

Petition for Abandonment of Portions of Westbard Avenue and Ridgefield Road

Case No. AB 773

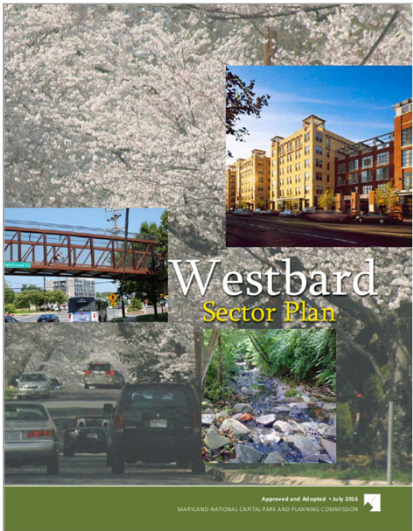


Figure 2.4.1: Roadway Classifications

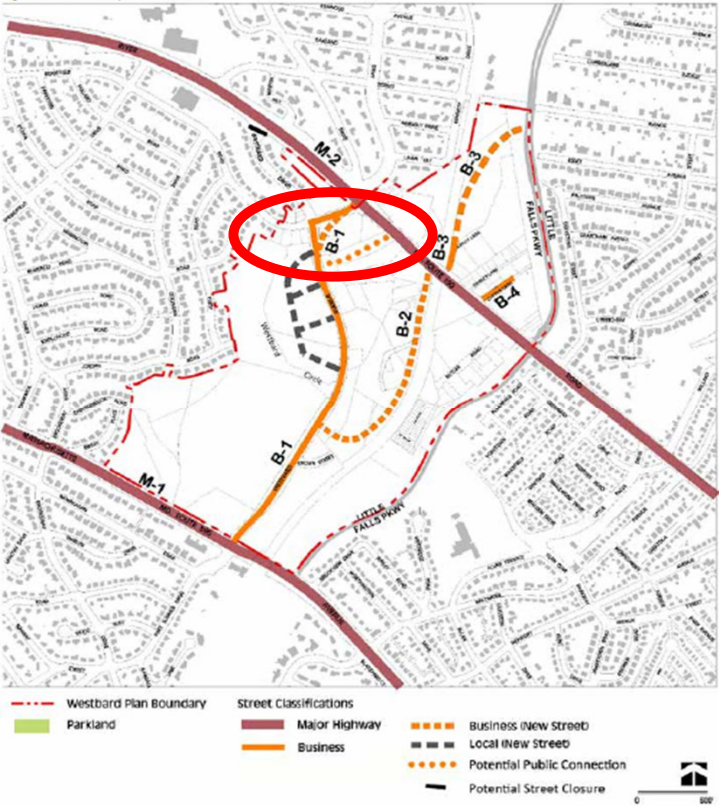


Table 1.2.2: Specific Short-Term Recommendations	
Description	Category
Provide a Central Civic Green (approximately 1/3-acre but no less than 1/3 acre) within the Westwood Shopping Center site.	Parks
Provide a neighborhood green urban park at the intersection of re-aligned Westbard Avenue and Ridgefield Road.	Parks
Naturalize Willett Branch as a stream amenity and provide a pedestrian trail connector within Westbard. Use easements to preclude further encroachment, and an amenity fund to finance these projects.	Parks
Realign Westbard Avenue and Ridgefield Road to create a clear gateway into the retail area and protect single-family neighborhoods.	Transportation
Transform Westbard Avenue into a multi-use, pedestrian-friendly, tree-lined street with wide sidewalks and on-street parking where practicable.	Transportation
Create a pedestrian/vehicular connection between River Road and Westbard Avenue at the American Plant Food and Roof Center sites to provide another connection between the two streets and act as a gateway to the naturalized Willett Branch Urban Greenway.	Transportation
Provide an increase in public and/or provide private shuttle bus service between Westbard and Metrorail stations in Bethesda and Friendship Heights and/or other nearby major destinations to supplement the existing public transit systems.	Transportation
Reduce and control invasive plant species in the area.	Environment
Provide new storm water treatment systems and improve existing systems.	Environment
Provide affordable housing above the County's minimum moderately priced dwelling unit (MPDU) requirement.	Housing
Provide local housing options for active seniors who are seeking to downsize from single-family homes.	Housing
Encourage the development of senior housing options, including assisted-living facilities.	Housing
Maximize moderately priced dwelling unit (MPDU) options for new construction.	Housing
Preserve existing, local-serving light industrial uses.	Land Use
Maintain existing, local-serving retail establishments.	Land Use



