

Center site, whichever comes first. Completion of the road at this stage is necessary to accommodate traffic generated by the Westwood Shopping Center redevelopment.

The realignment of Westbard Avenue is a multi-step process involving a number of agencies. As conditioned, the Applicant will submit a petition for abandonment to the County Council, prior to issuance of the Use and Occupancy Certificate for the Commercial Building on the Westwood Shopping Center site. This realignment is a major goal of the Sector Plan and will help facilitate the direct flow of traffic between the Westwood Shopping Center site and River Road as well as regional traffic between River Road and Massachusetts Avenue.

Additionally, the Applicant will construct interim improvements at the intersections of:

- a) Ridgfield Road and River Road (a new channelized right-turn lane), and
- b) Ridgfield Road at Westbard Avenue (increased curb radius)

These intersection improvements are necessary to address existing intersection geometry issues and accommodate large delivery trucks for the Giant supermarket.

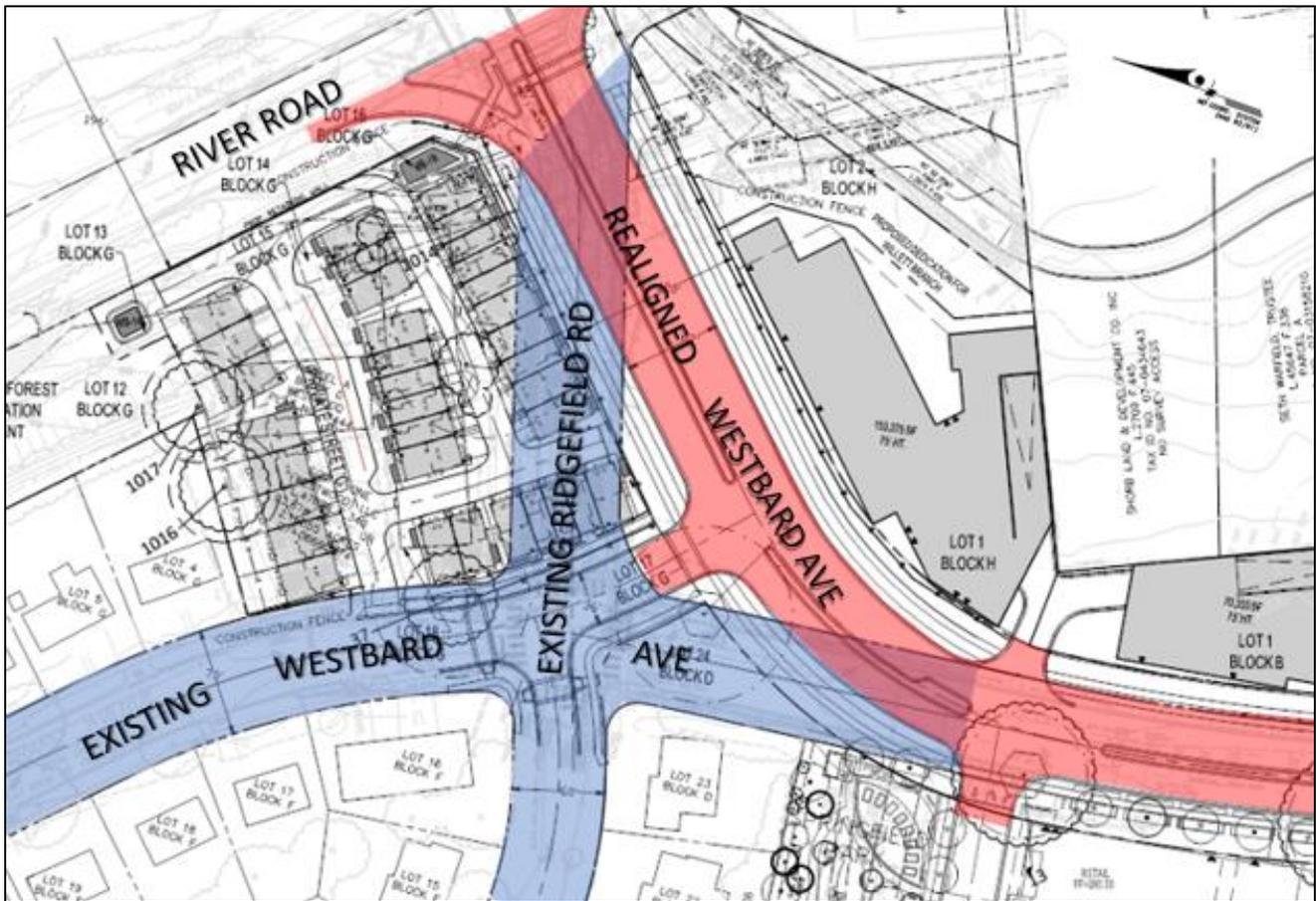


Figure 19 – Westbard Avenue Realignment Plan Detail

Along the realigned Westbard Avenue, access to the Manor Care and Westwood II sites, shown in Figure 20 below, will be provided as follows:

- Manor Care (Phase II):
Vehicular access to the Manor Care site is proposed as a new full movement intersection directly from Ridgfield Road via a new internal (private) street network. This access configuration eliminates the

existing Manor Care driveway near River Road and promotes a safe and efficient circulation systems for the new townhouse development. Pedestrian and bicycle access will be provided from both the Ridgefield Road and realigned Westbard Avenue sidewalk and separated bicycle network.

