

# *Westwood Shopping Center*

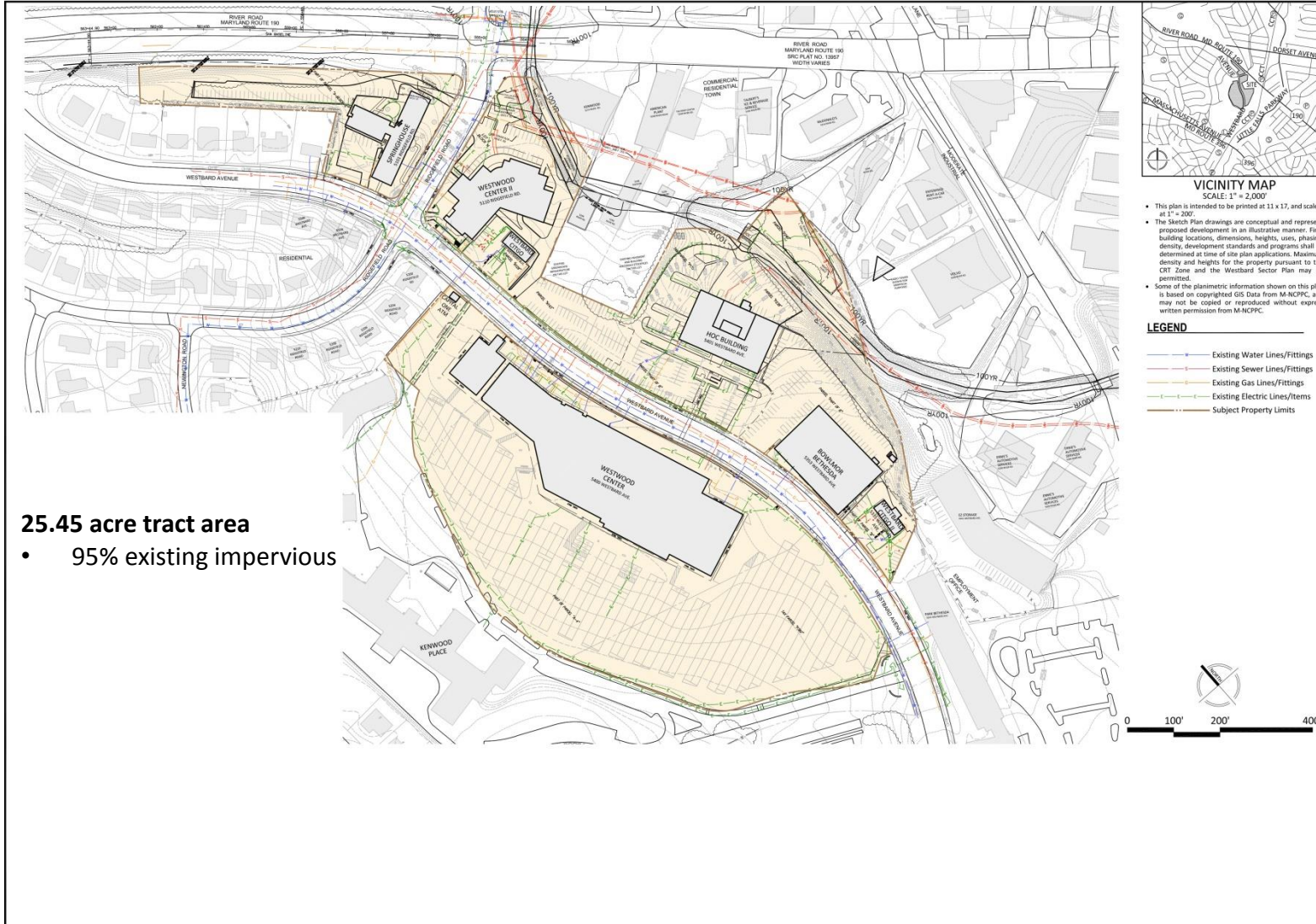
## **Sketch Plan M-NCPPC Public Hearing**