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 19-032
Preliminary Plan No. 120170170
Westwood Shopping Center
Date of Hearing: March 14, 2019

MAY 06 2019

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on December 20, 2016, Equity One (Northeast Portfolio), LLC ("Applicant") filed an application for approval of a preliminary plan of subdivision of property that would create 111 lots on 23 acres of land in the CRT 2.0, C 0.75, R 1.25, H 60, CRT 1.0, C 0.25, R 1.0, H 45; CRT 1.5, C 0.5, R 1.5, H 75; CRT 2.5, C 0.5, R 2.0, H 75; and CRT 2.5, C 0.5, R 2.0, H 110 zones, located along Westbard Avenue and Ridgefield Road, between River Road and Massachusetts Avenue ("Subject Property"), in the Bethesda/ Chevy Chase Policy Area and *Westbard Sector Plan* ("Sector Plan") area; and

WHEREAS, Subdivision Regulation Amendment 16-01, adopted by the Montgomery County Council on November 15, 2016 as Ordinance No. 18-19, replaced Chapter 50, Subdivision of Land in its entirety, effective February 13, 2017 ("Subdivision Regulations"); and

WHEREAS, Ordinance 18-19 provided that any preliminary plan application filed and certified as complete before the effective date of the Subdivision Regulations may, at the applicant's option, be reviewed under the Subdivision Regulations in effect when the application was submitted; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120170170 Westwood Shopping Center ("Preliminary Plan" or "Application"); and

WHEREAS, Applicant opted to have this Preliminary Plan reviewed under the Subdivision Regulations in effect on December 20, 2016; and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, March 4, 2019, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

Approved as to
Legal Sufficiency
Christina S. Smith 4/2/19
MCPB Chair
Center Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.mcpb.org E-Mail: mcp-chair@mcpb-mc.org

MCPB No. 19-032
Preliminary Plan No. 120170170
Westwood Shopping Center
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15. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
 - a. All land necessary to accommodate 55 feet from the existing pavement centerline along the Subject Property frontage for River Road (MD 190);
 - b. All land necessary to accommodate a right-of-way width of 120 feet on Westbard Avenue, between River Road and Private Street A, as shown on the Certified Preliminary Plan; and
 - c. All land necessary to accommodate an ultimate right-of-way width of 110 feet Westbard Avenue, between Private Street A/ Westbard Circle and the southern loading entrance, except along Lot 1, Block B (Parking Lot 1) Lot 2, Block B (Parking Lot 2), Lot 3, Block B (Bowlmor), which will be subject to an easement for future right-of-way dedication, as shown on the Certified Preliminary Plan.

16. Prior to the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to construct sidewalk(s) and separated bicycle lane along Westbard Avenue as shown on the Certified Preliminary Plan.

Off-Site Improvements

17. Prior to the issuance of the Use and Occupancy Certificate for the Core and Shell for the Commercial Building, the Applicant must construct interim improvements at the intersections of River Road and Ridgefield Road and Westbard Avenue and Ridgefield Road, or if the construction of the realignment of Westbard Avenue, as defined by demolition of existing Ridgefield Road, provide maintenance of traffic as needed to facilitate truck and construction traffic prior to completion of the realignment, with priority to construct the geometric improvements to the intersection of River Road and Ridgefield Road as specified by MCDOT and MDSA.

18. Prior to Use and Occupancy Certificate for the Commercial Building, the Applicant must file for abandonment of portions of Ridgefield Road and Westbard Avenue.

19. If applicable, prior to plat approval for the Manor Care site and in accordance with the Westbard Sector Plan, the Applicant must file a corrective map amendment (CMA) changing the underlying R-60 zone within the Westbard Avenue abandonment limits to be consistent with the CRT 1.0, C 0.25, R 1.0, H 45' zone associated with the Manor Care site.