- Westwood II (Phase II):

Vehicular access to the Westwood II site, shown in Figure 20, is proposed directly from Westbard Avenue opposite the northern Westwood Shopping Center access point. This intersection is anticipated to be full-movement and will accommodate both loading and passenger vehicle access to the new building on Westwood II. This alignment promotes a safe and efficient circulation system for the new commercial development. Pedestrian and bicycle access will be provided from both the Ridgefield Road and realigned Westbard Avenue sidewalk and separated bicycle network.

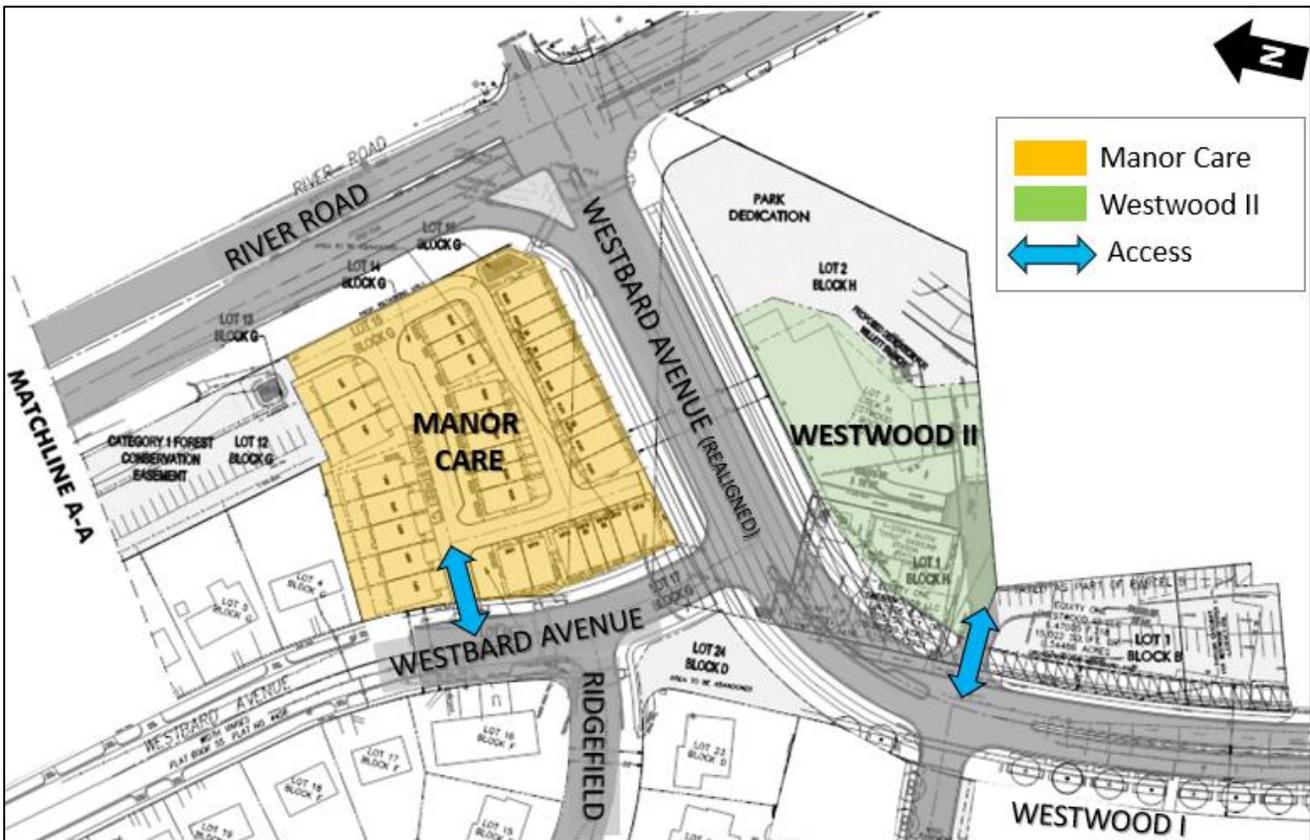


Figure 20 – Pedestrian and Vehicular Circulation (Phase II: Westwood II and Manor Care)

Westwood Shopping Center (Phase I):

Vehicular access to the Shopping Center site is proposed directly from Westbard Avenue via a new internal (private) street network. This access configuration allows the Site to function with three consolidated access points and an independent loading access point for the Commercial Building, which presents a safe and highly efficient development proposal:

- The first access point, located at the northern end of the Site (#17 in Figure 21), is a new private street (Street A or Westbard Circle¹) intersection with Westbard Avenue. This access point is anticipated to operate as a full-movement intersection with Westbard Avenue and provide primary passenger vehicle

¹ Given the existing address of Kenwood Place Condominiums as 5301 Westbard Circle, Staff recommends that New Street A be designated “Westbard Circle.”