

**MCP-CTRACK**

**RECEIVED**

DEC 01 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

1247

**From:** Suzanne Kelly <suzywkelly@gmail.com>  
**Sent:** Tuesday, December 01, 2015 3:54 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Suzanne Kelly  
4808 Jamestown Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Xin Chen <xinchen1938@gmail.com>  
**Sent:** Tuesday, December 01, 2015 6:36 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Xin Chen  
5907 Carlton Ln  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Henry Malouf <hmalouf@forrester.com>  
**Sent:** Tuesday, December 01, 2015 6:53 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Henry Malouf  
5308 Carlton St  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Julie Malouf <hmalouf@forrester.com>  
**Sent:** Tuesday, December 01, 2015 6:54 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Julie Malouf  
5308 Carlton St  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Barbara Tatge <bltatge@verizon.net>  
**Sent:** Tuesday, December 01, 2015 7:50 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Barbara Tatge  
5313 Sangamore Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Elise Ruedi <lruedi@msn.com>  
**Sent:** Tuesday, December 01, 2015 7:51 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Elise Ruedi  
5214 Augusta St  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Joanne Hellyer <jmkhelo2@verizon.net>  
**Sent:** Tuesday, December 01, 2015 8:35 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Joanne Hellyer  
5914 Madawaska Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Margot Brooks <margotfiala@gmail.com>  
**Sent:** Tuesday, December 01, 2015 8:39 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Margot Brooks  
5620 Ogden Rd  
Bethesda, MD 20816



## MCP-CTRACK

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**From:** Susan Raskin <sukir@verizon.net>  
**Sent:** Tuesday, December 01, 2015 8:49 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Susan Raskin  
5606 Wood Way  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Peter Burr <shepburr@comcast.net>  
**Sent:** Tuesday, December 01, 2015 9:21 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Peter Burr  
6005 Highland Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** charles levy <charlesmlevy@gmail.com>  
**Sent:** Tuesday, December 01, 2015 9:44 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
charles levy  
5816 Brookside Dr  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** reed hundt <rehundt@gmail.com>  
**Sent:** Tuesday, December 01, 2015 9:50 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
reed hundt  
6416 Brookside Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Chrysanthe Broikos <cbb5@georgetown.edu>  
**Sent:** Tuesday, December 01, 2015 10:00 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Chrysanthe Broikos  
4919 Jamestown Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Sean Gormley <seancgormley@gmail.com>  
**Sent:** Tuesday, December 01, 2015 10:07 AM  
**To:** ike.leggett@montgomerycountymd.gov; MCP-Chair;  
county.council@montgomerycountymd.gov  
**Subject:** I Support a Willett Branch Park in the Westbard Sector

Dear Mr. Anderson and Planning Board Members, Mr. Leggett, and Council Board Members,

I support a revised Westbard Sector Plan that includes a renovated and naturalized Willett Branch. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the buildings where it is out of sight and out of mind. But it doesn't have to be that way. The environmental planners have come up with an innovated design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. Instead of turning their backs to the creek, new development will embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch.

Sincerely,

Sean Gormley  
Parkston Road  
Bethesda, MD

## MCP-CTRACK

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**From:** Karen <allenkilat@msn.com>  
**Sent:** Tuesday, December 01, 2015 10:14 AM  
**To:** MCP-Chair  
**Cc:** allenkilat@msn.com  
**Subject:** I support a naturalized Willett Branch

Dear Mr. Anderson and the Planning Board,

I live in the neighborhood near the Westbard Sector. I love having a creek running through our neighborhood. I run near it several times a week. I have 3 children who really enjoy it as well. However, it is in bad shape. How wonderful would it be to have it clean and beautiful for everyone to enjoy right here in an urban area. It just makes sense to take care of the creek while doing this development.

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,  
Karen Kalat  
5011 Baltimore Ave, Bethesda MD

## MCP-CTRACK

---

**From:** Timothy Bergreen <tsbergreen@gmail.com>  
**Sent:** Tuesday, December 01, 2015 10:22 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Timothy Bergreen  
5138 Worthington Dr  
Bethesda, MD 20816



## **MCP-CTRACK**

---

**From:** William Outman <william.outman@bakermckenzie.com>  
**Sent:** Tuesday, December 01, 2015 10:22 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
William Outman  
5320 Dorset Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** June Humbert <jrhum62@gmail.com>  
**Sent:** Tuesday, December 01, 2015 10:26 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
June Humbert  
4901 Scarsdale Rd  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Elizabeth Katz <rehundt@gmail.com>  
**Sent:** Tuesday, December 01, 2015 10:33 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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Regards,  
Elizabeth Katz  
6416 Brookside Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** alanklavans@aol.com  
**Sent:** Tuesday, December 01, 2015 10:37 AM  
**To:** MCP-Chair  
**Subject:** Westbard Sector Plan and Willett Branch Plan for Planning Board Review at Dec. 3 Worksession

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

As a resident of a neighborhood affected by the Westbard Sector Plan and Willett Branch, I urge you to approve a plan that includes strong environmental protections for a vulnerable Willett Branch and Little Falls Watershed. Based on my work in environmental remediation and hydrogeology around the country, a naturalized Willett Branch could significantly affect local water quality and that of the water entering the Potomac River.

Specifically, making the Willett Branch a "Stream Valley Park" with a 100 foot Stream Buffer and daylighting of the creek would:

- \*improve natural habitat
- \*improve water quality downstream
- \*reduce uptake of toxins by children and wildlife
- \*increase dissolved oxygen by removing piping and replacing with a natural stream bottom
- \*provide for filtration of dissolved toxins before entering the stream
- \*encourage aquatic plants that generate dissolved oxygen and discourage anaerobic bacteria.

For many years, the Willett Branch was surrounded by Industrial Zoning and now is in dire need of restoration. A naturalized Willett Branch could make Montgomery County a leader in environmental planning and stewardship.

Sincerely,

Alan S. Klavans  
Westhaven Neighborhood  
(part of Westmoreland Citizens Association)

## **MCP-CTRACK**

---

**From:** Alice Burr <aliceburr@comcast.net>  
**Sent:** Tuesday, December 01, 2015 11:32 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Alice Burr  
6005 Highland Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Edward Shapiro <ed.shapiro@lw.com>  
**Sent:** Tuesday, December 01, 2015 11:55 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

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Regards,  
Edward Shapiro  
5510 Chamberlin Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Doran Flowers <doran.flowers@gmail.com>  
**Sent:** Tuesday, December 01, 2015 12:03 PM  
**To:** Marcolin, John  
**Cc:** MCP-Chair  
**Subject:** Westbard Sector Plan - Willett Branch stream  
**Attachments:** GEHCA Westbard Willett Branch stream.pdf

John--

Please find attached a letter from the Glen Echo Heights Citizens' Association expressing support for daylighting the Willett Branch stream.

Thank you for your efforts.

Doran Flowers  
President, GEHCA



Glen Echo Heights Citizens' Association  
PO Box 139, Glen Echo, MD 20812  
email: [info@glenechoheights.org](mailto:info@glenechoheights.org)

Mr. John Marcolin  
Montgomery County Planning Department  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

December 1, 2015 (via email)

**Re: Westbard Sector Plan and the Willett Branch stream**

Dear Mr. Marcolin:

The Glen Echo Heights Citizens' Association (GEHCA) represents the neighborhood of Glen Echo Heights in Bethesda, Maryland. We are comprised of over 485 households located about one mile from the Little Falls Library on Massachusetts Avenue, and about two miles from the Westbard Shopping Center. Glen Echo Heights is within a 15 minute walk of the Capital Crescent and the C & O Canal Towpath trails. On any given day in the neighborhood, people will be walking along our streets with their friends or their dogs, or walking on one of the nearby trails.

The Glen Echo Heights Bylaws and Mission statement support our connection to the environment: GEHCA seeks to "promote the ecological well-being of Glen Echo Heights, placing special emphasis on the significant contribution of trees and wildlife to the ambiance of Glen Echo Heights, by encouraging and supporting neighborhood, County, and State environmental stewardship actions that offer benefit to Glen Echo Heights and its residents." Our neighborhood's mature, tree-lined streets attest to our community's strong connection to the environment.

