

Approved 9/20



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

MCPB
ITEM #9
9/20/07

WESTFIELD SHOPPINGTOWN, MONTGOMERY
PRELIMINARY PLAN 12005018A
REVISED CONDITIONS

Staff Recommendation: Approval of the proposed amendment to Preliminary Plan No. 120050180, subject to the following conditions:

Bryant ✓
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- 1) Approval under this preliminary plan amendment is limited to a maximum of 1,767,177 square feet gross leasable area (sf gla) of general retail uses, which may include a multi-screen theater and a future hotel.
- 2) The Applicant must dedicate and provide public improvement easements (PIE) along Westlake Drive between Westlake Terrace and Democracy Boulevard as follows:
 - a. The Applicant must dedicate 10 feet minimum of right-of-way for the minimum recommended 45 feet from the centerline of Westlake Drive.
 - b. The Applicant must provide a 2-foot-wide PIE along eastern side of Westlake Drive for a 2-foot-wide offset from the proposed shared use path/off-road bike path. If approved by DPWT and DPS, Applicant will provide a wider PIE (approximately 5 feet in width) to accommodate a 3' wide bike lane with 1' shoulder on the road along the eastern (mall) side of Westlake Drive. Doing so will require the relocation of utility poles along the mall property. Any modification to the proposed onsite landscaping in this area, to be reviewed and approved by Planning Board staff at time of certified site plan.
 - c. The Applicant must approach the property owners along the western side of Westlake Drive to grant a PIE up to 5 feet wide, at no cost to either the County or the Applicant, to permit a landscape panel between the curb and sidewalk prior to certification of the site plan.
- 3) The Applicant must reconstruct Westlake Drive between Westlake Terrace and Democracy Boulevard with the following cross-section from east to west:
 - a. A 2-foot-wide offset from the shared use path/off-road bike path outside the public right-of-way within a PIE. Per condition 2.b. above, Applicant will

increase PIE as necessary (up to 5 feet wide) to accommodate additional on-street bike lane on eastern side of Westlake Drive if acceptable to all governmental agencies.

- b. An 8-foot-wide shared use path/off-road bike path along the east side.
- c. A 5-foot-wide landscaped panel with street trees and utilities on the east side adjacent to the curb, that may be different on the intersection approach to Democracy Boulevard.
- d. A 4-foot-wide on-road bike lane that includes the one-foot-wide curb/gutter on the east side, if approved by DPWT and DPS.
- e. An ~~11~~¹⁰-foot-wide outer northbound through lane ~~that includes a 1-foot-wide curb/gutter on the west side.~~ ^{on the west side.}
- f. A 10-foot-wide inner northbound through lane.
- g. An 8 foot-wide raised median with 1-foot curbs on each side or a 10-foot-wide center left-turn lane with a non-standard pavement treatment to delineate it from the through travel lanes, except on the intersection approach to Democracy Boulevard. This center median along Westlake Drive would restrict access from many of the side streets/drives on the west side to right-turns-in and right-turns-out.
- h. Two 10-foot-wide southbound through lanes.
- i. A 4-foot-wide on-road bike lane that includes the one-foot-wide curb/gutter on the west side.
- j. A 5-foot-wide sidewalk on the west side, unless the property owners along the western side of Westlake Drive agree to provide a PIE of up to 5 feet wide described in Recommendation No. 4c above. With the five-foot-wide PIE, the sidewalk can be relocated such that the cross-section should include a landscaped panel up to 5 feet wide with street trees (i.e., only if the PIE is a full 5 feet wide) and utilities between the bike lane and relocated sidewalk.

The detailed design of this cross-section must be reviewed by the Planning Board staff and approved by the Montgomery County Department of Public Works and Transportation (DPWT) prior to certification of the site plan.

- 4) To accommodate the Westlake Drive cross-section described in condition 3, the Applicant may reconfigure the right-most lane on the northbound Westlake Drive approach at the intersection with Westlake Terrace from a combined right-turn/through lane to right-turn lane; but only if approved by DPWT prior to certification of the site plan.