**February 23, 2017**

# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Existing Conditions





# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

Existing Development



February 23, 2017



# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

## Existing Conditions





# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

## Existing Conditions

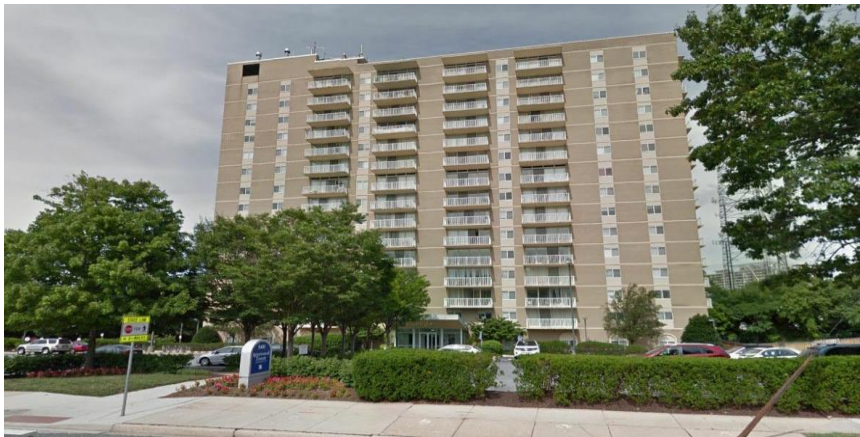




# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

## Existing Conditions



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Sketch Plan

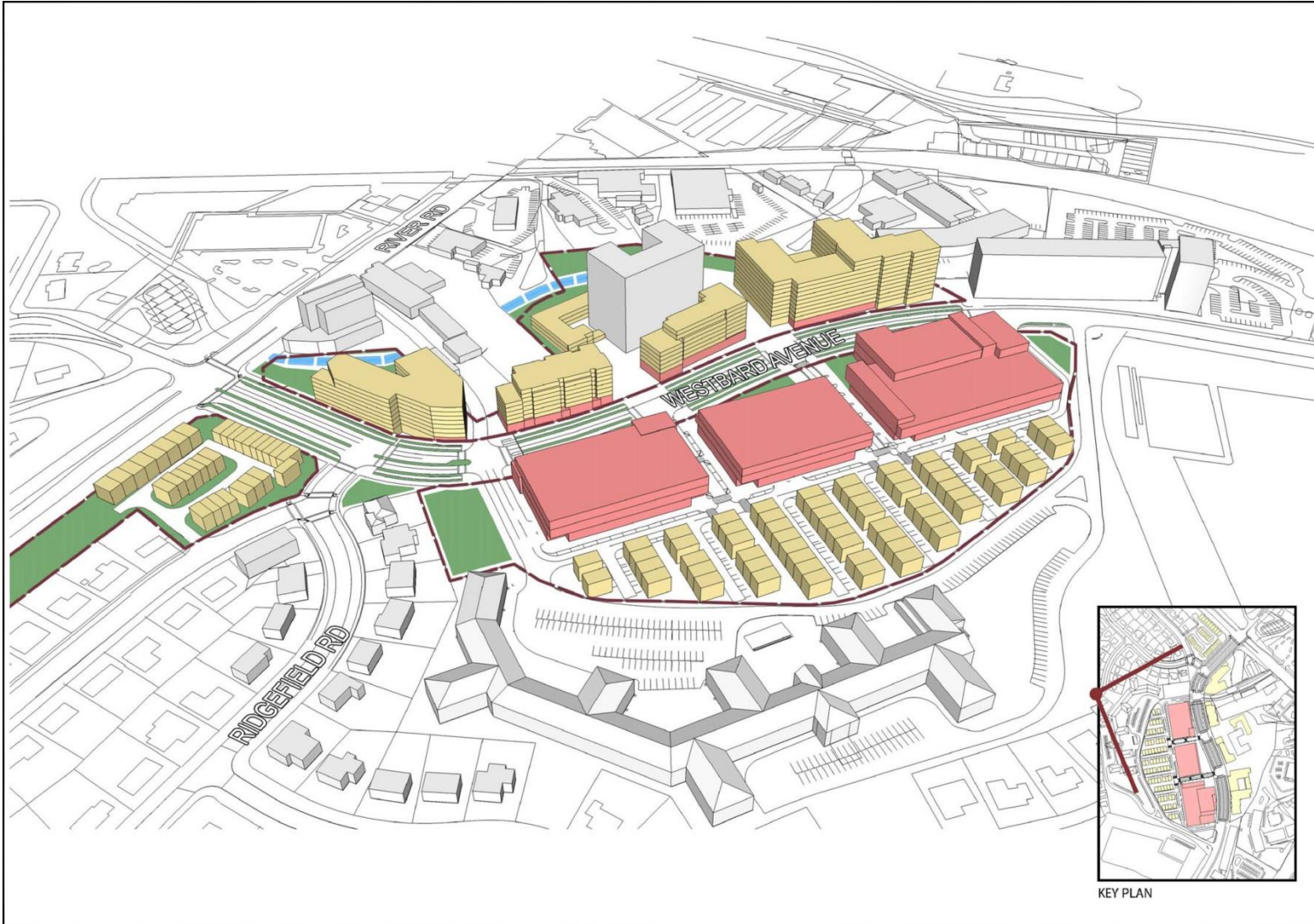




# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

## Massing View



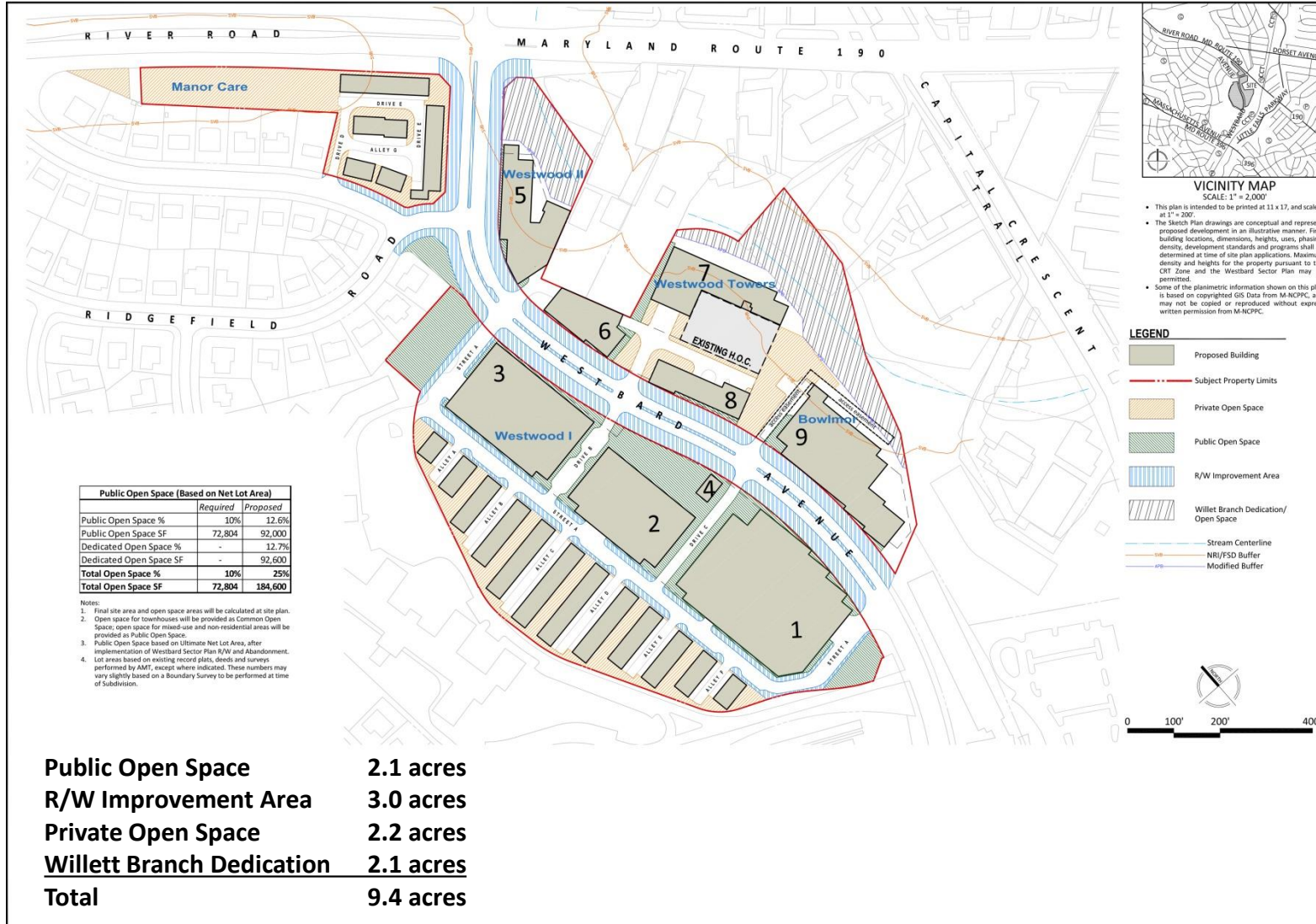
February 23, 2017



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Open Space/Streetscape



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

