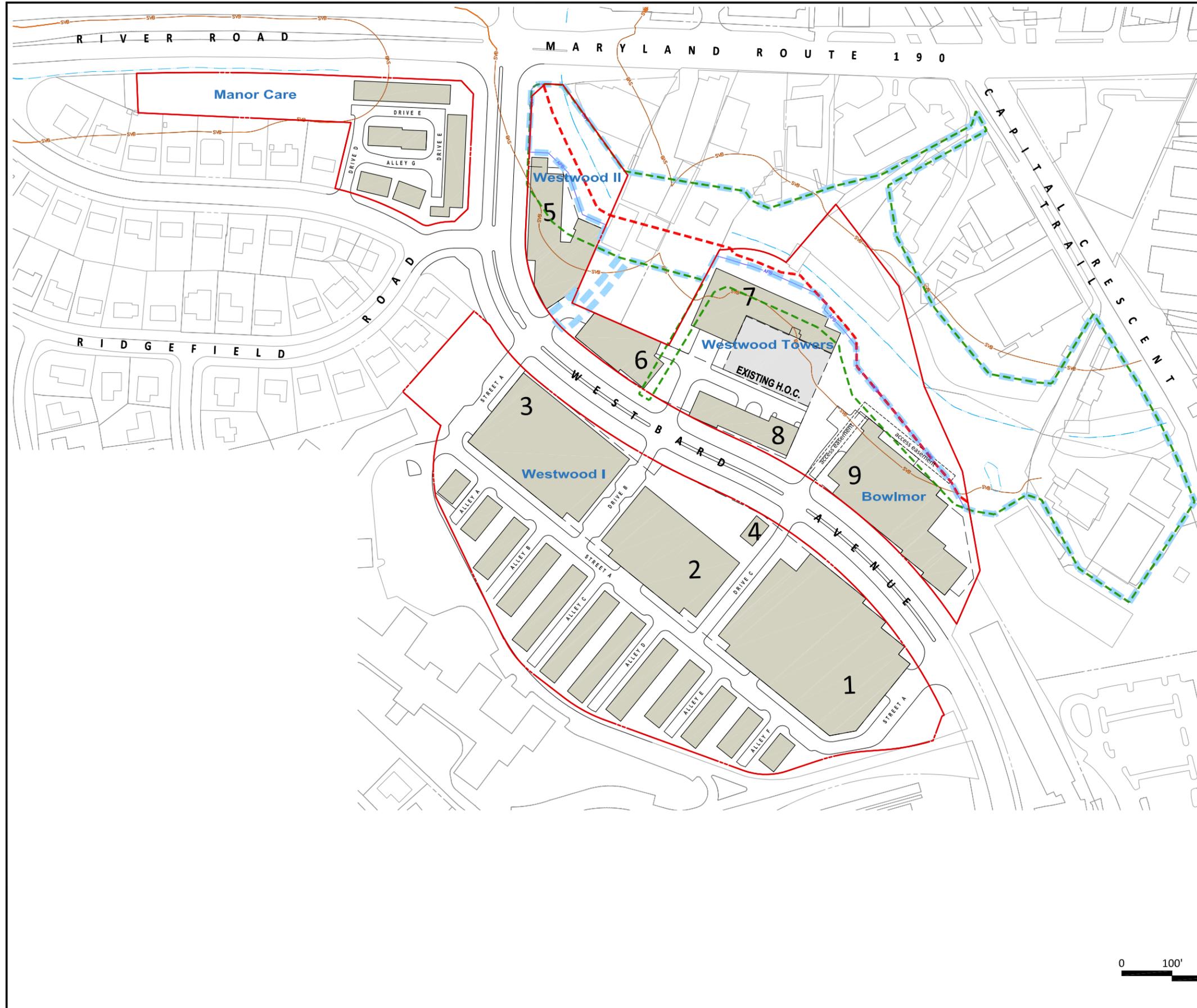
SHEET No:

SK10

320170010



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VICINITY MAP
SCALE: 1" = 2,000'

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LEGEND

- Proposed Building
- Subject Property Limits
- Stream Centerline
- NRI/FSD Buffer
- Applicant's Proposed Buffer
- Applicant's Original Dedication Line
- M-NCPPC Proposed Dedication Line
- Agreed upon Dedication Line*

*- Agreed upon Line of Dedication applies to Westwood Shopping Center property only

NRI/FSD buffer lines have been placed on exhibit per staff comments. Applicant's Sketch Plan requests the buffers identified as "Applicant's Proposed Buffer."

