

Westwood Shopping Center Sketch Plan, Plan # 320170010

**February 23, 2017
Item # 9**



Westwood Shopping Center Sketch Plan, 320170010

Westwood II Site
64,111 s.f.

Manor Care site: vacant two story building

HOC-Westwood Towers, 15 story tower
To be considered at Sketch Plan amendment



Bowlmor site, a one story bowling center

Project Description

- 25.54 gross acres zoned:

5400 Westbard Avenue - CRT 2.0: C 0.75, R 1.25, H 60; 5101 Ridgefield Road - CRT 1.0: C 0.25, R 1.0, H 45; 5110 Ridgefield Road - CRT 1.5, C 0.5, R 1.5, H 75; 5401 Westbard Avenue - CRT 3.0, C 0.5, R 3.0, H 165 and CRT 2.5, C 0.5, R 2.0, H 75; and 5353 Westbard Avenue - CRT 2.5, C 0.5, R 2.0, H 110

- Construction of a mixed-use development with up to 1,800,000 square feet total development (existing and proposed) with up to 1,290,000 square feet of residential uses, not including square footage associated with MPDUs, and up to 510,000 square feet of non-residential uses;
- Located on Westbard Avenue in the southwest quadrant of the intersection with River Road (MD 190) and Ridgefield Road;



Project Description; Cont.

- 2016 *Westbard Sector Plan*
- Applicant: Equity One (Northeast Portfolio), Inc.
- Acceptance date: July 11, 2016.



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Amenity/Phasing Plan



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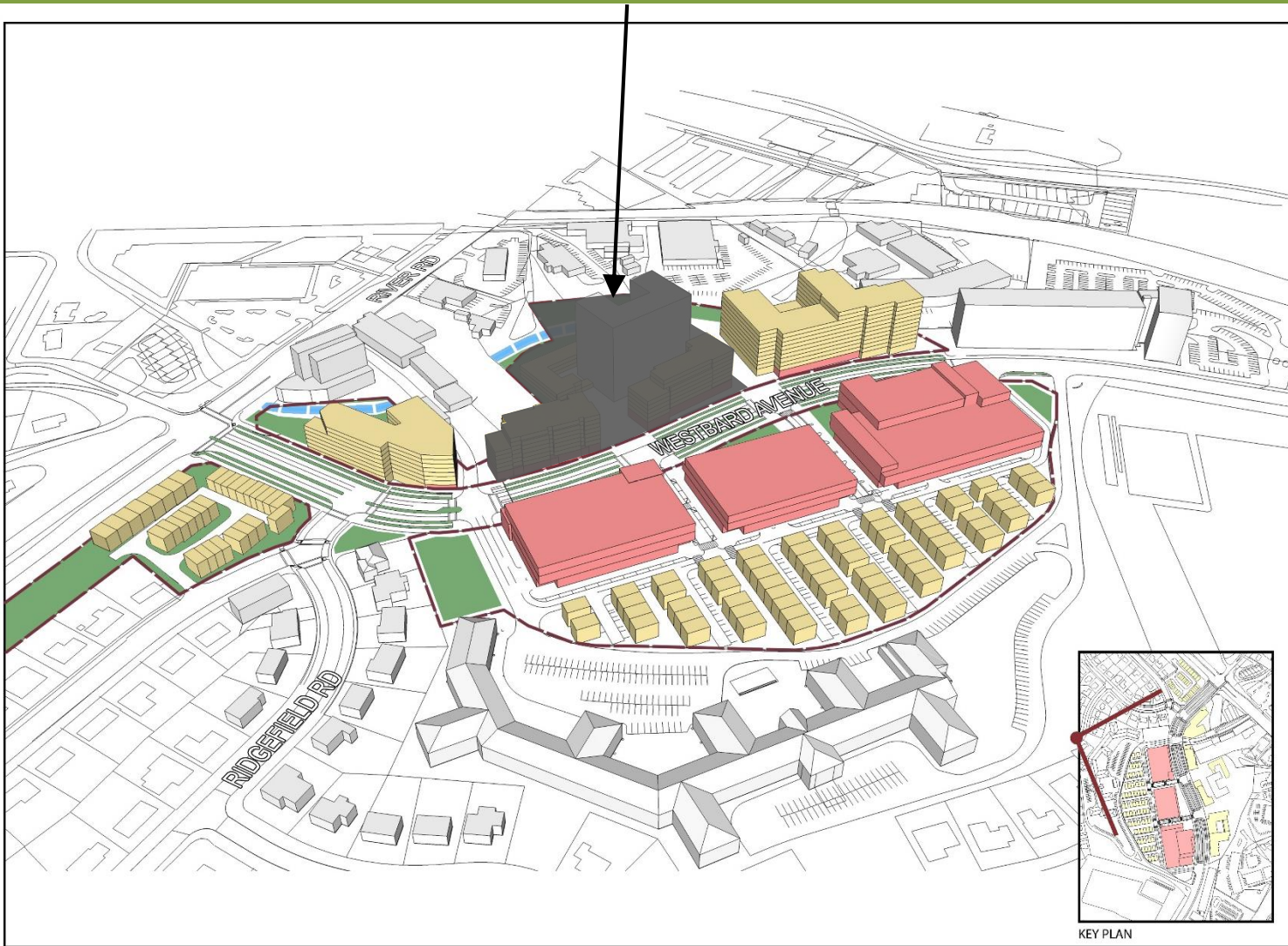
HOC Property to be considered at a future Sketch Plan Amendment