The Westbard Sector Plan, currently being developed by your office in connection with Montgomery County Parks Department, has proposed the restoration of the Willett Branch, a stream that drains into the Little Falls and Potomac Rivers, as part of the long-term redevelopment plan for this area. The Planning staff's proposal offers a unique opportunity to create a wonderful amenity for our community and neighborhood in the future, while doing something to improve our local water quality and environment. The Willett Branch, a stream that was channelized many decades ago, is highly polluted, and remains largely hidden from view, could be "daylighted" – transforming a polluted eyesore into the natural gem that it once was. It would also have an accompanying walking trail (about one mile in length) that ties into the existing Capital Crescent Trail – a major attraction for residents and visitors alike.

GEHCA is writing to state its strong support for the draft Sector Plan's proposed restoration of Willett Branch as an environmental and recreational amenity. The Montgomery County Parks and Recreation Department gave a presentation on what the Willett Branch might look like and how it would function when it is once again a naturalized stream. Bringing the residents and shoppers of the Westbard Sector in day-to-day contact with such a lovely bit of green will provide not only a recreational destination, but





Glen Echo Heights Citizens' Association  
PO Box 139, Glen Echo, MD 20812  
email: [info@glenechoheights.org](mailto:info@glenechoheights.org)

will also do good for the Willett Branch stream, the Little Falls Watershed, and the storm water management which effects both. When the Willett Branch is broken out of its liner, it would no longer pick up the pollutants that have fallen into the concrete channel (oils and chemicals from garbage, debris and the nearby parking lots); instead, this water would be filtered as it travels over stones, soil and plants.

For the Westbard area to offer a natural stream with a walking amenity near a commercial area would make it a memorable destination, possessing a distinguishing community feature beyond the ubiquitous well-managed suburban shopping experience found elsewhere. Our residents, as well as new neighbors from the Westbard development itself and surrounding neighborhoods, will patronize the commercial establishments and also enjoy a walk in the great outdoors with friends, family, or their dogs.

Please keep this part of the draft Sector Plan intact and undiminished.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Doran Flowers".

Doran Flowers

President, Glen Echo Heights Citizens' Association

obo Tree and Garden Committee, GEHCA

*copy via email to the Planning Board*

## **MCP-CTRACK**

---

**From:** Mirela McDonald <mcdonaldlm@verizon.net>  
**Sent:** Tuesday, December 01, 2015 12:25 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Mirela McDonald  
5822 Osceola Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

---

**From:** Mary Ann Daly <madaly@verizon.net>  
**Sent:** Tuesday, December 01, 2015 12:36 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector

Dear Mr. Anderson, Planning Board and Council Members,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that would make the creek an amenity for the area – a place of beauty where people could walk and play. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind buildings where it is out of sight and out of mind. But it doesn't have to be that way.

Now is our chance to embrace a development plan that would free the creek from its concrete confines and make it a natural haven for residents old and new.

Please vote to support a Master Plan with a strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Mary Ann Daly  
5301 Westpath Way  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Brian <zin4@verizon.net>  
**Sent:** Tuesday, December 01, 2015 1:32 PM  
**To:** MCP-Chair  
**Cc:** county.council@montgomerycountymd.gov; oicemail@montgomerycountymd.gov; 'elizabeth petty'  
**Subject:** Willett Sector Plan  
**Attachments:** Willett Branch Stream letter 12-1-15.docx

Please see attached letter.

I am a concerned resident in the Westgate section of Montgomery County and the Westbard sector Plan is my local retail destination. I very much DO NOT WANT to lose this opportunity to gain a pedestrian friendly and resident friendly development in my neighborhood. I very much DO WANT some usable green space and a neighborhood destination to share a touch of nature with children and friends in a safe, inviting natural environment. I DO NOT want all concrete and hardscape just to satisfy tax revenue overdevelopment. I understand the need for development but I do not see the need for overdevelopment just to increase tax revenue.

I attended two community meetings on this development and was very pleased with (what I believe was) the original plan. The one with a large central green space surrounded by sidewalk café style restaurants lined with shade trees and benches. Please refer to the success of Bethesda Restaurant Row and NYC Central Park as examples of what could be scale replicated here. What happened to that plan? The one that everyone in the room agreed was a very good plan. Maximum building heights were within reason (not the excessive building heights now proposed, blocking all light and air). The current proposal has separated, non-contiguous, undesized, corner green plots that are neither inviting nor use full for children or adults. No one will make them destination gathering spaces. No one will use them at all. They are too small, have no protection from street traffic, are not peaceful or removed from traffic, places to meet a neighbor to sit and have lunch.

You need to go back to the original "Central Park" theme of a large contiguous green gathering space where neighbors can sit face to face in a protected car free area where toddlers can be off leash and get in some socializing time. Let's counter the social media digital isolation our kids now live in with some actual usable open green space that fosters real people interaction. Your small isolated green spaces only serve to allow greater density in the core of the development favoring developer profit and the country tax coffers. Not neighborhood stated desires. This is a big deal in my neighborhood and you should make every effort to balance reasonable neighborhood wants vs. developer profit and tax revenue.

Thank You,  
Brian Burns  
B. Burns Co. LLC  
301-320-4134 office  
301-351-4891 cell  
zin4@verizon.net  
[www.bburnscompany.com](http://www.bburnscompany.com)

----- The -----  
**B. BURNS**  
Company, LLC  
-----  
*Design / Build Construction*

December 1, 2015

**Planning Board**

Casey Anderson, Chair  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Dear Casey Anderson,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovated design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Thank You,  
Brian Burns

cc:

**County Council**  
Council Office Building  
100 Maryland Avenue, 5th Floor  
Rockville, MD 20850  
[county.council@montgomerycountymd.gov](mailto:county.council@montgomerycountymd.gov)

**County Executive Ike Leggett**  
Office of County Executive  
Executive Office Building, 2nd floor  
101 Monroe St., Rockville, MD 20850  
[ike.leggett@montgomerycountymd.gov](mailto:ike.leggett@montgomerycountymd.gov)  
[ocemail@montgomerycountymd.gov](mailto:ocemail@montgomerycountymd.gov)

## MCP-CTRACK

---

**From:** Stephanie Fahie <SFahie@mmcanby.com>  
**Sent:** Tuesday, December 01, 2015 1:47 PM  
**To:** Anderson, Casey; MCP-Chair; Wells-Harley, Marye; Dreyfuss, Norman; Presley, Amy  
**Cc:** Jody Kline; Marcolin, John; Kronenberg, Robert; DeOcampo, Marc; Seth L. Warfield; skip@apfgarden.com; brett@apfgarden.com; erik@apfgarden.com; todd@apfgarden.com  
**Subject:** Westbard Sector Plan; Worksession No. 3  
**Attachments:** 2015.11.30 JSK ltr to MCPB re worksession 3.pdf

Good Afternoon All,

Attached are materials from Jody Kline in regards to the above referenced matter.

Please review at your earliest convenience.

Best,

**Stephanie Fahie**  
Secretary to Land Use & Zoning

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**MM&C**

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DONNA E. MCBRIDE (DC)  
GLENN M. ANDERSON (FL)  
HELEN M. WHELAN (DC, WV)

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DIANE E. FEUERHERD  
MICHAEL S. SPENCER

[JSKLINE@MMCANBY.COM](mailto:JSKLINE@MMCANBY.COM)

December 1, 2015

Montgomery County Planning Board  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Westbard Sector Plan,  
Worksession #3

Dear Chair Anderson and Members of the Planning Board,

Our clients, American Plant and the Roof Center, whose properties are highlighted in yellow on the attached tax map, wish to join the group of property owners expressing concerns about the Westbard Sector Plan's recommendations for the treatment of Willett Branch. The following lists our client's concerns about the Plan's recommendations.

1. Under no circumstances should American Plant and The Roof Center have to relinquish their easement rights to maintain a platform over the existing concrete channel of Willett Branch.

As the Board has heard before in testimony and in writing, access to the rear of their properties, and the ability to provide storage and sales areas for their respective product lines, exists by way of a platform over Willett Branch that was constructed in the early 1960's under an agreement with WSSC.

If the platform would have to be removed, our clients would lose the utility of 30-40% of their properties and would have no way to access the land. Therefore, American Plant and The Roof Center oppose the concept of "daylighting" if it means removal of their bridge over the existing concrete channel.