## Civic Green Illustratives

### CIVIC GREEN



DILWORTH PARK, PHILADELPHIA, PA



TARGET FIELD STATION, MINNEAPOLIS, MN



VIEW OF WESTBARD PLAZA LOOKING TOWARD BUILDING ONE



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



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

## Neighborhood Green Illustratives

### NEIGHBORHOOD GREEN



OVERALL AREA MAP  
SCALE: 1" = 400'



### DESIGN PRINCIPLES

- CREATES OPEN SPACE TRANSITION BETWEEN MIXED-USE CENTER AND EXISTING HOMES
- PROVIDES RECREATIONAL OPPORTUNITIES FOR ALL AGES
- PROVIDES MORE SERENE SETTING FOR GATHERING AND RELAXATION

# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

Streetscape Illustrative



View down Westbard Avenue Gateway



# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

Architectural Illustratives



View of Building One from Westbard Avenue

# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

Architectural Illustratives



View of Building Two across Westbard Avenue



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

## Recap of Overall Project Offerings

- 15% MPDUs
- Westbard Central Civic Green
- Springfield Neighborhood Urban Green Dedication
- Triangle Park open lawn area
- Provision of Community Use Space in Westwood I
- Willett Branch Dedication behind Westwood II, HOC and Bowlmor
- Monetary contribution to Willett Branch improvements
- Realignment of Westbard Avenue
- Westbard Avenue R/W Dedication (increase in width, plus realignment)
  - Westbard Roadway improvement
  - Cycle Track, both sides of Westbard Avenue
  - Streetscape Improvement
  - Bikeshare stations
- Pedestrian connection to future Willet Branch Greenway trail
- Substantial below-grade parking throughout site
- Shuttle service to METRO
- Reforestation on Manor Care site
- Increased Tree Canopy to meet Sector Plan goals
- Stormwater Management Facilities

# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

Existing Tax Map



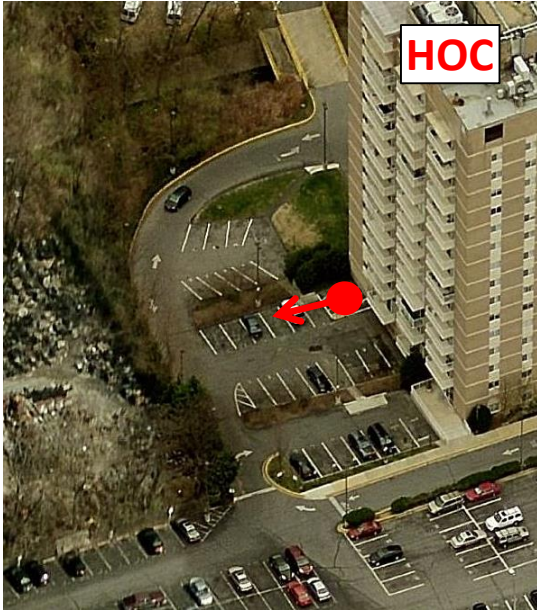
February 23, 2017



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

View of P175 from HOC Parking Lot



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Condition Changes – Revision to Condition #6

- 6) Cemetery Delineation and Archeological Assessment
  - a. The Applicant perform an archeological assessment to determine if human remains exist on Parcel 175 due to the possibility of a former cemetery on that location, as described below:
    - i) The Assessment must include a Geophysical Survey, using ground-penetrating radar.
    - ii) The Assessment must be conducted by a 36 CFR 61 Qualified Professional Archaeologist or team experienced both in the use of ground penetrating radar and mechanical soil stripping and in African American burial practices to investigate potential unmarked grave locations.
    - iii) The Assessment must engage the descendant/historic community, including the River Road African Community.
    - iv) The Assessment must be in compliance with the approved Maryland State Guidelines for Archaeological Investigations.
    - v) The Assessment must include information on whether or not human remains exist in tested areas and provide recommendations pursuant to applicable Maryland laws.
    - vi) The Assessment must be completed prior to the hearing date for the Sketch Plan Amendment [and Preliminary Plan](#) for the portion of property covering ~~parcel~~[Parcel](#) 175 ~~and the Preliminary Plan~~.
  - b. Based on the outcome of the Assessment, Staff may recommend adjustments to the area of dedication shown on the Sketch Plan and design for the Willett Branch on Parcel 175 as part of the Preliminary Plan or Site Plan for this site, as applicable.



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Condition Changes – Revision to Condition #8 Part 1

#### 8) Public Parks Dedication

a. Springfield Neighborhood Green Park: The Applicant must ~~dedicate, design, and construct~~provide necessary space for a Neighborhood Green Urban Park; by dedicating approximately ½ acre but no less than ~~a~~ 1/3 of an acre in size – not including sidewalks and streets.

b. Willett Branch Greenway (“Willett Branch” or “Greenway”)  
~~All proposals and conditions regarding the dedication, design and construction of the Willett Branch Greenway in portions other than Westwood II will be addressed as part of the future Sketch Plan Amendment.~~

Dedication of the Willett Branch Greenway for portions of the property other than Parcel 175 shall be as generally depicted on Applicant’s Public Open Space Plan as “Applicant’s Proposed Buffer” dated January 17, 2017. The final delineation of the dedicated area will be determined at the time of Preliminary Plan for these areas.

#### c. Westwood II Site

At the location referred to as the Westwood II site (Building 5), the Applicant must, in coordination with M-NCPPC Parks Department ~~and under a Park Construction Permit~~, design and construct the a terraced wall on its property to serve as a retaining wall and as part of the Willett Branch Greenway ~~between River Road and the American Plant Food culvert within the dedicated Parkland as described above. As part of the construction of the Greenway, the following conditions must be met:~~

i) ~~The Willett Branch stream channel must be removed from the existing concrete culvert and directed into a more natural channel. The channel bottom must contain rough natural materials to the extent possible given the site constraints.~~

ii) ~~The elevation and alignment of the reconstructed channel must work with both the existing American Plant Food culvert downstream and a future naturalized condition of the Willett Branch that currently runs under that culvert without the need for a significant reconstruction of this section.~~

iii) ~~The Willett Branch stream channel must be contained within terraced walls that allow for native vegetation to exist along the channel.~~

iv) ~~The face of the wall across the stream below the Kenwood Office building property shall be reconstructed with stonework to match the newly constructed terraced walls on the Westwood II side of the stream.~~

v) ~~A rock cascade feature must be constructed near where the Manor Care/ Kenwood tributary enters Willett Branch. Final location of the rock cascade to be determined at Site Plan.~~

vi) ~~A 10’ wide hard surface trail must be constructed above the right stream bank.~~

# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Condition Changes – Revision to Condition #8 Part 2

~~The trail must tie into the realigned Westbard Avenue streetscape and allow for future continuation across the American Plant Food property to connect to the remainder of the Greenway trail.~~  
~~vii) Native landscaping must be designed and installed to enhance the Park setting and provide environmental uplift.~~

- d. HOC (also referred to as “Westwood Towers”) Site  
In coordination with M-NCPPC Staff, the following considerations must be evaluated as part of a future Sketch Plan Amendment for that portion of the property covering Parcel 175:
- ~~i) After completion of the archeological assessment, the Applicant must dedicate property for the naturalization of the Willett Branch Greenway.~~
  - i) ~~ii) After completion of the archeological assessment, the Applicant must provide~~ identify the extent and location of dedication on Parcel 175 for the Willett Branch Greenway and include this area in a phasing plan to be applied ~~with~~ to future applications on this portion of the site ~~to include: removal of all pavement, retaining walls, and other infrastructure except for the concrete channel (to be removed by Parks at a later date) from the land to be dedicated.~~
  - ii) ~~iii) Provision of temporary access from Westbard Avenue to the existing HOC bridge.~~
  - iii) ~~iv) Provision of~~ an easement or dedication for a permanent ~~paved~~ improved pedestrian connection from Westbard Avenue between Westbard Towers and the HOC building and extending into the Greenway.
  - ~~v) A contribution toward the naturalization of the Willett Branch to be applied directly to the naturalization of the Willett Branch Greenway through a Capital Improvement Program.~~
  - iv) ~~vi) Appropriate~~ maintenance access for all properties abutting areas of future Park Dedication, where reasonable. Locations and maintenance agreements must be identified at the time of Preliminary Plan review and finalized in detail at Site Plan.



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Sector Plan Excerpts on 'reduced buffer'

#### Willett Branch...

*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.*

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#### 2.6 Environment

Much of Westbard is a heavily paved landscape with more than two-thirds of its imperviousness devoted to roads and parking lots for vehicles. These impermeable surfaces intensify the urban heat island effect, creating health hazards and increasing use of energy in cars and buildings. As redevelopment takes place, surface areas for roads and parking should be reduced and replaced with a shaded, more inviting and healthier landscape.

The Sector Plan's overall goal is to move Westbard closer to environmental sustainability and make this area a healthier and more desirable and livable place by supporting and improving its remarkable environmental features, including:

- **Willett Branch** flows through the heart of the Sector Plan area. Few, if any, development centers in Montgomery County have a stream running through them. However, Willett Branch has been engineered as a storm drain and continues to be used for illicit dumping. High velocity, uncontrolled runoff is a major impact to the stream system. In addition, major trunk sewer lines have been placed parallel to the stream. In spite of these challenges, the Willett Branch stream valley has the potential to become a community asset, a unifying feature and a rare natural area right in the heart of Westbard.

The Plan recognizes that Willett Branch will be an urban stream and will have engineered elements. To create a more naturalized—although still channelized—stream, the stream will be naturalized by removing the concrete-lined channel, except where regulatory review deems it not possible or advisable. 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.**

- **Greenways** are adjacent to and within Westbard. They include the Little Falls Parkway, Capital Crescent Trail and forested areas along the Willett Branch stream valley. Willett Branch can become an accessible,



Westbard is characterized by large parking lots



Willett Branch is contained in concrete channels

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**Purpose:** The 1982 Westbard Sector Plan indicated a need for this park, but the space was never built. This Plan repeats the recommendation to:

- Provide a needed transition between the planned Westwood Center development and the Springfield neighborhood. Provide needed space for facilities, such as a playground, a community open space or a dog park.
- Establish a place for informal gathering, lunchtime relaxation or small special event gatherings.