- 5) The Applicant must comply with the conditions of the DPWT letter dated August 30, 2007.
- 6) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (DPS) stormwater management concept approval dated July 9, 2007.
- 7) The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and DPWT to participate in the North Bethesda Transportation Management Organization (TMO). The TMAg must be signed and executed by all parties prior to certification of the site plan.
- 8) Revise previous condition 11(c) in the Planning Board Opinion dated April 28, 2005 to read:

Reconfigure the two-lane southbound Westlake Drive approach at Democracy Boulevard to an exclusive right-turn lane and a combination right, through, and left lane (i.e., instead of the current combination right, through, and left lane and exclusive left-turn lane). Alternatively, Provide DPWT "CIP Intersection Improvement Fund" with a payment equal to the cost of this improvement for their use if future County monitoring confirms that it is necessary.

- 9) All other conditions of approval contained in the Planning Board Opinion dated April 28, 2005 remain in full force and effect, unless modified by the conditions above.

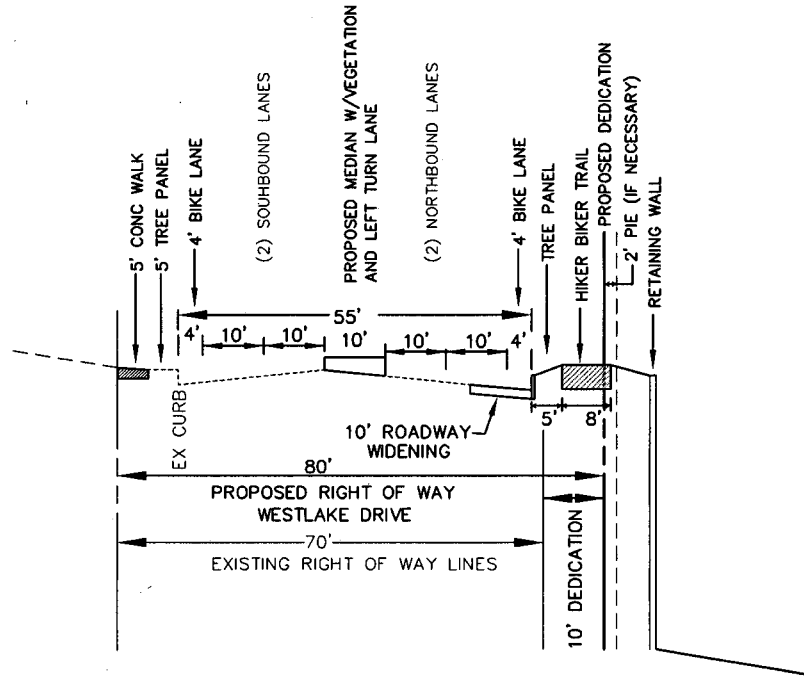
~~Reconfigure~~

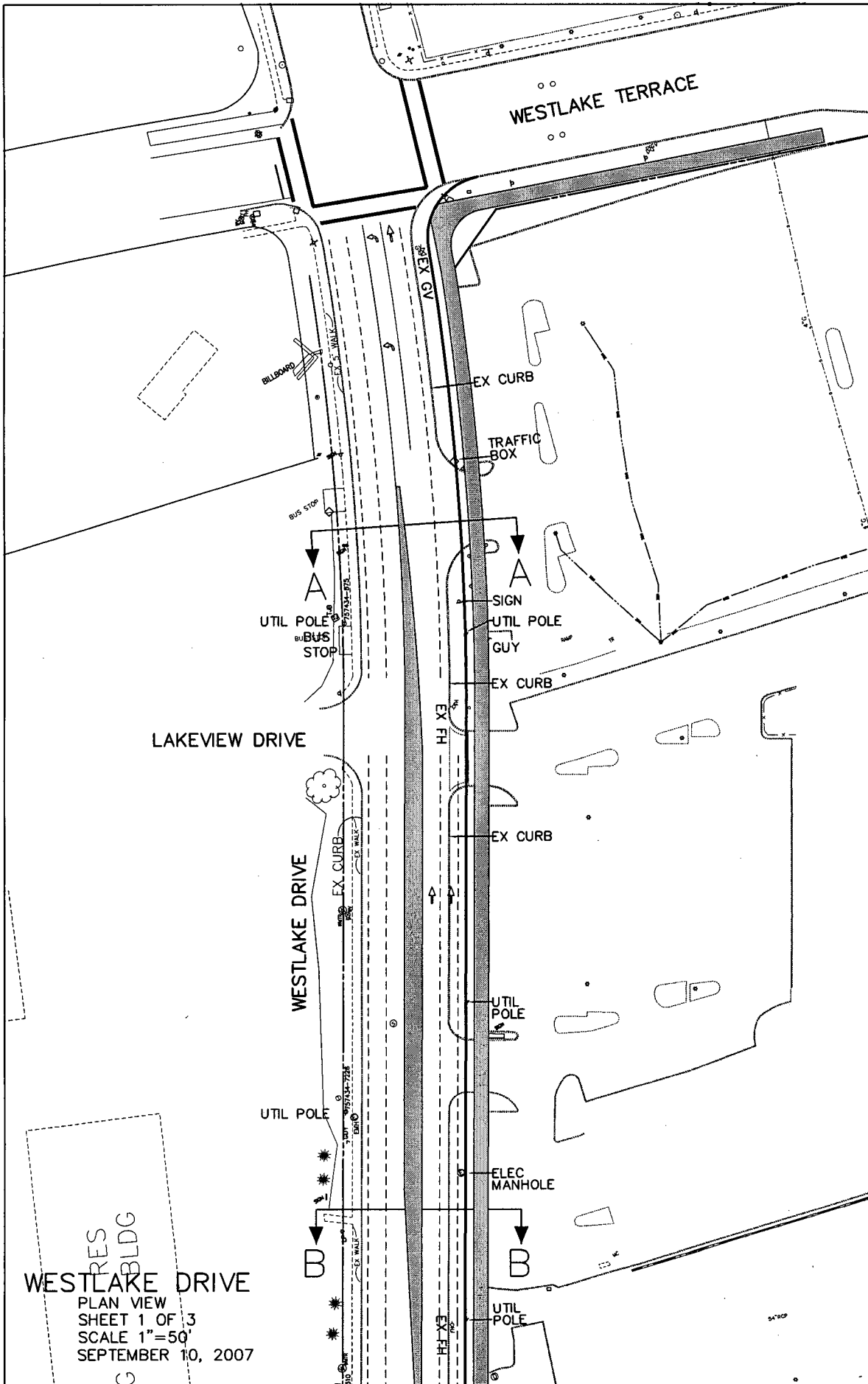
See below.