2. The application of typical Environmental Guideline restrictions will seriously impact the properties of American Plant and the Roof Center and will act as a deterrent to redevelopment of the respective parcels of land.

Attached is a drawing entitled "Willett Branch Stream Valley Buffer Analysis" prepared for our clients by Rodgers Consulting. Our clients' properties are outlined in red and the area of Willett Branch covered by the platform/bridge mentioned in the paragraph above is shaded in grey.

If the typical stream valley buffer setbacks are applied (green lines shown on the attached buffer analysis sketch), substantial portions of the two properties are rendered unusable and those "sterilized" areas are located at the core of the contemplated redevelopment of those two properties. Application of standard stream valley buffer requirements will have a material impact on our client's ability to create a viable mixed use (residential and commercial) assembly of buildings at this spot. And the impact is even more pronounced if Willett Branch is actually "daylighted" and the stream valley buffer lines run parallel to the center of Willett Branch. (See yellow extensions of the SVB on the attached drawing). Therefore, the text of the Plan must provide an exception, or some relief, to the impacts from the normal regulatory setbacks regardless of whether Willett Branch is daylighted or not.

3. Staff recommended text to be added to page 49 of the Staff Draft Plan is a reasonable effort to provide relief from the strict application of the requirements of the Environmental Guideline mandated stream valley buffer setbacks.

During Worksession #2, Staff exhibited text that was to be added to the Staff Draft and which would try to strike a balance between improving the quality and utility of Willett Branch without adversely affecting the property of abutting owners. That proposed text read:

"The Plan recognizes that Willett Branch will be an urban stream and will have engineered elements. The intent of the recommendations for an improved Willett Branch is to create attractive and accessible green spaces to provide interconnectivity with urban green infrastructure and that improve stream ecology. The improvements to Willett Branch need to balance and complement the goals of improving stream quality, while also allowing recommended redevelopment to proceed. Accordingly, at the time of regulatory review, stream buffer areas may be modified and/or reduced if necessary to achieve the balance described above."

The owners of the American Plant and Roof Center properties support the addition of such text to the language of the Draft Plan. This language will allow recommended development to proceed by authorizing relief from the strict application of Environmental Guideline mandated stream valley buffers.

4. Scientific evidence demonstrates that stream restoration or "daylighting" is not a cost effective manner of achieving water quality for Willett Branch.

Attached is a very well-reasoned report and recommendation prepared by Rodgers Consultants which pairs with a similar analysis undertaken by VIKA, engineers for Equity One. Both reports warrant close reading by the Board members and staff.



The Rodgers report emphasizes the following points which are relevant to the Board's discussion at your next worksession on December 3rd:

1. Professional studies have identified the fact that stream restoration measures often fail to meet desired ecological goals.
2. "Daylighting" or stream restoration is overwhelmingly the most expensive (in terms of dollar cost per pound of nitrogen reduction) technique for improving stream ecology.
3. The goal of slowing water flow by removing concrete channels and replacing them with naturalized stream banks will reinstitute upstream flooding that was the reason why the stream was channelized in the first place.
4. Slowing the velocity of water flow through the channelized area of Willett Branch could increase the width of the floodplain along the stream from approximately 21 feet to as much as 60 feet, thus having an effect on abutting properties.

In summary, science shows that stream restoration has questionable benefits to the environment and whatever benefits are achieved come at a very high price. Without companion measures to decrease upstream water volume, stream restoration will reintroduce flooding conditions in the Sector Plan area. As pointed out in the attached Rodgers report, it would be more effective to provide stormwater management improvements within the watershed that would address water quality issues without exacerbating flooding conditions.

Thank you for your consideration of these thoughts, and the attached materials, before this Thursday's worksession.

Sincerely yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody Kline". The signature is written in a cursive, slightly stylized font. Above the signature, there is a horizontal line that spans the width of the signature.

Jody S. Kline

JSK/sf

CC: John Marcolin  
Robert Kronenberg  
Marc De O'Campo  
American Plant  
The Roof Center



H 2

H 1

M 3

M 3

H 2

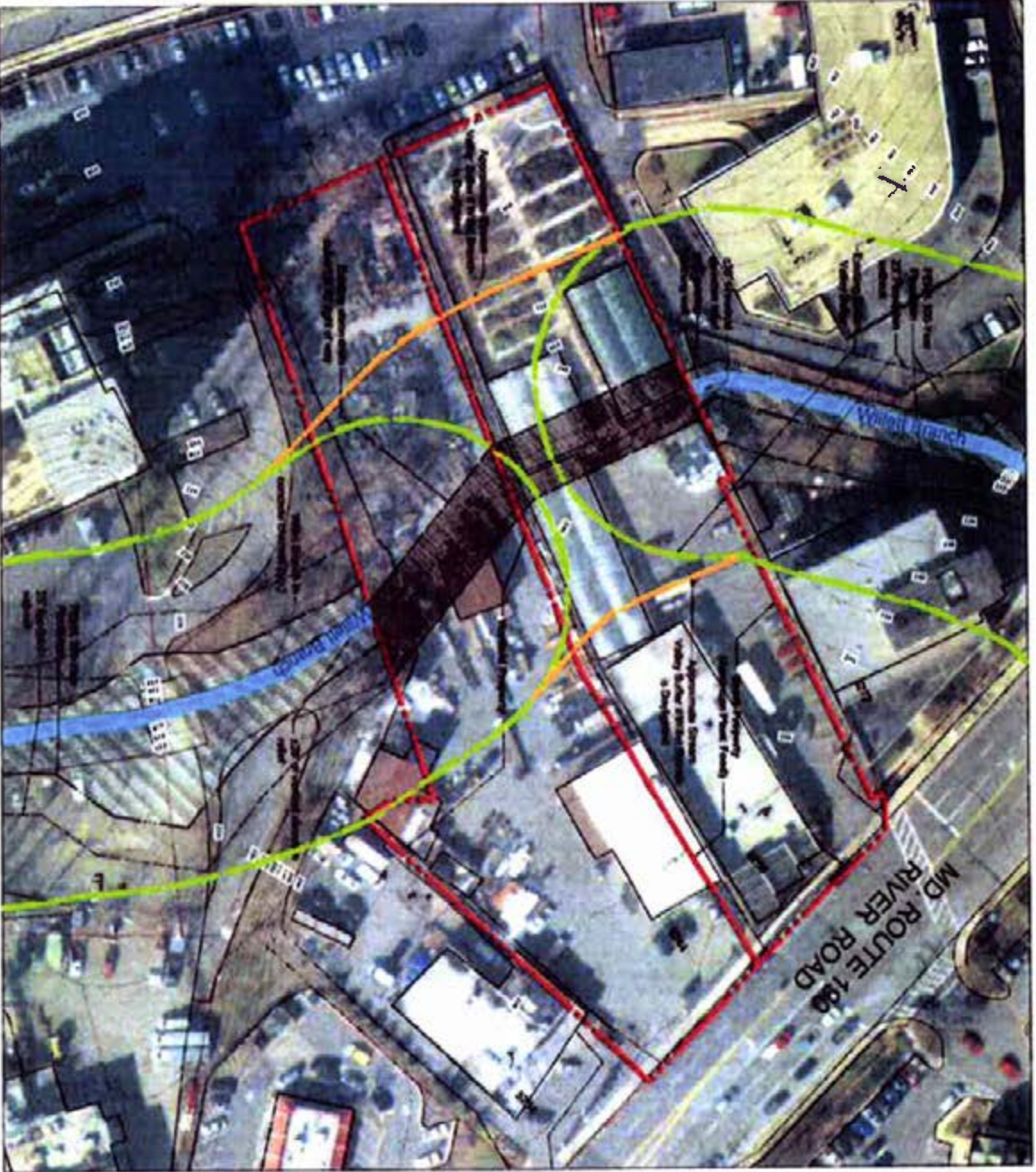
H 1

MONTGOMERY CO.  
MARYLAND

MAP HM 123  
W.S.S.C. 207 MAY 05  
Locusts: BOMFRET I, NEIGH-ITS

WESTBROOK SUBURBAN  
JUNIOR HIGH SCHOOL  
Board of Education








Maped Properties  
 C-10-75  
 A-10-75  
 A-10-75-00  
 Warfield Branch Stream

**Stream Daylighting Feasibility Notes**

1. There is approximately 0.83 Acres of land within stream valley buffer on the Warfield & Short properties.
2. Daylighting of Warfield Branch will:
  - a. Increase the amount of stream valley buffer by 0.32 Acres on the Warfield & Short Properties bringing the total amount of land within stream valley buffer to 1.15 acres.
  - b. Expand FEMA Floodplain on property possibly increasing the limits of the stream valley buffer beyond what is shown