Modified buffer for Subject Property only. Modified buffer shown on adjacent Properties for graphical purposes only.

WESTWOOD SHOPPING CENTER



Owner/Applicant / Master Developer:
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Greenway Dedication Exhibit

SHEET No:
SK16
320170010



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WESTWOOD SHOPPING CENTER



Owner/Applicant /
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DESIGN PRECEDENTS

SHEET No:

LA 3.0
320170010

LAYOUT: CIVIC GREEN, Plotted By: OBrien

CIVIC GREEN



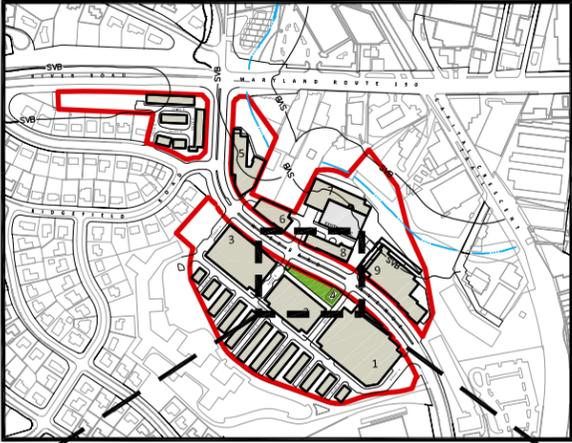
DILWORTH PARK, PHILADELPHIA, PA



ATLANTIC STATION, ATLANTA, GA



TARGET FIELD STATION, MINNEAPOLIS, MN



OVERALL AREA MAP
SCALE: 1" = 400'



CIVIC GREEN

SCALE: 1" = 100'

DESIGN PRINCIPLES

- FLEXIBLE SPACES FOR DIFFERENT GROUP SIZES
- PROGRAMMABLE FOR COMMUNITY EVENTS
- PROVIDES HARDSCAPE & LAWN AREAS FOR DIVERSITY OF ACTIVITIES
- INCLUDES SHADED AREAS, SITE AMENITIES, & DISTINCT FEATURES
- ACCESSIBLE TO ALL AGE GROUPS & ABILITIES

0 100' 200' 400'



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WESTWOOD SHOPPING CENTER



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Master Developer:

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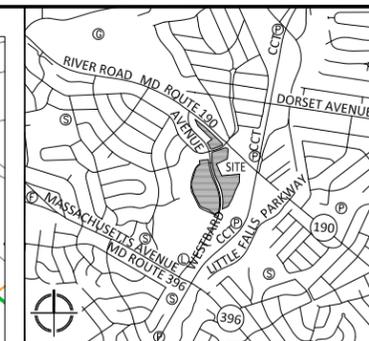
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Germantown, MD 20874
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VICINITY MAP