Rewording by Chair: ~~Accepted~~ by Bryant

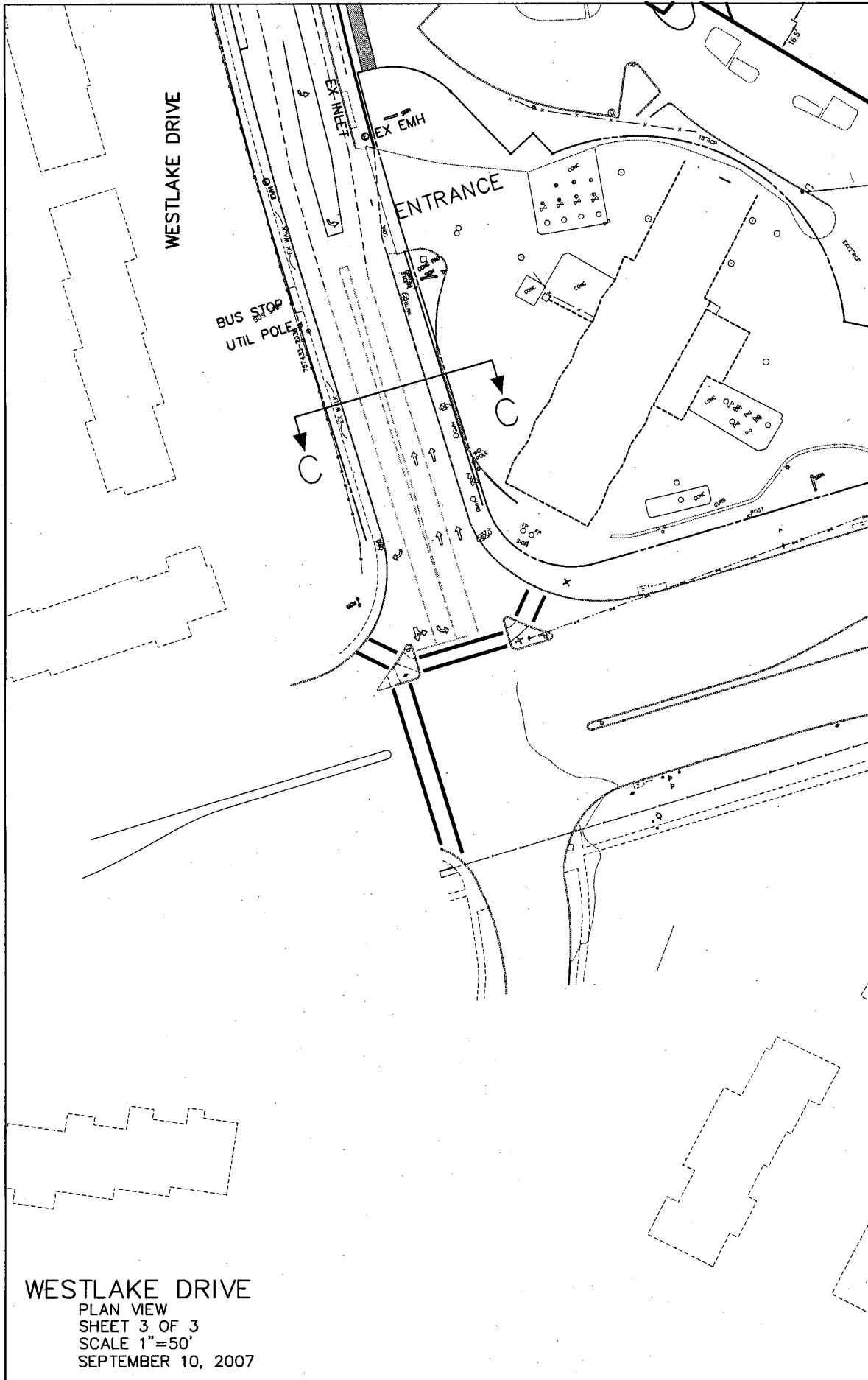
8) Provide DPWT "CIP Intersection Improvement Fund" with a payment equal to the cost of reconfiguring the two-lane southbound Westlake Drive approach at Democracy Boulevard to an exclusive right-turn lane and a combination right, through and left lane (i.e., instead of the current combination right, through and left lane and exclusive left-turn lane), for their ~~future~~ use if future County monitoring confirms that it is necessary.

SECTION 3
 WESTFIELD SHOPPINGTOWN MONTGOMERY
 PROPOSED RIGHT OF WAY IMPROVEMENTS PER COUNTY/RESIDENTS





RES BLDG
 WESTLAKE DRIVE
 PLAN VIEW
 SHEET 1 OF 3
 SCALE 1"=50'
 SEPTEMBER 10, 2007



WESTLAKE DRIVE
PLAN VIEW
SHEET 3 OF 3
SCALE 1"=50'
SEPTEMBER 10, 2007