

WESTWOOD SHOPPING CENTER

PRELIMINARY PLAN 120170170



WESTWOOD SHOPPING CENTER

7TH ELECTION DISTRICT
BETHESDA, MARYLAND

Applicant / Owner:
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c/o Regency Centers, L.P.



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PRELIMINARY PLAN NO. 120170170

COVER SHEET

SEPTEMBER 19, 2018

DRAWN BY: AMB CHECKED BY: KJJ

REV. ISSUE DATE

REV.	ISSUE	DATE

DRAWING STAMP

SHEET NUMBER

PP-1

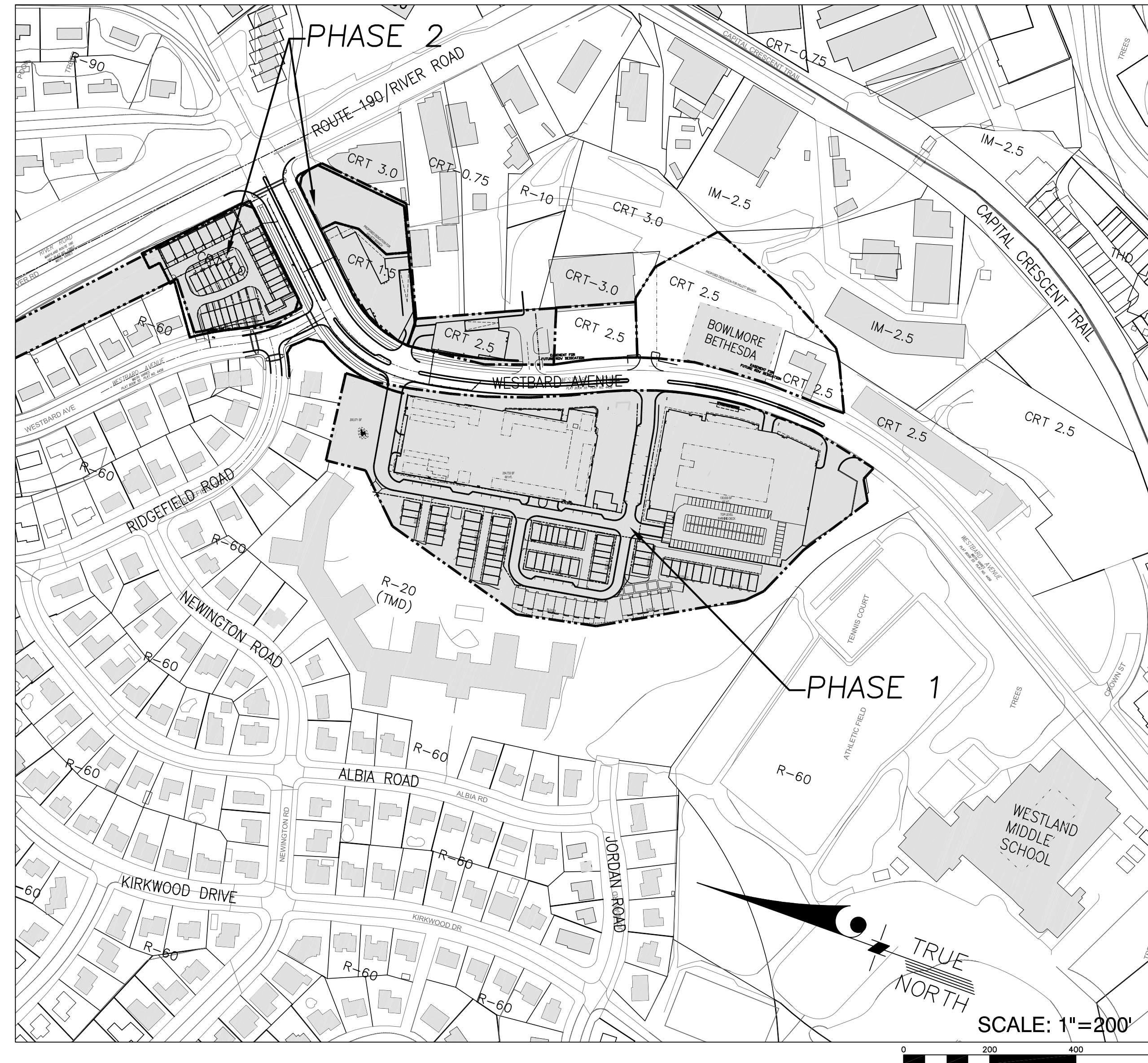
GENERAL NOTES

- The subject property is 18.91 AC Net Tract Area and is located on Tax Map #HM13, and zoned: CRT-1, 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; CRT-2.0, C-0.75, R-1.25, H-60.
- The subject property is located within the Willett Branch Watershed, a Use Class I-P Watershed.
- The subject property is located in the Bethesda Taxing District.
- The horizontal datum is based on Maryland State Grid North (NAD 83/ 2011).
- Field Survey was performed by VIKI in November 2015 and November 2016, based on a combination of field measurements, 3D Laser Scanning and GIS Information.
- The project is proposed to be served by WSSC Public Water & Sewer system and is currently in Water & Sewer Categories W-1 and S-1, respectively. Proposed townhouses to be served by a private water and sewer system.
- The project is proposed to be served by public utility companies Pepco and Washington Gas, via the existing infrastructure in the public right-of-way. New services will be brought to individual parcels as necessary.
- NRI/FSD 420161340 was approved on 9/2/16. This plan is subject to Forest Conservation requirements. See the Preliminary Forest Conservation Plan as part of this review.
- Final unit mix, parking counts to be set at each applicable site plan. Final locations and mix of MPDUs to be set at each applicable Site Plan. Each Site Plan to meet a minimum of 12.5% MPDUs of the total number of units actually permitted and constructed.