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Massing Study

Westwood Towers (HOC) to be considered at a future Sketch Plan Amendment



WESTWOOD SHOPPING CENTER



*Owner/Applicant /
Master Developer:*

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Portfolio) Inc.**
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Traffic Engineer:

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Contact: Nancy Randall

*Land Planners/
Civil Engineers:*

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20251 Century Boulevard - Suite 400
Germantown, MD 20874
301.516.4100
Contact: Ian P. Duke

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

MASSING STUDY VIEW 2

SHEET No:

SK9

320170010

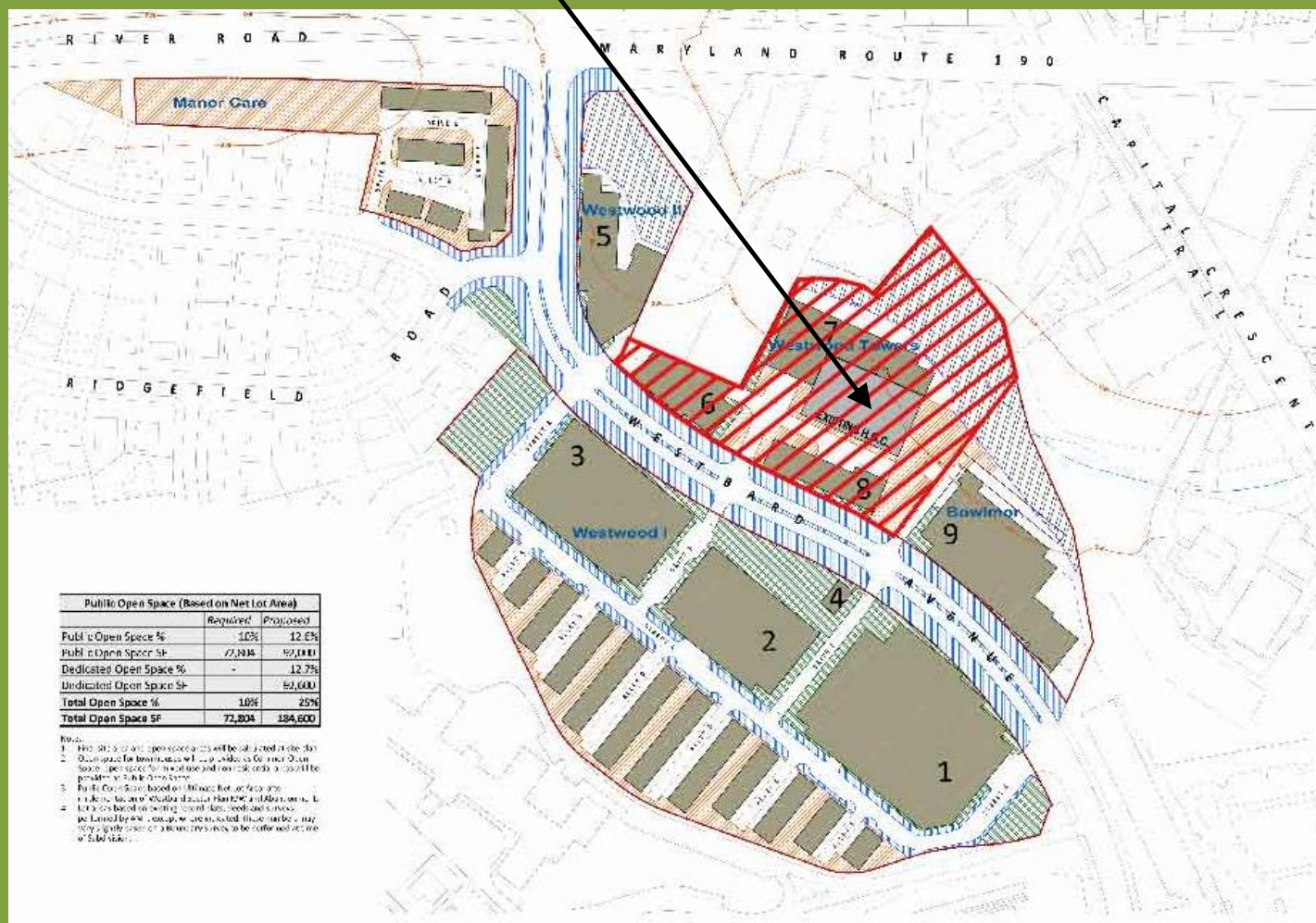
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Proposed Open Space

HOC Property to be considered at a future Sketch Plan Amendment



Public Open Space: 92,000 s.f. (12.6% of net lot area)

Dedicated Open Space: 92,600 s.f. (12.7% of net lot area)

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Vehicle Circulation Plan

HOC Property to be considered at a future Sketch Plan Amendment



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Willett Branch

Existing parkland and open space in the Westbard Sector Plan area is limited:

- Little Falls Stream Valley
- Capital Crescent Trail

Sector Plan Open Space 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



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Willett Branch 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, the Potomac, and the Chesapeake Bay

Features:

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



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Willett Branch Greenway

Preliminary Program of Requirements

Willett Branch Greenway	Countywide Urban Recreational Park
<ul style="list-style-type: none">Hard-surface trailNaturalized stream corridorWetland / meadow areaInterpretive signagePedestrian bridgesSeatingLandscaping with mature plants	<ul style="list-style-type: none">Dog ParkSkate Park / Pump TrackOutdoor Fitness EquipmentTrail / PathwaysLandscapingSeatingWiFi access



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Willett Branch: Today

- Retaining Walls and Illegal Dumping
- Buildings Adjacent to Channel and Direct Storm Outfalls
- Abandoned and Failing Infrastructure