20. Prior to issuance of the Use and Occupancy Certificate for the 55th townhouse unit for Site Plan 820180190, the Applicant must construct and dedicate to public use the realigned Westbard Avenue, as illustrated on the Certified Preliminary Plan. In conjunction, the Applicant must:
 - a. Meet all design standards imposed by all applicable road codes; and



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 30, 2020

Mr. Eric Willis
Montgomery County Department of Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, Maryland 20878

RE: Abandonment Request No. AB-773
Portions of Westbard Avenue and Ridgefield Road Rights-of-Way
2016 Westbard Sector Plan

Dear Mr. Willis:

At the Montgomery County Planning Board's regularly scheduled meeting on November 19, 2020, the Board reviewed Abandonment Request No. AB-773, for abandonment of portions of Westbard Avenue and Ridgefield Road in Westbard. After a briefing by Planning staff, the Planning Board voted unanimously, 5-0, in favor of recommending abandonment and transmitting comments to the Montgomery County Department of Transportation.

The Planning Board heard testimony from the Petitioner, residents of Westbard and the adjoining neighborhoods, a representative from the Westbard Study Group, and a representative from the Little Falls Watershed Alliance. All submitted written testimony is enclosed. Please consider this letter and its enclosures as the Planning Board's testimony for the official record.

Thank you for the opportunity to provide comments and a recommendation on this petition. Please contact me or Katie Mencarini with the Downcounty Planning Division of the Planning Department, at 301-495-4549 or katherine.mencarini@montgomeryplanning.org, if you have any questions regarding this letter.