**Legend**

-  Existing Stream Valley Buffer
-  Approximate Stream Valley Buffer
-  if Warfield Branch is Daylighted

**Notes**

1. Program extracted based on digital data from FEMA, Washington DC: 2403104555
2. Aerial photography resolution information from USGS Earth Resources Observation and Science (EROS), Center date: 07/2012.
3. Property and parcel information from the Washington County Department of Planning and Zoning.
- 4.1. Warfield Short 1.11 +/- Acres, a 27-01154210, 5144 River Rd, Bethesda MD, MD: 20814-2000, 478-0099
- 4.2. Short, Land and Dev Co Inc, Acquire a 07-00434443, 5238 River Rd, Bethesda MD, MD: 20814-2000, 478-0099

**Warfield Branch Stream Valley Buffer Analysis**

Bethesda, MD



**An Analysis of Stream Daylighting and Restoration of Willett Branch in the Context of the  
Westbard Sector Plan**

**Introduction**

Stream 'daylighting' is a type of restoration practice that generally consists of reconstructing natural stream channels where the streams were previously contained within a buried culvert. This practice arises as a result of earlier flood control initiatives that channelized (ie, converted natural stream channels to concrete channels) or buried (ie, conveyed the flow through buried pipes or culverts) streams in response to increasing runoff from within the watershed. More often than not, the increasing runoff was due to development upstream within the watershed that did not adequately control for stormwater management.

The commonly cited benefits related to stream daylighting and stream restoration, are for water quality improvement and infrastructure protection, though recreational and aesthetic benefits are commonly referenced goals as well. However, as reported by numerous studies, stream restoration often fails to meet ecological goals and is among the most expensive practices when compared to alternative strategies for meeting similar goals, particularly water quality goals. As reported in the *Journal of the American Water Resources Association (JAWRA)* publication 'Creating False Images: Stream Restoration in an Urban Setting' (Cockerill, et. al., 2014) the abundance of stream restoration projects, including stream daylighting, only sufficiently achieve the goal of **protecting the built environment and promoting positive public perception**, again, at a very high cost as compared to other strategies (emph. added). When looking at alternative strategies for making comparable or better water quality improvements, as reported in the *JAWRA* publication 'Is Urban Stream Restoration Worth It' (Kenney, et al., 2012), "stream restoration is unlikely to be cost-effective compared to other approaches for accomplishing those (water quality) purposes."

When placed in the context of the Westbard Sector Plan, the Willett Branch, a tributary of Little Falls Branch, the Potomac River and the lower Chesapeake Bay, is either channelized or buried as it flows through the Sector Plan area. The drainage area of Willett Branch is approximately 1,200 acres and is comprised of downtown Bethesda, and the predominantly residential communities to the south of Bethesda, including the communities of Somerset and Kenwood. These communities were built during an era when stormwater management was a little-understood and certainly not a required element of community development. With high levels of impervious surface and very little, if any, stormwater management within the

watershed, the lower Willett Branch, as it enters and passes through Westbard, experiences extremely flashy conditions resulting in downstream flooding. In response to these flashy and flooding conditions, decades ago, Willett Branch was channelized or buried within culverts at a point upstream of Little Falls Parkway to its confluence with Little Falls Branch along Little Falls Parkways, south of River Road. By straightening the channel and replacing the natural stream bed with a trapezoidal concrete channel or large concrete culvert, the capacity of Willett Branch was increased to a point sufficient to alleviate flooding conditions caused by flashy upstream runoff. According to FEMA mapping, most of the hydraulic and hydrologic manipulations that have occurred to Willett Branch, accommodate the flashy runoff without causing flooding conditions. In other words, due to the systemic nature of the contributing drainage area that passes through the heart of Westbard, and absent the provision of significant upstream stormwater management within the watershed, the channelization and culverting of Willett Branch is necessary to avoid flooding conditions in the Westbard Sector Plan area.

The Westbard Sector Plan introduces an opportunity to set the framework for the restoration of Willett Branch and a suggested alternative is included at the end of this paper. However, as argued in this paper, daylighting the Willett Branch through Westbard is not a feasible or practical solution for the following reasons:

- Alternative Strategies for Addressing the Equivalent Water Quality Benefits are More Cost Effective
- Restoring the Willett Branch Through Westbard Would Increase Flooding, Drastically Impacting the Redevelopment Potential.
- Daylighting Willett Branch Would Consume Additional Real Estate, Thus Serving as a Disincentive to Redevelopment.
- Daylighting Willett Branch Would Isolate Otherwise Developable Properties
- The Physical Alteration to Real Estate in order to Daylight Willett Branch is Substantial
- Alternative Solutions to Improve Water Quality While Also Incenting Redevelopment In Westbard.

**Alternative Strategies for Addressing the Equivalent Water Quality Benefits Are More Cost Effective**

The water quality benefits commonly cited for stream restoration include the reduction of sediment and phosphorous (P) by reducing stream bank erosion. Nitrogen (N) reduction is also commonly cited as stream restoration increases water retention time, which facilitates denitrification. Since the Willett Branch is channelized or culverted and therefore stream bank

erosion is not an issue, daylighting and/or restoring the channel is only likely to increase sediment and P loadings within the reach, not reduce it. Nitrogen is the pollutant that is most likely to be reduced by daylighting/restoration.

Much research has been done to determine the amount of Nitrogen loading reduction attributable to stream restoration. As part of Maryland's Watershed Implementation Plan and with local jurisdictions planning capital restoration projects to meet NPDES and MS4 requirements, the State and EPA have provided guidance for accounting for Nitrogen load reductions due to different types of restoration practices. According to the *Recommendations of the Expert Panel to Define Removal Rates for Individual Stream Restoration Projects (Sept. 2014)*, the default approved removal rate for Nitrogen by stream restoration is 0.075 lb/ft/yr.

From the point upstream of Little Falls Parkway where the natural channel has been channelized to the confluence of Willett Branch and Little Falls Branch, there is approximately 6,100 lf of channelized or culverted stream channel not associated with a road crossing, such as Little Falls Parkway, River Road, or Dorset Avenue. Of this, approximately 1,280 lf is within a buried culvert and the remainder is channelized as a trapezoidal channel.

The average costs (not including land) for stream restoration ranges from \$500 - \$1,200 linear foot. Given the amount of fill placed over several of the buried streams, the costs to remove this fill would increase the cost per foot dramatically as well as result in less developable real estate. For general cost estimation purposes, the restoration of the trapezoidal channel is assumed at \$500/lf and while the daylighting is budgeted at \$1,200 lf for a total cost of \$3,950,200. When land costs are factored in, assuming a 50' swath at a value of \$1,400,000/acre (based on average assessed value of the land only for the American Plant Food and The Roof Center properties) for an additional land cost of \$9,800,000, the total cost would be approximately \$13,750,000

Based on a N removal rate of 0.075 lbs/foot/yr, the anticipated water quality benefit would be 458 lbs of N reduced per year. This results in a cost of \$30,000 per pound of reduced Nitrogen due to the restoration and daylighting of Willett Branch.

This is the least cost effective water quality restoration measure. In fact, the costs to restore Willett Branch are a magnitude of 6 times greater than street sweeping, the next most costly practice. The table below lists numerous water quality restoration strategies and their cost effectiveness. Any of these strategies would be more feasible than daylighting and restoring Willett Branch and would be a requisite first step in addressing the systemic watershed issues restricting the restoration of Willett Branch.

Urban Restoration Practice	Cost Per Pound of Nitrogen Reduction
*Urban Nutrient Management	\$67 / pound
*Bioretention & Rain Gardens	\$254 / pound
*Enhanced Permeable Paving	\$1,288 / pound
*Street Sweeping	\$4,737 / pound
Willetts Branch Stream Restoration	\$30,000 / pound

\*Source (MDE, 'Cost Efficiency and Other Factors in Urban Stormwater BMP Selection', Nov. 2013)

**Restoring the Willett Branch Through Westward Would Increase Flooding, Adversely Affecting Current Uses and Increasing the Floodplain**

The channelization and straightening of Willett Branch decades ago increased the capacity of Willett Branch to convey storm flows, which reduced the risk of flooding. Restoring the trapezoidal concrete channels and concrete culverts back to a natural stream condition reduces the capacity of the Willett Branch due to the increased stream roughness and reduced stream gradient. However, the contributing discharge (flow) through Willett Branch remains the same.