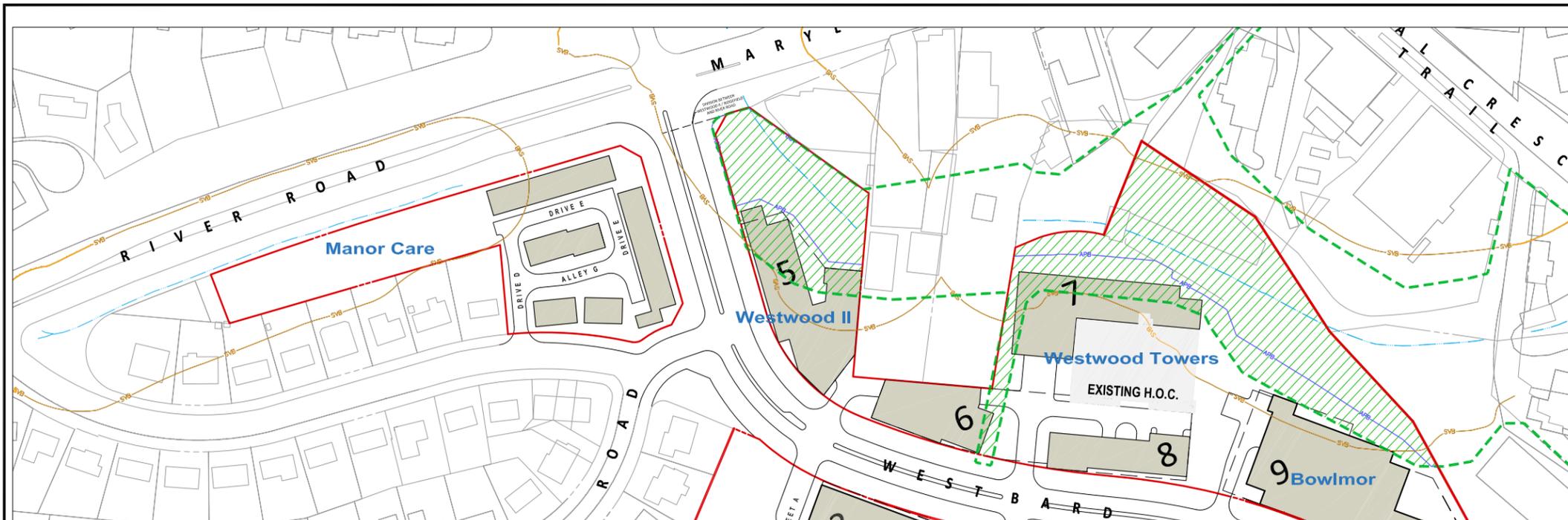
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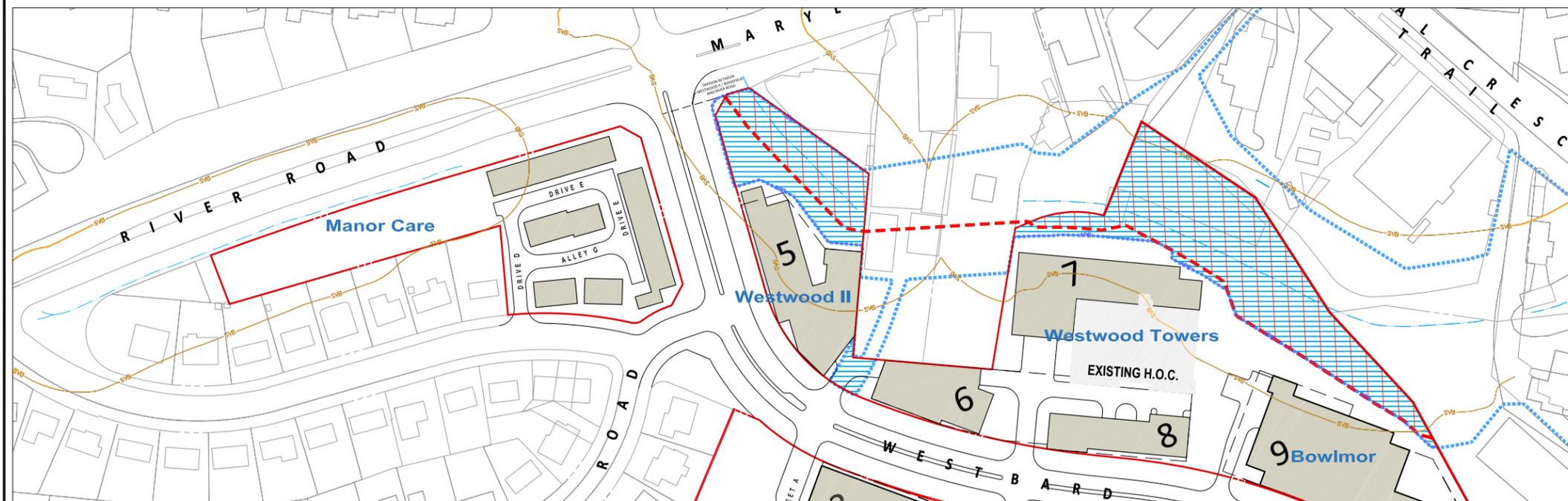
LEGEND

- Existing Building
- Proposed Building

- Proposed Property Boundary
- Stream Centerline
- NRI/FSD Buffer (Approved 9/2/2016)
- Applicant's Proposed Buffer
- M-NCPPC Proposed Dedication Line
- Area of Parks Requested Dedication (141,331 SF)
- Original Developer Proposed Dedication Line
- Original Developer Proposed Dedication Line (77,721 SF)
- Revised Developer Proposed Dedication Line
- Revised Developer Proposed Dedication (95,153 SF)



AREA OF PARKS REQUESTED DEDICATION
SCALE: 1"=100'



AREA OF DEVELOPER DEDICATION
SCALE: 1"=100'

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PROPERTY DEDICATION EXHIBIT

SHEET No:
1 OF 2

320170010

0 100' 200' 400'