- The Stream Valley Buffer lines which are not on subject property are estimated and may be reevaluated on future NRI submissions by others.
- Private Streets 'A', 'B', and 'C' subject to Private Street Covenant.
- Proposed right-of-way abandonment associated with the Westbard Avenue realignment to be initiated as part of Phase 2. Abandonment will be subject to the County Council right-of-way abandonment process.
- Parcel 'B' is included in this Preliminary Plan as part of Phase 1 for the purpose of subdivision of existing tax parcels. No development is proposed on the 'HOC' property nor the 'Bowlmore' property.

DEVELOPMENT PROGRAM

This project will be developed in multiple phases. Each phase will be constructed proportionally with applicable parking, and necessary open space improvements. Phasing will be established at site plan.

WESTWOOD				
Phase 1				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	A	138,816	3.1868	RETAIL
2	A	57,996	1.3314	STREET 'A'
3	A	18,709	0.4295	CIVIC GREEN
4	A	92,266	2.1181	RETAIL/MULTI-FAMILY
5	A	20,071	0.4608	SPRINGFIELD PARK
6	A	20,488	0.4703	HOA PARCEL (PRIV. STREET 'B')
7	A	33,788	0.7757	HOA PARCEL
8	A	4,569	0.1049	HOA PARCEL
9	A	18,712	0.4296	HOA PARCEL
TH1-72	A	66,837	1.5344	TH LOTS 1-72
DEDICATION		23,844	0.5474	WESTBARD AVE. ROW DED.
TOTAL		496,096	11.3888	
Subdivision of Parcel "B" - Plat No. 4456 Only				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	24,918	0.5720	HOC 'A'
2	B	37,517	0.8613	HOC 'B'
3	B	95,115	2.1835	BOWLMOR
DEDICATION		13,539	0.3108	WILLETT BRANCH DEDICATION
TOTAL		171,089	3.6169	
Phase 2				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	24,918	0.5720	RETAIL/MULTI-FAMILY
1	H	32,372	0.7432	MULTI-FAMILY
2	H	27,549	0.6324	WILLETT BRANCH DEDICATION
12	G	35,460	0.8140	FOREST CONSERVATION
13	G	1,477	0.0339	HOA PARCEL
14	G	2,541	0.0583	HOA PARCEL
15	G	13,646	0.3133	HOA PARCEL (PRIV. STREET 'C')
16	G	2,548	0.0585	HOA PARCEL
TH1-34	G	46,132	1.0590	TH LOTS 1-34
DEDICATION		44,698	1.0261	WESTBARD AVE. ROW DED.
TOTAL		231,341	5.3109	
AREA TO BE ABANDONED		15,790	0.3617	