To analyze the potential flooding impact, three cross sections along Willett Branch were analyzed utilizing HEC-RAS watershed modeling software. The cross-sectional area was held constant under the assumption that the morphology of the channel could be designed accordingly. The roughness coefficient was changed from a concrete channel (0.013) to a large stone (0.035), which would likely be necessary to accommodate the shear stress of a stream of this size. The stream gradient was also reduced from the current condition (average 1.0%) to the average gradient for similarly situated streams in this physiographic region (0.7%).

These changes result in an average increased water surface elevation during a 100 year storm event of 1.2 feet. If this doesn't seem significant, when considering the area of additional inundation affected by this additional flooding, the average width of the 100 year floodplain through the Sector Plan would increase from approximately 21' to 60'. The expansion of the floodplain would cause more property owners to obtain flood insurance and would restrict redevelopment.

**Daylighting Willett Branch Would Consume Additional Real Estate, Thus Serving as a Disincentive to Redevelopment.**

In addition to the hydrologic and flooding impact associated with daylighting and/or restoring Willett Branch, several properties would not be subject to the County's stream valley buffering guidelines if they were to redevelop by virtue of the stream being buried. If the stream were day lit, additional real estate would fall within the stream valley buffer and be subject to restricted development and/or costly mitigation measures. While the general practice typically supports new development within the buffer, it is negotiated on a case-by-case basis with no published standards or criteria, thereby creating uncertainty for property owners contemplating redevelopment.

**Daylighting Willett Branch Would Isolate Otherwise Developable Properties**

Several properties are bisected by culverts conveying Willett Branch, including the Washington Episcopal School, American Plant Food, The Roof Center Property and others in the vicinity of Butler Road. Using the American Plant Food / The Roof Center properties as an example, daylighting the stream across this property would isolate the western side of the property since these properties do not front onto Westbard Avenue.

**The Physical Alteration to Real Estate in order to Daylight Willett Branch is Substantial**

In areas where Willett Branch would be day lit, significant uses would be impacted or lost entirely. In the instance of the American Plant Food / The Roof Center Property, the existing grade of the contractor yard and nursery stock area is at an elevation 35' higher than the channel. Simply removing and exposing the channel while laying back the stream valley at 5:1 (20%), would create a 350' wide swath of stream valley across those properties. This would account for a direct loss of between 1.5 – 2.0 acres of real estate that is in current commercial operation and would otherwise be available for redevelopment. Combined with the isolation of the western part of the property, these two properties would have their developable area reduced by nearly 66%.

Other properties would be similarly affected. Industrial and commercial properties to the south utilize the area for parking, access ways and stacked vehicle storage. A soccer field on the Washington Episcopal School property would be impacted.

**Alternative Solutions to Incent Redevelopment While Improving Water Quality**

As previously argued, the restoration and daylighting of Willett Branch is not feasible or practicable without first addressing the systemic issues that created the underlying need for the



channelization and piping of Willett Branch in the first place – inadequate stormwater management within the contributing watershed.

At the same time, the planning department aims to induce redevelopment of commercial and industrial properties within the Westbard Sector Plan to improve public goods and services. However, the status quo appears to be serving those property owners very well and there is no incentive for them to forego their income-producing ventures and undertake the risk of redeveloping their property, especially given today's costly standards (forest conservation, stormwater management, etc).

Rather than requiring as a condition of redevelopment the daylighting and/or reconstruction of Willett Branch, a stormwater management offset or banking program should be established with the following objectives:

- Provides an Alternative and Optional Payment in Lieu of Providing ESD/SWM for Redevelopment within the Westbard Sector Plan Area.
- Funds Stormwater Management Improvements within the Willett Branch Watershed.

Such a program would help incent redevelopment by eliminating the uncertainty, design impact and costs of on-site ESD and SWM while generating revenue to fund stormwater improvements elsewhere in the watershed, which would directly address the systemic flooding and water quality issues related to Willett Branch.

### Conclusion

The Westbard Sector Plan presents an opportunity to improve the ecological conditions of Willett Branch. If presented with sufficient incentive, the redevelopment of properties within the Sector Plan, by virtue of their provision of stormwater management where it was previously absent, will result in water quality improvements to Willett Branch. However, the systemic watershed issues would remain.

Without addressing this systemic issue, hydraulically manipulating Willett Branch through restoration or daylighting would not be cost effective to address water quality, would increase flooding and would dissuade redevelopment.

Alternatively, setting forth a framework that addresses the systemic watershed issues while simultaneously incenting redevelopment through a stormwater management banking program would be a win-win solution.

## **MCP-CTRACK**

---

**From:** Sarah Craven <lovecraven@gmail.com>  
**Sent:** Tuesday, December 01, 2015 1:52 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Sarah Craven  
6615 81st St  
Cabin John, MD 20818

## **MCP-CTRACK**

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**From:** Joanne Pinover <JOANNE.PINOVER@GMAIL.COM>  
**Sent:** Tuesday, December 01, 2015 1:58 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Joanne Pinover  
5201 Abingdon Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Britt Rathbone <britt@rathboneandassociates.net>  
**Sent:** Tuesday, December 01, 2015 2:01 PM  
**To:** MCP-Chair  
**Subject:** Please vote to support a naturalized Willett Branch and Stream Valley Park in the Westbard sector

Dear Mr. Anderson and the Planning Board,

I am a resident in the Kenwood neighborhood and I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have developed a reasonable plan that would beautify the stream in a way that will benefit the entire community and allow for wildlife, beauty, and community members to coexist.

Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Britt Rathbone

## MCP-CTRACK

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**From:** Sauci Churchill <devorah.s.churchill@kp.org>  
**Sent:** Tuesday, December 01, 2015 2:02 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Sauci Churchill  
5315 Wriley Rd  
Bethesda, MD 20816

**From:** Diane Cameron <dianecameron60@gmail.com>  
**Sent:** Tuesday, December 01, 2015 5:44 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I support a Naturalized Willett Branch for the Westbard Sector

Dear Chair Anderson, Planning Commissioners and Councilmembers

Montgomery County has a longstanding commitment to water resource stewardship. This stewardship is widely recognized and documented as crucial to our quality of life.

It is through this lens of stewardship that I view the Westbard Sector Plan, and for which I join with Little Falls Watershed Alliance in supporting a Westbard Sector Plan that includes a naturalized Willett Branch. I strongly support the staff's innovative design, that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate.

At present this creek is concretized and degraded; it's an eyesore rather than a community asset.

But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with a naturalized Willett Branch with no exemptions or waivers for any development or developer.

Thank you for considering my views.

Sincerely,

Diane M. Cameron

3102 Edgewood Road

Kensington, MD 20895

Sent from Mail for Windows 10

## MCP-CTRACK

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**From:** Elizabeth Platts <lizplatts@gmail.com>  
**Sent:** Tuesday, December 01, 2015 7:58 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Elizabeth Platts  
5302 Portsmouth Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Anita Bavitz <nellie8@comcast.net>  
**Sent:** Tuesday, December 01, 2015 8:10 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Anita Bavitz  
5211 Dorset Ave  
Chevy Chase, MD 20815



## MCP-CTRACK

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**From:** Alison Newman <alikurt@msn.com>  
**Sent:** Tuesday, December 01, 2015 8:26 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Alison Newman  
5411 Duvall Dr  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Molly Hauck <mollyphauck@gmail.com>  
**Sent:** Tuesday, December 01, 2015 8:28 PM  
**To:** MCP-Chair; MontgomeryCountyCouncil; Ike Leggett;  
ocemail@montgomerycountymd.gov  
**Subject:** Willett Branch

Dear Mr. Anderson, Planning Board and Council Members,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their green space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Molly Hauck  
4004 Dresden St.  
Kensington, MD. 20895-3812