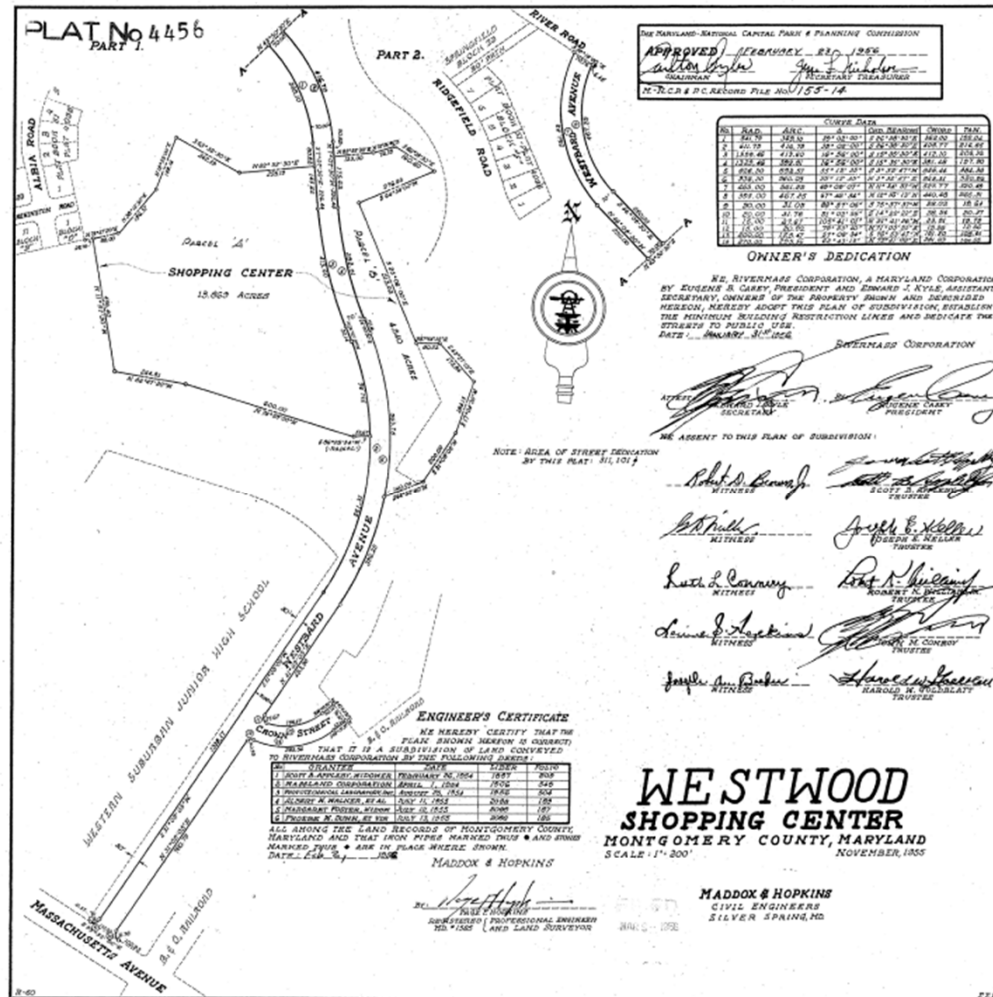
Sincerely,

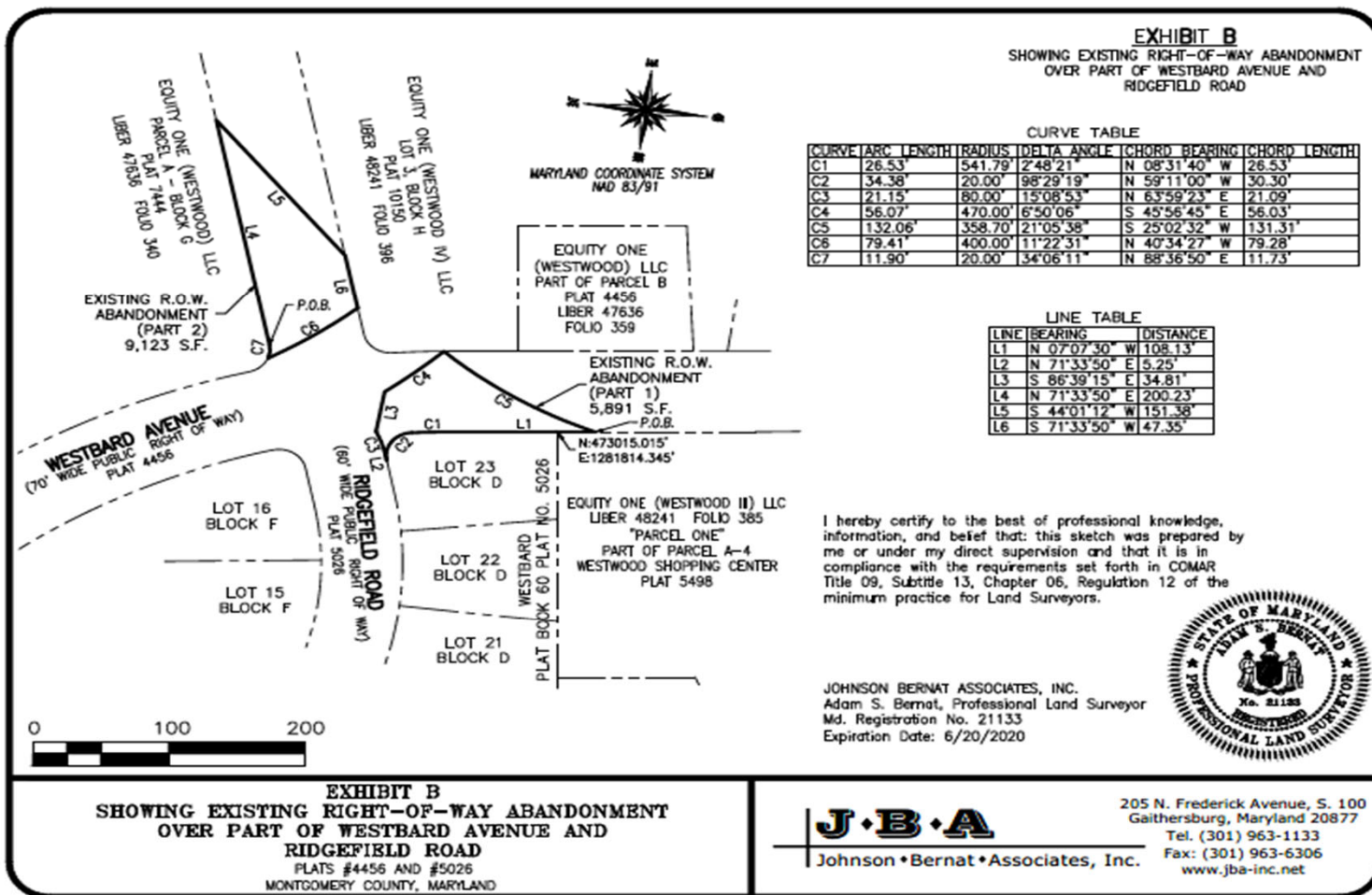
Casey Anderson
Chair

Enclosures

cc: Gwen Wright
Robert Kronenberg
Elza Hisel-McCoy
Stephanie Dickel
Katie Mencarini
Delisa Coleman
Chris Conklin, MCDOT
Rebecca Torma, MCDOT
Mitra Pedoeem, DPS
Adam Ortiz, DEP
Raymond L. Crowel, DHHS

2425 Reedie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605
www.montgomeryplanningboard.org E-Mail: mcp-chair@mcpcpc.org





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