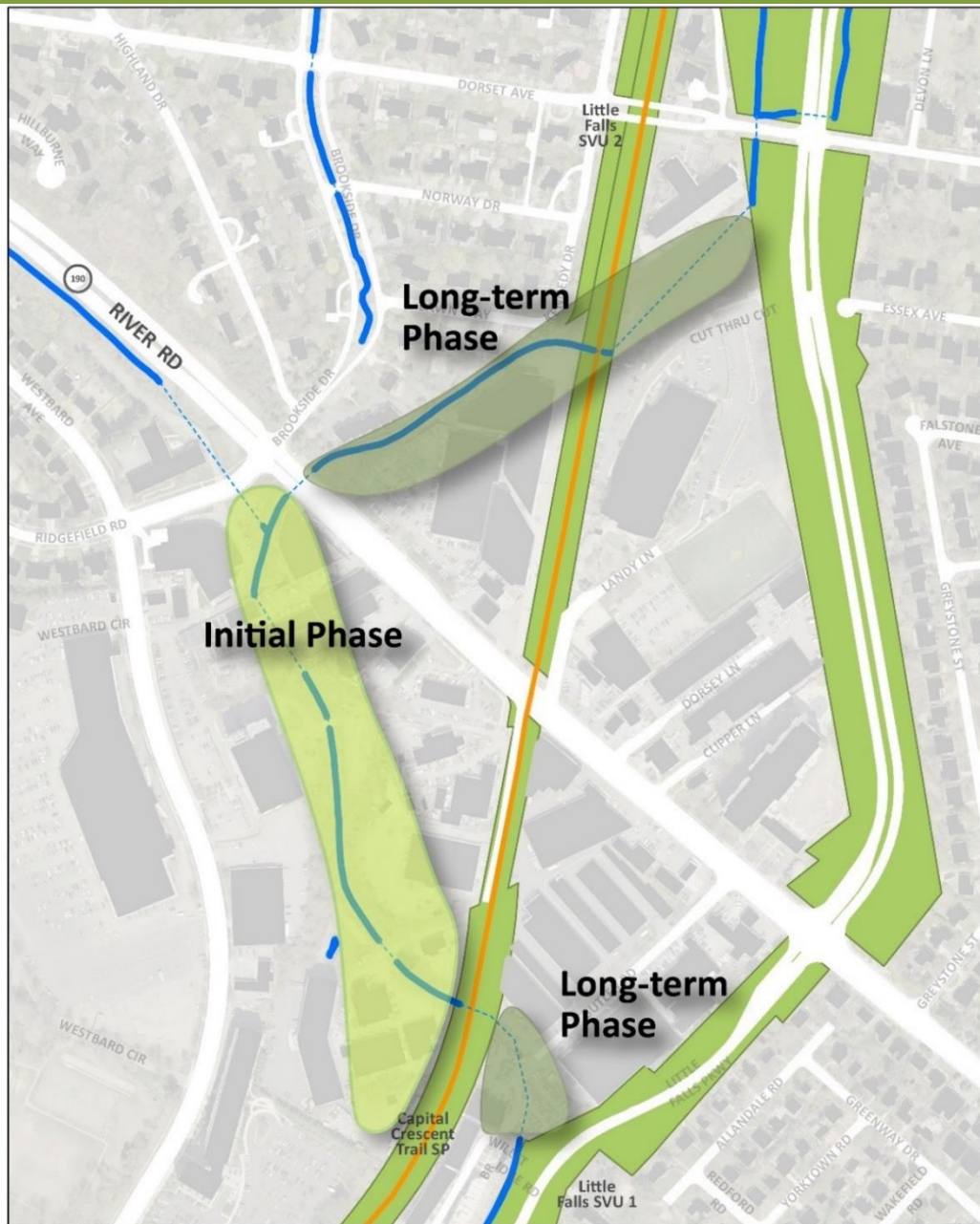
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Willett Branch Greenway

Implementation: Phasing

Two phases:

- Initial Phase
- Long-term Phase



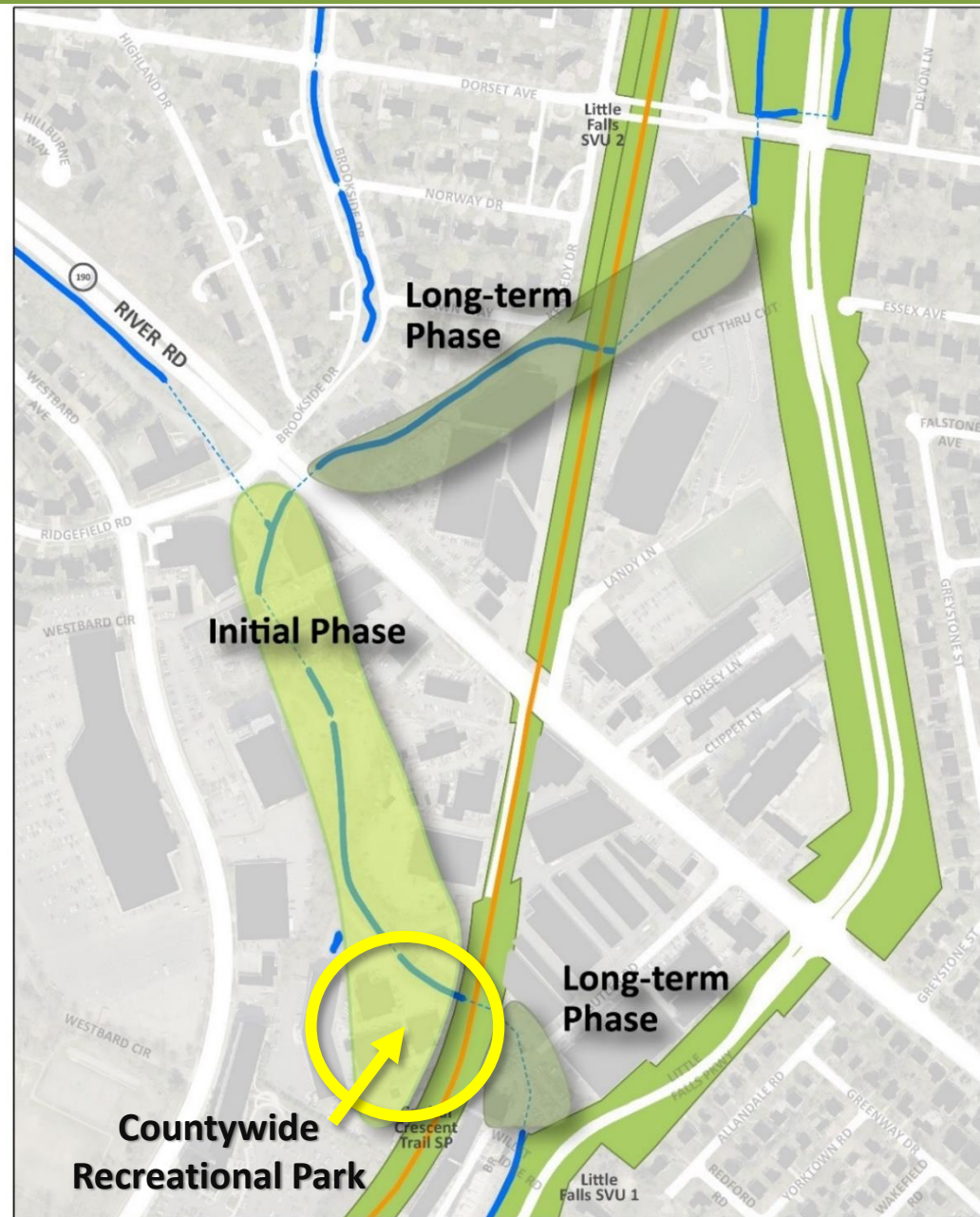
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Willett Branch Greenway

Implementation: Phasing

Initial Phase:

- Intersection of Ridgefield and River Road to the Capital Crescent Trail
- This phase includes the proposed Countywide Recreational Park



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Willett Branch Greenway

Property Acquisition Strategy

- Primary strategy: Dedication of land through Regulatory Review process
- Fee-Simple Acquisition of Recreational Park