## MCP-CTRACK

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**From:** Margaret Holland <Sparklesholland@gmail.com>  
**Sent:** Tuesday, December 01, 2015 8:44 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Margaret Holland  
5211 Portsmouth Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Narayanan Ramachandran <narayan23@hotmail.com>  
**Sent:** Tuesday, December 01, 2015 9:01 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Narayanan Ramachandran  
5012 River Hill Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Carroll Dunn <sepcd13@gmail.com>  
**Sent:** Tuesday, December 01, 2015 9:04 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Carroll Dunn  
6201 Elmwood Rd  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Janet Lindgren <Janetlindgren@comcast.net>  
**Sent:** Tuesday, December 01, 2015 9:20 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Janet Lindgren  
5315 Sunset Ln  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Jesse Travis <jesetravis@gmail.com>  
**Sent:** Tuesday, December 01, 2015 9:34 PM  
**To:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment

Sent from: jesetravis@gmail.com

Date: 12-02-2015

To: Montgomery County Council  
Montgomery County Planning Board

RE: Please support a Westbard Plan that favors Westwood redevelopment

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

However, my support is conditioned on the following: The new Westbard Sector Plan must limit any new building heights to a maximum of 50 feet and keep the total number of residential units permitted within the Westbard Sector at the current Westbard Sector Plan's limitation of 1,684. Allocate to Equity One the entire remaining budget of 580 new residential units that may be constructed under the current plan for the Westbard Sector.

Name: Jesse Travis  
Address: 5621 Namakagan Rd.  
City: Bethesda  
Zip: 20816

## MCP-CTRACK

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**From:** raquel shaibani <rshaibani@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 9:37 PM  
**To:** MCP-Chair  
**Cc:** councilmember.berliner@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov  
**Subject:** Westbard/Manor Care site

Dear Chair and council members,

As former Los Angeles residents and new Bethesda homeowners, we have spent a good portion of the past 6 months carefully selecting our current home. We recently purchased the property at 5517 Westbard Ave (located on the same block as the Manor Care site). After looking at close to 100 homes in Bethesda, Cabin John, and Potomac, we ultimately chose the Westbard house due to the great school district and the close proximity to the many amenities the area offers. Like our neighbors, we pay a premium to live here so please do not diminish our new life and make us regret this home purchase! Please consider:

- NO to multi family homes, 20 town homes would still keep our street quaint but anything more would be a nuisance to the neighborhood and may cause more problems with the overcrowded schools in the area.
- NO to any commercial establishments on the former Manor Care site as it would attract unwanted traffic, a safety issue when my children are outside and also limit street parking for the residents on Westbard Ave.
- YES to redirecting Westbard traffic flow to alleviate any unnecessary traffic on our quiet street, reduce noise pollution and again safety concerns for the young children residing on Westbard Ave.
- YES to all support for the Naturalization of the Willet Branch to make the area a more pleasant environment.

Sincerely,  
Sanan and Raquel Shaibani  
5517 Westbard Ave  
Bethesda, MD 20816



## MCP-CTRACK

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**From:** keith lindgren <Janetlindgren@comcast.net>  
**Sent:** Tuesday, December 01, 2015 9:44 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
keith lindgren  
5315 Sunset Ln  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** Susan Dankoff <susan.dankoff@verizon.net>  
**Sent:** Tuesday, December 01, 2015 10:07 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Susan Dankoff  
6434 Wishbone Ter  
Cabin John, MD 20818

## **MCP-CTRACK**

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**From:** Ken Bawer <kbawer@msn.com>  
**Sent:** Tuesday, December 01, 2015 10:12 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** Restoration of Willet Branch

Dear Planning Board and Councilmembers:

I urge you to include the naturalization of Willett Branch as part of the Westbard Sector plan. The man-made destruction of this stream should be reversed so that it can once again provide wildlife habitat, groundwater recharging, and recreational opportunities for our citizens.

Thank you for your consideration,

Kenneth Bawer  
8 Cleveland Court  
Rockville, MD 20810

## MCP-CTRACK

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**From:** Janet Adrian <janetadrian@gmail.com>  
**Sent:** Tuesday, December 01, 2015 10:50 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Janet Adrian  
6211 Highland Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Ernest Wallace <eiwallacejr@mac.com>  
**Sent:** Tuesday, December 01, 2015 11:52 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Ernest Wallace  
5105 Brookeway Dr  
Bethesda, MD 20816

**MCP-CTRACK****RECEIVED**  
1256  
DEC 02 2015

**From:** David Kathan <dkathan@gmail.com>  
**Sent:** Wednesday, December 02, 2015 12:36 AM  
**To:** MCP-Chair  
**Subject:** Please vote to support a Westbard Master Plan with strong environmental component and a naturalized Willett Branch

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Casey Anderson, Chair  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Chair Anderson,

As an active user of Montgomery County's parks and green spaces, I highly value the limited amount of open green space that we have in lower Montgomery County. And as a resident of the Town of Somerset who lives within 200 yards of the Westbard Sector and 100 yards from the Willett Branch, I have particular interest in the sector. Consequently, I have been following closely EquityOne's plans for redevelopment of their property and the development of the Westbard Sector Plan. Due to my interest in open green spaces and my concerns about the potential for negative impacts associated with these plans for redevelopment in the Westbard sector, I have attended many of the open meetings (where I expressed my support for parks and the naturalization of the Willett Branch), several charrette sessions, presentations by Planning Department staff, and the hearings at your offices in September.

I have been very impressed with the professionalism of your staff and their understanding of the need to include open and greens spaces within a redeveloped Westbard Sector. I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. I am particularly supportive of the aspects of the staff plan that add additional access to the Willett Branch with walkways and multiple access points to the Capital Crescent Trail. The Sector Plan balances increases in density with increases in open green spaces.

The current state of this creek is shameful, and I have seen the state of the creek firsthand. I have walked down the creek from River Road to the EYA townhomes on Little Falls Parkway. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. Stormwater enters the stream directly from oily parking lots, and the parking lots themselves are falling into the stream. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. I am concerned that actions taken by the Board at your recent working sessions to increase building heights and add additional residential units at the Little Falls Library site are not in keeping with the vision included in the Sector Plan. Without the open green spaces included in the Sector Plan proposed by staff, the proposed development plans for the sector, along with your recent approved changes, will only add density and will provide paltry few amenities for neighbors of the Sector. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

David Kathan  
4920 Dorset Avenue  
Chevy Chase, MD 20815  
301-461-7252

## MCP-CTRACK

---

**From:** Carolyn O'Reilly <carolynevans728@gmail.com>  
**Sent:** Wednesday, December 02, 2015 5:22 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Carolyn O'Reilly  
7630 Tomlinson Ave  
Cabin John, MD 20818



## MCP-CTRACK

---

**From:** Susan S <susanspk@verizon.net>  
**Sent:** Wednesday, December 02, 2015 9:04 AM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov; oicemail@montgomerycountymd.gov  
**Subject:** Westbard sector plan

Dear County Officials,

I am a resident of Westmoreland Hills, a neighborhood in walking distance of the Westbard sector. I have been closely following the Westbard planning process over the past year and a half. I greatly appreciate the hard work of the planning staff and board, and their attempts to find consensus on many difficult issues. I particularly want to compliment the work of Katherine Nelson and the people at the Parks Department who have worked on the plan.

I know that the planning board has received many letters in support of Equity One's redevelopment of the area around Westbard Avenue; but these letters merely express a general of support for change, and do not take a stand on various issues important to the community. While I also support redevelopment, I care deeply about the choices that will be made and how that development will be done. I believe that many of the letters you have received are from people who are not aware of some of the issues and trade-offs in the proposed plan, and that they would agree with my comments below.

In particular, I strongly support daylighting and naturalizing Willett Branch and its development as a public amenity, with walking and bike paths that connect to the Capital Crescent Trail and Little Falls Park. I also would like to see the stream be designated an urban stream valley park with the protections that affords. The preservation and protection of the stream should also help with the county's efforts to comply with the Chesapeake Bay cleanup process.