**Recommended Size:** Approximately 1/2 acre but no less than 1/3 acre.

**Willett Branch Urban Greenway/Stream Valley Park** (parcels 175 and 240)

**Vision:** To create an accessible, walkable trail and an ecologically improved and naturalized stream corridor owned and managed by M-NCPPC as parkland.

#### 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 Chesapeake Bay.



Rendering of recommended Springfield Neighborhood Park from Concept Framework Plan

#### Features:

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

- A naturalized stream
- Interpretive signage.

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.**

**Pedestrian Linkage through Equity One / HOC Property** (parcel 143)

The property leased by the Housing Opportunities Commission (HOC) on the east side of Westbard Avenue has the potential to act as the southwestern terminus of a connection between Westbard Avenue and River Road. This connection, either a pedestrian link or a vehicular/pedestrian link between the Westbard Avenue District and River Road (at parcels 131 and 133), will create synergy between these two retail nodes. It would also serve as a gateway to the naturalized Willett Branch stream valley, providing easy access from both River Road and Westbard Avenue.

#### 3.1.3 Environment - Naturalization of Willett Branch

The tributary to Willett Branch that runs along River Road has vertical/undercut banks within 6 feet of the edge of River Road and the area has heavy pockets of invasive plants. As the stream enters a culvert, there's a log jam with extensive blockage and considerable build-up of sediment. This site restoration should include parcel 902, an approximately 3,000-square-foot property which is adjacent to the Sector Plan area and River Road. Coordination with the State Highway Administration will be necessary to complete this work.

Willett Branch enters a tunnel at the corner of River Road and Ridgefield Road (adjacent to parcel 077); re-emerging near a parking lot currently used as a dog park and overflow parking for the Housing Opportunities Commission (HOC) apartment building across Willett Branch. Water seepage from the

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and existing park spaces, and improve stormwater runoff into the Little Falls Branch.

#### A. Stream and Wetland Buffer

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 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.**

It is logical that the Willett Branch corridor be recommended as a Greenway in the Westbard Sector Plan area. The land provides the perfect opportunity to create an urban greenway with connections to the existing Capital Crescent Trail Special Park and Little Falls Stream Valley Unit 2.

#### B. Parks Department Ownership

Implementation of the Willett Branch Greenway as a continuous open space corridor in the Sector Plan area is most likely to succeed under the control of one public entity. As experts in stream valley restoration and management, trails and recreation, the Montgomery County Department of Parks can provide consistent standards for design, naturalizations, maintenance, policing and programming of the Greenway corridor.

#### C. Acquisition

Numerous tools exist for acquisition of primarily undevelopable portions of properties that will make up the Willett Branch Greenway. They include, but are not limited to:

- Dedication through the regulatory review process.
- Fee-simple acquisition via:
  - Legacy Open Space (LOS) funds. Both the

Willett Branch Greenway and the Countywide Urban Recreational Park are designated as LOS Urban Open Spaces in the Sector Plan under Parks, Trails and Open Space (see Section 2.4.2 E):

- Program Open Space (POS)
- Advance Land Acquisition Revolving Fund (ALARF)
- Private sector contributions, including:
  - Off-site improvements
  - Contributions to an established amenity fund.
- Additional local, state and federal sources, including:
  - Chesapeake Bay Stewardship Fund Small Watershed Grants Program
  - American Rivers and National Oceanic and Atmospheric Administration (NOAA) Community-based Restoration Program grants.

#### D. Implementation of Greenway Naturalization

As segments are acquired, funding the naturalization of the Willett Branch Greenway corridor and construction of trails and related infrastructure would be achieved through a combination of County funds and grants, and private sector contributions fed into the Parks Department Capital Improvements Program (CIP).

# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Comparison of NRI Stream Valley Buffer to Modified Buffer Dedication



#### LEGEND

- Proposed Building
- Subject Property Limits
- Stream Centerline
- NRI/FSD Buffer
- Modified Buffer
- Proposed Dedication



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

Proposed Willet Branch Dedication with Modified Buffer



AREA OF DEVELOPER DEDICATION  
SCALE: 1"=100'

## LEGEND

- Proposed Building
- Proposed Property Boundary
- Stream Centerline
- Modified Buffer
- Proposed Dedication



**Willet Branch Dedication 2.1 acres**

# *Westwood Shopping Center*

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

Architectural Illustratives



View of stream from Westwood II looking towards River Road



# Westwood Shopping Center

**SKETCH PLAN**  
**CONCEPTUAL DESIGN**

## Recap of Overall Project Offerings

- 15% MPDUs
- Westbard Central Civic Green
- Springfield Neighborhood Urban Green Dedication
- Triangle Park open lawn area
- Provision of Community Use Space in Westwood I
- Willett Branch Dedication behind Westwood II, HOC and Bowlmor
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  - Bikeshare stations
- Pedestrian connection to future Willet Branch Greenway trail
- Substantial below-grade parking throughout site
- Shuttle service to METRO
- Reforestation on Manor Care site
- Increased Tree Canopy to meet Sector Plan goals
- Stormwater Management Facilities

# Westwood Shopping Center

**SKETCH PLAN  
CONCEPTUAL DESIGN**

Condition Changes – Revision to Condition #9

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## **Environmental Guidelines**

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### **D. Exceptions to the Guidelines**

The guidelines contained in this document form the basis for staff recommendations to the Planning Board, who may then choose to accept, reject, or modify these recommendations on a case-by-case basis. Exceptions to the guidelines may be recommended by the staff on a case-by-case basis where strict compliance with the guidelines herein would result in unreasonable hardship; and when it can be demonstrated that safety, County road standards, storm drainage, stormwater management, erosion and sediment control, engineering, design, or planning issues can be satisfactorily addressed to benefit the environment, the general public, or both. Furthermore, staff are receptive to other ideas and techniques that enhance environmental compatibility and achieve the same purpose as those identified in this document.



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Condition Changes – Revision to Condition #4

#### 4) Design, Building Form, and Environmental Improvements

##### a. Manor Care Site:

\*\*\*

iv) The Applicant must ~~make~~address the following environmental enhancements including demolition and deconstruction of the linear parking lot, stream stabilization, invasive species removal, and re/afforestation. SHA coordination for work in the adjacent right-of-way will be needed.

##### b. Westwood I site: Townhouses perpendicular to Street 'A'

At the time of Preliminary and/or Site Plan, as applicable, the Applicant must address the following issues to ensure compatibility with surrounding uses:

i) ~~i) At Preliminary Plan and Site Plan, redesign buildings into shorter strings to provide appearance comparable to the larger homes in the adjacent single family neighborhoods.~~

ii) Potential need for shorter strings.

iii) ~~Buildings along Street A must have~~ Building doors along ~~that street~~ Street A.

iv) ~~No garage~~ Garage doors ~~may face~~ facing onto Street A.

v) ~~The Applicant must provide space~~ Space for buffer strips to accommodate ~~stormwater~~ management features recommended in Sector Plan.

vi) Any new development 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 Westwood Shopping Center.

# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Proposed Density

Westbard Sketch Plan Zoning Caps

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/o Parcel B)	CRT 2.5, C-0.5, R-2.0, H-75'	2.50	46,768	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
		<b>Total</b>	<b>2.05</b>	<b>1,108,804</b>	<b>2,274,778</b>	<b>0.60</b>	<b>660,275</b>	<b>1.61</b>	<b>1,783,260</b>
	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.iii.

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.



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Vehicle Circulation



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Bike & Pedestrian Circulation





# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Phasing Plan



# Westwood Shopping Center

## SKETCH PLAN CONCEPTUAL DESIGN

### Parcel 175 on the Sketch Plan

