

WESTWOOD SHOPPING CENTER

PRELIMINARY PLAN 120170170



WESTWOOD SHOPPING CENTER

7TH ELECTION DISTRICT
BETHESDA, MARYLAND
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c/o Regency Centers, L.P.

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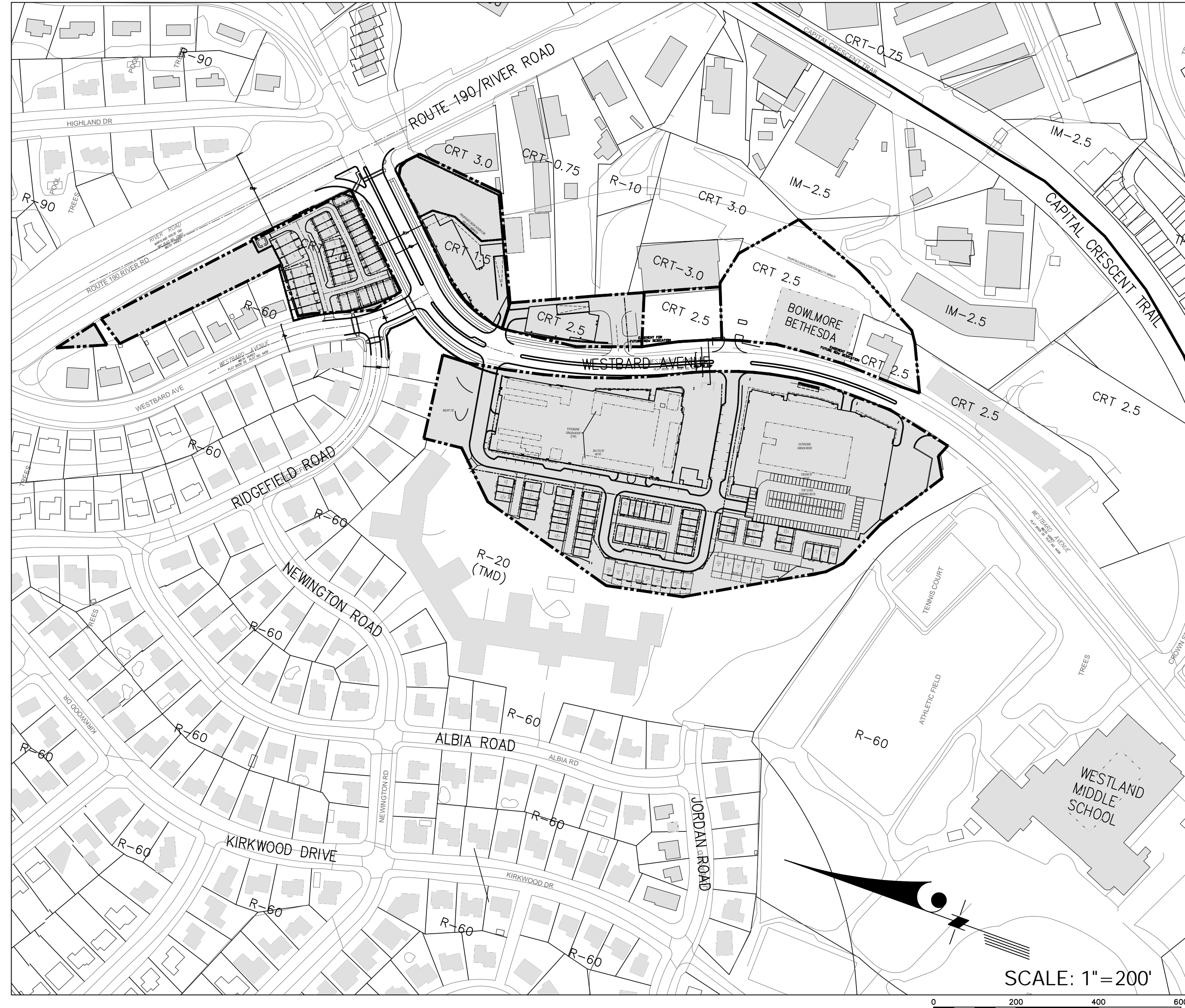
COVER SHEET

JANUARY 14, 2019

DRAWN BY: AMB CHECKED BY: KJJ

REV.	ISSUE	DATE

DRAWING STAMP



APPLICANT DRAWINGS

- PP-1 COVER SHEET
- PP-1A PRELIMINARY PLAN RESOLUTION 120170170
- PP-1B OVERALL PHASING PROGRAM
- 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

WESTWOOD SHOPPING CENTER							TOTAL ALLOWED PROJECT DENSITY UNDER STANDARD METHOD				
SECTOR PLAN SITE	SITE	ZONE	EXISTING LOT AREA	EXISTING GFA	TRACT AREA	MAXIMUM TOTAL FAR	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				

RESIDENTIAL UNIT COUNT	PHASE 1	PHASE 2
MULTI-FAMILY	200	210
INCLUDED 12.5% MPDU	25	27
TOWNHOMES	70	34
INCLUDED 12.5% MPDU	9	5

GENERAL NOTES

- The subject property is 18.91 acres 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 townhomes 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', 'C', and Westbard Circle subject to Private Street Covenant.
- Proposed right-of-way abandonment associated with the Westbard Avenue realignment 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.
- See Overall Phasing Program and Phasing Plans for specific details.

DEVELOPMENT PROGRAM

This project will be developed in multiple phases. Each phase will be constructed proportionally with applicable parking, public benefits, and necessary open space improvements.