I am dismayed at attempts by Equity One to essentially eliminate the stream buffer on some of its properties in exchange for development—particularly the piece at Westbard II and the HOC building. Equity One suggests that it will not tear down Westbard II without increased height and a reduced buffer; but that ignores the opportunity, suggested by members of the board, that it could add development elsewhere on its properties in the sector in exchange for daylighting and naturalizing the stream. I would rather see the existing building renovated than have a much taller building put on that property, and I do not believe Equity One will just leave a vacant building in disrepair on that site, as it implies. The county should back up its 100-foot buffer with real support. Recently, the county allowed EYA (the residential developer for Equity One) to build townhouses on Little Falls Parkway—also in the sector—violating an already compromise 50-foot stream buffer, permitting a further reduction to 35 feet through a waiver. This is a very bad precedent for Equity One's efforts in the sector.

I believe that any development of properties adjacent to the stream should be contingent on contributions to daylighting and naturalizing the stream. As one member of the Planning Board noted, the stream is the "jewel" in the center of the plan—a plan which is likely to result in a huge increase in residences and commercial development. In return, the community should have a park area that is meaningful. Already the planning board has bowed to Equity One's desire to make the two parks on the Giant parking lot site be less than ½ acre. If the county needs and wants to allow so much increased development in Westbard, it must balance it with more green space and parkland. My fear is that the plan will allow the increased heights and density, but in the end the developers will push back naturalization of the stream and it will remain an unsightly trash dump.

In general, it is also important that the plan provide for wastewater treatment, green spaces, and more trees. I would like to reiterate my interest in retaining more industrial space along River Road – particularly the gas stations. I also support affordable housing. I am willing to see high building heights ONLY if that housing and stream protection are both part of the trade-offs.

Thank you for your attention.

Sincerely,

Susan Spock

5206 Albemarle Street  
Bethesda, MD 20816  
[susanspk@verizon.net](mailto:susanspk@verizon.net)

## MCP-CTRACK

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**From:** Nessa Spitzer <nessaspitzer@gmail.com>  
**Sent:** Wednesday, December 02, 2015 9:58 AM  
**To:** MCP-Chair  
**Subject:** Westbard Sector park

Dear Mr. Anderson

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with a creative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

We need open space for the new residents of the Westbard sector to enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Nessa Spitzer  
Town of Somerset resident

## MCP-CTRACK

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**From:** Chris Hamillton <chamiltonb@gmail.com>  
**Sent:** Wednesday, December 02, 2015 9:42 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Chris Hamillton  
5607 Pioneer Ln  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Chris Hamilton <chamiltonb@gmail.com>  
**Sent:** Wednesday, December 02, 2015 9:47 AM  
**To:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;  
Wright, Gwen  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment

Sent from: chamiltonb@gmail.com

Date: 12-02-2015

To: Montgomery County Council  
Montgomery County Planning Board

RE: Please support a Westbard Plan that favors Westwood redevelopment

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

However, my support is conditioned on the following: The new Westbard Sector Plan must limit any new building heights to a maximum of 50 feet and keep the total number of residential units permitted within the Westbard Sector at the current Westbard Sector Plan's limitation of 1,684. Allocate to Equity One the entire remaining budget of 580 new residential units that may be constructed under the current plan for the Westbard Sector.

Name: Chris Hamilton  
Address: 5607 Pioneer Lane  
City: Bethesda  
Zip: 20816

## **MCP-CTRACK**

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**From:** Aliandra Starre <aliandrakstarre@verizon.net>  
**Sent:** Wednesday, December 02, 2015 10:37 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Aliandra Starre  
5913 Carlton Ln  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Anne Schulman <aschulman@ggoutfitters.com>  
**Sent:** Wednesday, December 02, 2015 10:48 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Anne Schulman  
5309 Wapakoneta Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Marget Maurer <margetvhm@gmail.com>  
**Sent:** Wednesday, December 02, 2015 11:09 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Marget Maurer  
6528 79th St  
Cabin John, MD 20818

## MCP-CTRACK

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**From:** Edward O'Connell <edward.oconnell@gmail.com>  
**Sent:** Wednesday, December 02, 2015 11:12 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Edward O'Connell  
6005 Cairn Ter  
Bethesda, MD 20817



## MCP-CTRACK

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**From:** Melese Meteku <MeleseMeteku@hotmail.com>  
**Sent:** Wednesday, December 02, 2015 11:19 AM  
**To:** MCP-Chair  
**Subject:** Supporting the Naturalization of the Willett Branch in the Westbard Sector.

Dear Casey Anderson, Chair

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Melese Meteku

5202 Willet Bridge Court  
Bethesda MD 20816

## MCP-CTRACK

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**From:** Diane Cameron <Diane.Cameron@anshome.org>  
**Sent:** Wednesday, December 02, 2015 11:25 AM  
**To:** MCP-Chair  
**Cc:** 'county.council@montgomerycountymd.gov'; 'ike.leggett@montgomerycountymd.gov'; 'ocemail@montgomerycountymd.gov'; Nelson, Katherine; Wright, Gwen  
**Subject:** Westbard Sector Plan - Montgomery County Stormwater Partners Network supports the staff recommendation to restore Willett Branch.  
**Attachments:** Restore Willett Branch.pdf

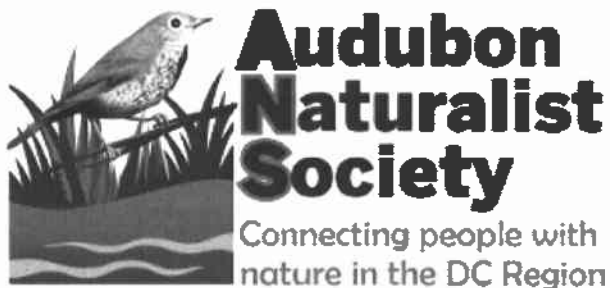
Dear Chair Anderson and Commissioners,

Attached is a letter expressing the support of the Montgomery County Stormwater Partners Network for the planning staff's recommendation to restore the Willett Branch stream as part of the Westbard Sector Plan.

As you prepare to decide on this sector plan tomorrow, we appreciate your full consideration of our support for this excellent staff proposal.

Yours for clean water,

Diane Cameron  
Coordinator, Stormwater Partners Network  
Conservation Director, Audubon Naturalist Society



Diane Cameron

Diane Cameron  
Conservation Program Director  
Audubon Naturalist Society  
8940 Jones Mill Road  
Chevy Chase, MD 20815  
(301) 652-9188 x22  
Diane.Cameron@anshome.org



Casey Anderson, Chair  
Montgomery County Planning Board  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910

December 2, 2015

**Re: In support of the Planning Staff recommendation to naturalize the Willett Branch and create a new Stream Valley Park in the proposed Westbard Sector plan**

Dear Chair Anderson and Commissioners,

The Stormwater Partners Network, comprised of 23 organizations devoted to water quality protection and restoration in Montgomery County, has worked closely with the County on clean water initiatives and implementing the MS4 permit. We have appreciated the vision of the Planning staff in protecting our waterways, though application of strict zoning laws and land use regulations.

We are writing to express our support for the naturalization of the Willett Branch, as envisioned by the planning staff in the proposed Westbard Sector plan (Public Hearing Draft, August 2015). The Willett Branch is located in the Little Falls sub-watershed, one of the oldest developed areas in the County, and this urbanization is reflected in Willett's impaired condition. The area is 57 percent impervious. The recently-redeveloped Hoyt Property by EYA is over 75 percent impervious.

Two thirds of the Westbard sector drains to the Willett Branch, a major tributary to Little Falls. Most of the development in the sub-watershed occurred before today's requirements for protection of stream buffers, wetlands, and floodplains and treatment of stormwater runoff. As a result, Willett Branch has very poor water quality and no aquatic life. In addition, the stream channel in the Westbard sector is almost entirely concrete-lined, with steep sides and little or no riparian stream buffer. As you walk Willett Branch, you see parking lots draining directly into the stream. Also there are many drainage pipes feeding directing to the stream channel. This high-velocity uncontrolled runoff scours Little Falls Branch downstream. In addition, the creek provides no habitat for aquatic life.

**To remedy these problems, we support the naturalization of Willett Branch as your staff has proposed.** Undertaking this project will strongly demonstrate Montgomery's commitment to restoring

its degraded streams and watersheds. Removing the concrete channel alone would reduce the impervious cover of the area. Removing the concrete bottom would also allow the creek to connect to the groundwater, reviving the natural infiltration system. Restoring the riparian buffer and creating a park would allow further infiltration. What's more, recent studies from the Anacostia and abroad indicate significant local economic benefits, in increased jobs and property values, from fully-restored urban streams and watersheds.