APPLICANT DRAWINGS

- PP-1 COVER SHEET
- PP-1A PRELIMINARY PLAN RESOLUTION 120170170
- PP-2 PRELIMINARY PLAN - PHASE 1
- PP-3 PRELIMINARY PLAN - PHASE 2
- PP-4 PROPOSED LOT PLAN - PHASE 1
- PP-5 PROPOSED LOT PLAN - PHASE 2
- PP-6 STREET SECTIONS
- PP-7 PHASING PLAN PHASE 1A
- PP-8 PHASING PLAN PHASE 1B
- PP-9 PHASING PLAN PHASE 1C
- PP-10 PHASING PLAN PHASE 2A
- PP-11 PHASING PLAN PHASE 2B

FOREST CONSERVATION DRAWINGS

- PFCEP-1 PRELIMINARY FCP
- PFCEP-2 PRELIMINARY FCP

SUPPORTING DRAWINGS

- PP-EXIST EXISTING CONDITIONS PLAN
- PP-COLOR APPROVED NRI/FSD
- PP-OS COLOR CODED UTILITY PLAN
- PP-CIRC OPEN SPACE PLAN
- PP-TRUCK CIRCULATION PLAN
- PP-FIRE TRUCK TURNING EXHIBITS
- SD-1 FIRE DEPARTMENT ACCESS PLAN
- SD-2 EXISTING DRAINAGE AREA MAP
- SWM-1 PROPOSED DRAINAGE AREA MAP
- SWM-2 CONCEPT STORMWATER MANAGEMENT PLAN
- PP-SIGHT CONCEPT STORMWATER MANAGEMENT DETAILS
- PPGE-1 SITE DISTANCE EVALUATIONS
- PPGE-2 WESTBARD AVE GRADE ESTABLISHMENT PLAN
- PPGE-3 STREET A GRADE ESTABLISHMENT PLAN
- PPGE-4 RIDGEFIELD ROAD GRADE ESTABLISHMENT PLAN
- DED-1 DEDICATION/ABANDONMENT PLAN

WESTWOOD SHOPPING CENTER

SECTOR PLAN SITE	SITE	ZONE	EXISTING LOT AREA	EXISTING GFA	TRACT AREA	MAXIMUM TOTAL FAR	TOTAL ALLOWED PROJECT DENSITY UNDER STANDARD METHOD			
							MAXIMUM TOTAL GFA	PROPOSED NON-RESIDENTIAL GFA	PROPOSED RESIDENTIAL GFA	PROPOSED TOTAL GFA
1	WESTWOOD I	CRT-2.0, C-0.75, R-1.25, H-60'	496,096	101,637	540,524	1.00	540,524	171,232	369,292	540,524
2	MANOR CARE	CRT-1.0, C-0.25, R-1.0, H-45'	93,681	41,243	121,389	1.00	121,389	0	74,950	74,950
3	WESTWOOD II	CRT-1.5, C-0.5, R-1.5, H-75'	98,010	64,651	127,280	1.00	127,280	0	138,136	138,136
4b	WESTWOOD II (p/o PARCEL B)	CRT-2.5, C-0.5, R-2.0, H-75'	24,918	0	34,417	1.00	34,417	5,000	65,000	70,000
4b	WESTWOOD TOWERS/HOC (p/o PARCEL B)	CRT-2.5, C-0.5, R-2.0, H-75'	37,517	0	47,053					
5	BOWLMOR (p/o PARCEL B)	CRT-2.5, C-0.5, R-2.0, H-110'	108,654	29,305	125,481			SEE NOTE (1)		
			858,876	236,836	996,144		823,610	176,232	647,378	823,610
NOTE (1)							AREA DOES NOT INCLUDE 29,305 SF OF EXISTING COMMERCIAL SPACE ON BOWLMOR			