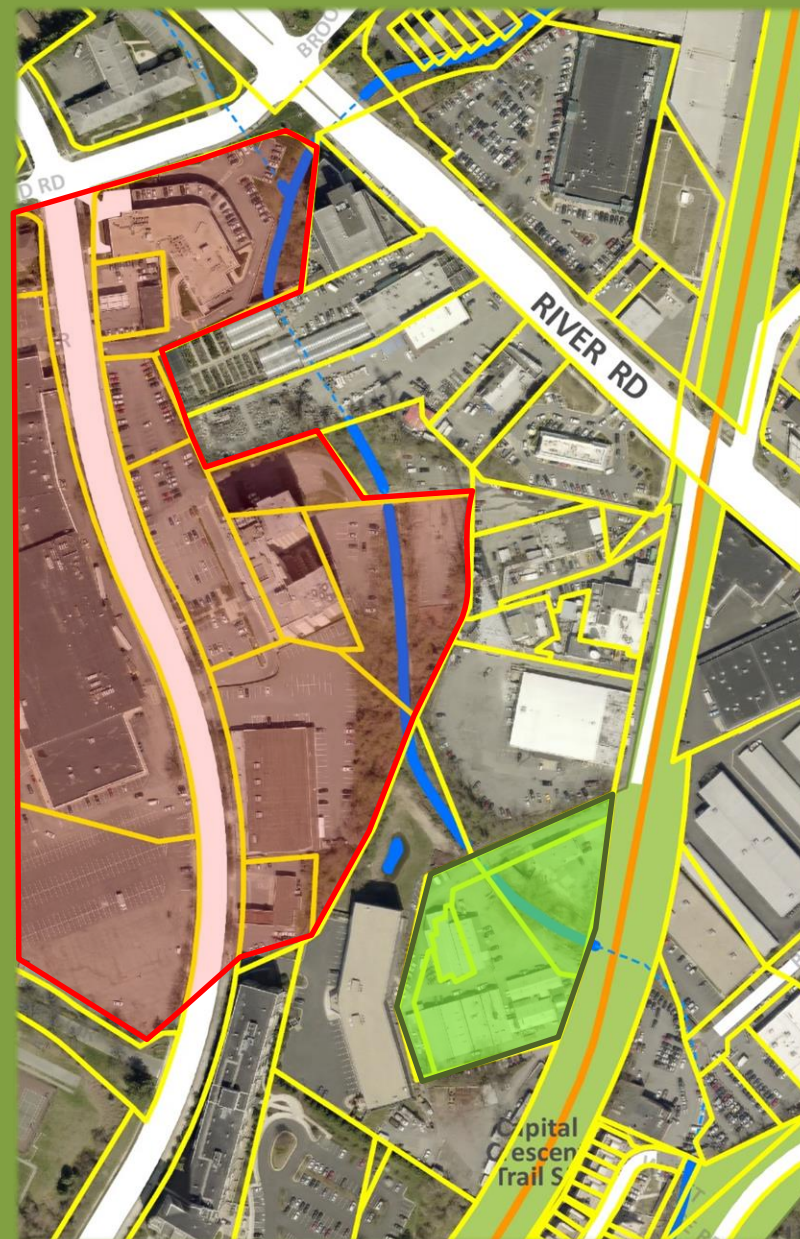


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Willett Branch Greenway

Land dedication

- All of the land is currently privately owned
- Equity One is the major property owners for the Initial Phase, however there are many property owners



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Sketch Plan Recommendations

- Westwood II Applicant to build greenway along Willett Branch, including stream naturalization and hard surface trail and dedicate to Parks
- Applicant to build neighborhood green urban park and dedicate to Parks.



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Public Benefits and Amenities:

Table 2 - Public Benefits		
Public Benefit	Max Allowed	Total Points
Major Public Facility		
Civic Space and Parks Dedication	40	23
Willett Branch Naturalization		10
Westbard Avenue/Ridgefield Road Realignment		7
Connectivity and Mobility		
Way Finding Signage	10	5
Bikeshare Stations		10
Private Shuttle Service to Metro	20	20
Quality Building and Site Design		
Structured Parking	20	20
Exceptional Design	10	10
Diversity of Uses and Activities		
Moderately Priced Dwelling Units (MPDU's)		30
Small Business Opportunities	20	20
TOTAL POINTS		138



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Open Space:

The proposed public open spaces are consistent with the Sector Plan recommendations. The Sector Plan recommends:

- a new, approximately 1/3-acre, Central Civic Green
- The Project also includes an approximately 1/3-acre new neighborhood green park
- Construction of a portion of the Willett Branch naturalization at Westwood II site
- Dedication of land for the Willett Branch naturalization
- Contribution to the naturalization of Willett Branch on the Westwood Towers/HOC site.



