

## Westbard Agenda Meeting

7-1-2016

- 1) Introductions and SMA process for the Sector Plan approval.
- 2) Overview of the sketch, preliminary and site plan content and process. We can discuss the key aspects of each type of application, timing, public participation and what is expected for each application. The sketch plan application for the Equity One properties was submitted to our intake group last Friday. We will go over the specific timing of the sketch plan but staff, including other agencies will not receive the plans for review until final acceptance by intake.
- 3) Overview of the Willett Branch naturalization presentation to the PHED committee on July 11.
- 4) Roles and Responsibilities of the Parks and Planning Staff during the Regulatory Process (Collaborative review for dedication and area for the greenway, design of buildings facing the WB, stream buffer impacts as discussed in the master plan).
- 5) Implementation responsibilities of Parks Staff for the naturalization of the Willett Branch (Acquisition, design, engineering, construction, phasing).
- 6) Discussion of the WB dedication, contributions, amenities as discussed in the Sector Plan and how these are integral to the Sketch Plan approval.
- 7) Discussion of other properties associated with the WB that are not owned by Equity One.
- 8) Next Steps and meetings.

Recent questions regarding the Equity One submittal to discuss:

- 1) The stream was not included in the sketch plan that Equity One presented at their public meeting in June (see attached slide from their presentation - the Willett Branch is not marked). It is our understanding that the sketch plan should reflect the intentions of the Sector Plan. As the Willett Branch restoration is central to the Sector Plan, shouldn't it be in Equity One's sketch plan?
- 2) Dedication of the land for the new park. Equity One stated at the public meeting that their work would be done in phases with the redevelopment of the Bowling Alley being the last phase. The bowling alley property touches the stream buffer. Is it possible to dedicate this land before redevelopment so that the restoration can proceed in a timely fashion?
- 3) HOC is on record as wanting to put a parking garage in the stream buffer behind the building. Is there any new information about this? Is anyone from HOC invited to the meeting? Sally Roman and Shanna Sorrells were at the first meeting at Councilman Berliner's office March 13.

4) At the June public meeting, Equity One stated that they could not add the creek restoration as an amenity at this time as they do not know how the Parks will proceed. We feel strongly that the creek restoration is a huge benefit not only to the residents, the county but to Equity One. Park side property is known to increase property values - some studies say as much as 70%. Integration of the new park into their plans is central to the success of the project and also has economic benefits to Equity One. Indeed, at the very first public meeting back in February 2014, Equity One touted the creek as a major amenity to the development. (Attached is their slide from the meeting showing a restored creek.) We would like to understand how Equity One will work with the Parks to implement the plan and to understand Equity One's vision for building along this spectacular proposal.

5) Time line for the project. After the sketch plan is submitted, what are the next steps?

# WILLETT BRANCH MTG

7.1.16

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