Infrastructure:

- Naturalization of the Willett Branch
- Re-alignment of Westbard Avenue
- Re-aligned Westbard Avenue (B-1) will enhance connectivity through:
 - Wide sidewalks
 - Separate bike lanes (cycle tracks) on both sides of Westbard Avenue



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Zoning :

- The proposed project is in conformance with the zoning recommendations in the Sector Plan.
- Final FAR averaging with commercial and residential square foot totals to be determined at Site Plan.
- MPDUs and additional height will be subject to future preliminary and site plan reviews.

Building Mass:

- The building masses shown in the Sketch Plan submittal are to indicate general layout only
- Final disposition and layout of buildings to be determined at Preliminary and Site Plan stage of project approval



Sector Plan Conformance :

- As conditioned, the proposed project is in conformance with the 2016 Westbard Sector Plan for land use, height and density, parks and open space, affordable housing, infrastructure, and public benefits and amenities.



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FUTURE SKETCH PLAN AMENDMENT

To be considered through an amendment



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Issues:

1) Stream Valley Buffer

- The location of the SVB is established during the review and approval of the NRI/FSD. Ideally, extents of the SVB are naturalized, planted and protected
- Provisions in the Environmental Guidelines & Westbard Sector Plan to allow SVB encroachments.

Sector Plan

Page 57, 75 & 101 of the Sector Plans states:

“...at the time of regulatory review, stream buffer areas may be modified and/or reduced if necessary to achieve the balance...”

Page 76 of the Sector Plan more clearly states:

“Balance the goals ... which is likely to necessitate modifications to stream buffer requirements on some properties.”



Approved Natural Resources Inventory – Forest Stand Delineation (NRI-FSD)

[illegible]

Issues:

2) Contribution to the Willett Branch Greenway behind Westwood II

- Willett Branch naturalization must take place at same time as development
- Applicant has not completely agreed to undertaking all work on naturalization

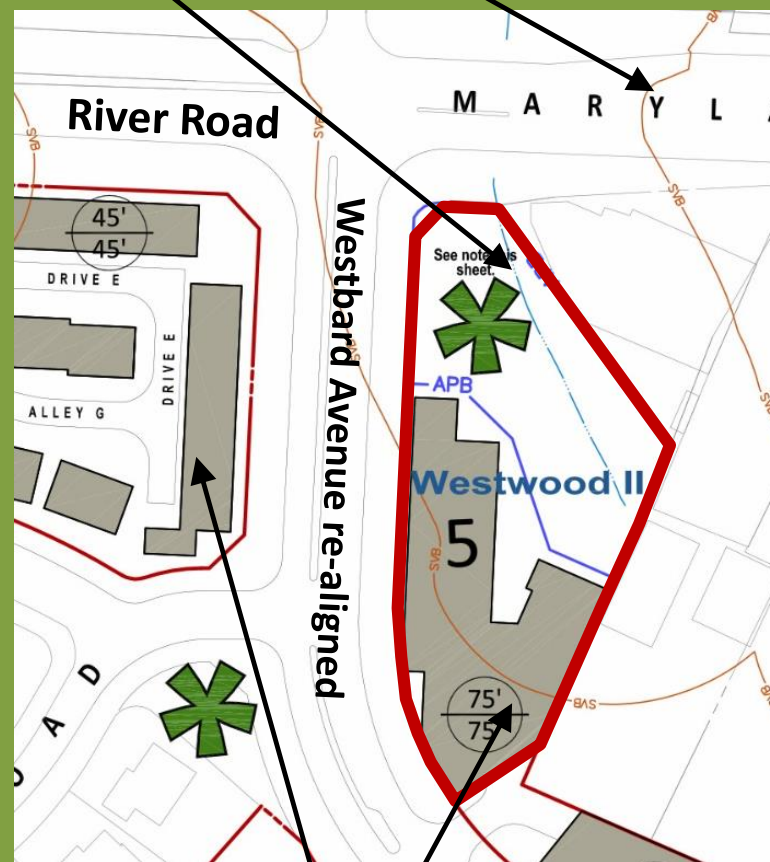
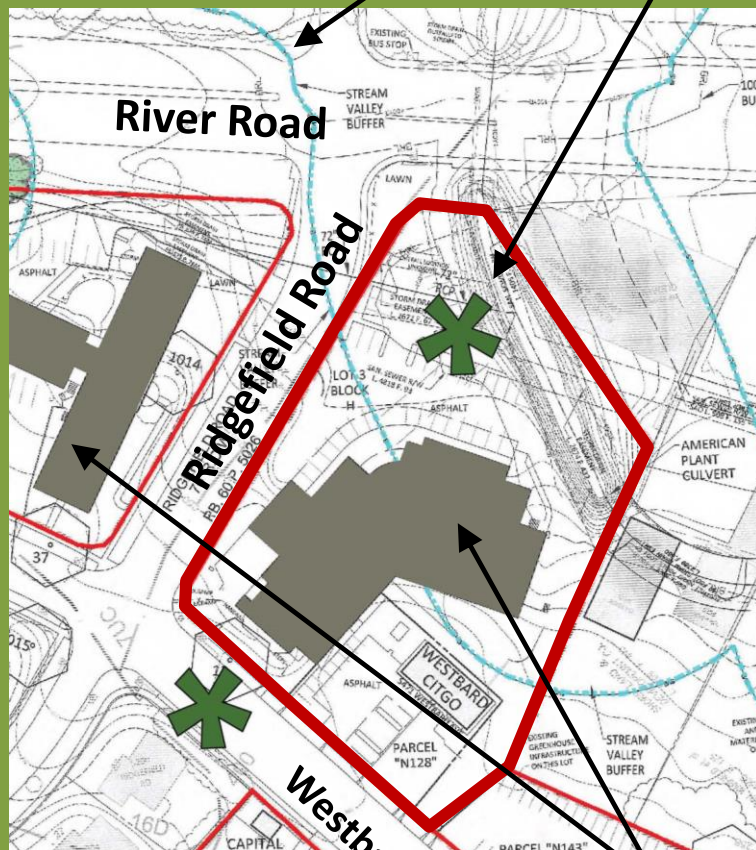


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Westwood II Property

Stream Valley Buffer

Line of Willett
Branch Stream



Existing
Buildings

Proposed
Buildings

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KENWOOD TRIBUTARY AT RIVER ROAD - MANOR CARE PROPERTY



Revised Conditions:

Condition 6a.

The Applicant must perform an archaeological assessment to determine if human remains exist on Parcel 175 due to the possibility of a former cemetery on that location, as described below:

Condition 7c.

The Applicant must provide shade trees to implement a 50 percent canopy goal for all public or private road right-of-way and ~~at-grade~~ surface parking lots.

Condition 9a.

The Applicant must participate in implementation of the master planned realignment of Westbard Avenue, as specified in the 2016 Westbard Sector Plan. The final roadway design and Applicant's role in implementation will be determined at the time of Preliminary Plan, in coordination with the Montgomery County Department of Permitting Services and the Maryland State Highway Administration, as applicable, and ~~is subject to~~ must address the letter dated September 21, 2016 from the MCDOT.

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Next Steps

Sketch Plan Amendment

Preliminary Plan (Adequate Public Facilities/Dedication)

Site Plan – will include a Study/Assessment of detailed layout, architectural massing, landscape details, total MPDU count and compatibility with adjacent neighborhoods



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Next steps: 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