It is in the interest of the County to act to restore the creek and buffer. A new Stream Valley Park and naturalized stream would meet many of the goals for the County's program under the stormwater (MS4) permit, removing significant impervious surface while creating natural infiltration areas as well as restoring the floodplain. These measures are strongly urged, as they will protect the Westbard Sector plan area, downstream water quality, natural areas in the Little Falls Stream Valley and the Capital Crescent Trail, and ultimately the Potomac River and Chesapeake Bay.

We applaud the work of the Planning staff in this area, and ask that you approve the entire plan as drafted with no exemptions for development in the stream buffer.

Thank you for your support for clean water in Montgomery County.

Sincerely yours,

A handwritten signature in cursive script that reads "Diane M. Cameron".

Diane M. Cameron  
Coordinator, Stormwater Partners Network  
Conservation Director, Audubon Naturalist Society

Caroline Taylor  
Executive Director  
Montgomery Countryside Alliance

Ken Bawer  
Board Member  
Maryland Native Plant Society  
Watts Branch Watershed Alliance

## MCP-CTRACK

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**From:** Suzanne Richman <suzanne\_richman@hotmail.com>  
**Sent:** Wednesday, December 02, 2015 12:54 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov; oicemail@montgomerycountymd.gov; Reid  
Lewis  
**Subject:** Freeing Willet Branch

Hello policy makers,

I am a certified naturalist who has been a lifetime resident of Montgomery County (I am 67). As the years have gone by, more and more development has taken place where I live. I am concerned about the wildlife, especially birds. Twice a year many species, upward of 50 different species, migrate through the Washington, DC, area.

A naturalized creek, opened up instead of in pipes, will be a place where a migrating, as well as resident, bird can drop down, rest on a tree branch, take a sip of water, and then continue its flight. So many times, when we are making decisions about how we live, we forget that we are part of a much bigger picture.

Please don't forget the bigger picture.

Suzanne Richman  
4712 Overbrook Road  
Bethesda, MD 20816  
301-951-0365

## MCP-CTRACK

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**From:** Rachel Carren <rachel.carren@verizon.net>  
**Sent:** Wednesday, December 02, 2015 1:03 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Rachel Carren  
6411 Brookside Dr  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** kiska <williamsadmin@comcast.net>  
**Sent:** Wednesday, December 02, 2015 1:52 PM  
**To:** MCP-Chair  
**Subject:** Fwd: Westbard Sector Plan

**SUBJECT: Westbard Sector Plan**

**FROM: Kiska Williams - 5502 Westbard Avenue, Bethesda**

As a seventeen year resident of the Springfield neighborhood, I have multiple reservations/oppositions to the Westbard Sector plan. My home is on the corner of Westbard and Ridgefield and across from the former Manor Care, directly adjacent to the Westbard development site.

1) The 5500 block of Westbard is a 100% residential block of family homes in the Springfield neighborhood. I emphasize the word, neighborhood. Springfield is not a Central Business District like Friendship Heights; it is not downtown Bethesda. It has no walking access to a metro. It is a real neighborhood.

2) The 5500 block of Westbard is comprised of modest single family, one-car garage dwellings and three, repeat only three, townhouses which architecturally resembles a standard height tri-plex. The short block cannot accommodate the proposed 100 unit multi-family building. Standard height townhouses, preferably no more than 15 – 20, is more appropriate. Permit required street parking on Westbard is limited and already utilized by the residents, especially on the week-ends. There is no parking on Ridgefield Road at the Manor Care site.

3) The corner of River Road and Ridgefield must be redirected before any building takes place. It is impossible for tractor trailers to make this turn unless the two outbound lanes are empty, which is never the case. Tractor trailers are supposedly prohibited from cutting through Westbard from River Road to avoid this restricted turning corner. With increased need for deliveries there will be more cut-through traffic on what should be a quiet residential street, plus the accompanying noise and safety issues.

In closing: Change is good. However, negative change does not benefit either the long term residents who have made Springfield their home or the many new residents with children who chose Springfield for its convenient location in a traditional neighborhood setting with wonderful schools.

Regards,

Kiska Williams  
5500 Westbard Avenue

## **MCP-CTRACK**

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**From:** Tara Reilly <reillytara83@gmail.com>  
**Sent:** Wednesday, December 02, 2015 1:59 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Tara Reilly  
7800 Beech Tree Rd  
Bethesda, MD 20817



## MCP-CTRACK

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**From:** Carla Vale <carlavale@yahoo.com>  
**Sent:** Wednesday, December 02, 2015 2:02 PM  
**To:** MCP-Chair  
**Subject:** I Support a Willett Branch Park in the Westbard Sector

Dear Mr. Anderson and Planning Board Members,

I support a revised Westbard Sector Plan that includes a renovated and naturalized Willett Branch. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the buildings where it is out of sight and out of mind. But it doesn't have to be that way. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. Instead of turning their backs to the creek, new development will embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch.

Sincerely,

Carla Vale  
5101 River Rd. Apt. 205  
Bethesda, MD 20816

Sent from my iPhone

## **MCP-CTRACK**

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**From:** Anne Rudzki <abrudzki@gmail.com>  
**Sent:** Wednesday, December 02, 2015 2:04 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Anne Rudzki  
5306 Elliott Rd  
Bethesda, MD 20816

**MCP-CTRACK**

RECEIVED  
1258

DEC 02 2015

**From:** Deborah Berman <deberman4@gmail.com>  
**Sent:** Wednesday, December 02, 2015 2:34 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Deborah Berman  
6416 Shadow Rd  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Naomi O'Brien <wadeandnaomi\_obrien@hotmail.com>  
**Sent:** Wednesday, December 02, 2015 2:38 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Naomi O'Brien  
5016 Baltan Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** george dufour <gmdufour@tdec.com>  
**Sent:** Wednesday, December 02, 2015 2:38 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
george dufour  
5208 Woodlawn Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Ann <annsmithscwp@gmail.com>  
**Sent:** Wednesday, December 02, 2015 2:47 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector

Dear Mr. Anderson, Planning Board and Council Members,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their green space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,  
Ann Smith, President  
Seneca Creek Watershed Partners, Inc.

Sent from my iPhone

## MCP-CTRACK

---

**From:** Susan & Caldwell <spkhrp10@gmail.com>  
**Sent:** Wednesday, December 02, 2015 3:52 PM  
**To:** MCP-Chair  
**Subject:** Westbard sector plan and Willett Branch

Dear Mr. Chairman and Planning Board Members,

As a frequent use of the Capitol Crescent Trail, both for commuting and for visits to downtown Bethesda, I am concerned that this important resource not be threatened, but rather enhanced, by development in the Westbard area. In fact, I would like to see more open space in the sector if development occurs. In particular I would like to see an opening of the Willett Branch waterway, which currently is confined to a tunnel that provides no benefit to outdoor enthusiasts, and attracts refuse. The waterway should also be protected by a natural corridor to control run-off, in accordance with environmental guidelines.

While I do not object in principle to development in the area, I think it is important to develop natural spaces as well as commercial and residential ones, for the benefit of our community.

Thank you for your attention,

Caldwell Harrop  
5206 Albemarle St, Bethesda  
Spkhrp10@gmail.com

Sent from my iPad

## **MCP-CTRACK**

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**From:** Julie S <jksatt@gmail.com>  
**Sent:** Wednesday, December 02, 2015 4:26 PM  
**To:** MCP-Chair  
**Subject:** Westbard Avenue

Dear Members of the Montgomery County Planning Board,

My husband and I live at 5500 Westbard, directly across the street from the former Manor Care facility. We are deeply concerned with Equity One's idea that the site be zoned for mixed commercial/residential, to include as many as 100 apartments. Westbard Avenue between Ridgefield and River is a short residential street of moderate single family homes. Not one of these homes has a double garage and consequently many of us utilize on-street parking. I fear our quality of life will be ruined by over development on the Manor Care site. A few, strictly residential, townhouses is one thing, but a multi-family dwelling plus shops is asking for a congestion mess - cars and people.

Please don't let Equity One build without a thought to those of us who have lived here for many years and would like to continue the quiet enjoyment of our lives here.

Respectfully yours,  
Julie Satterfield  
Robert Girouard



**From:** Sally C Strainn <seawalk@starpower.net>  
**Sent:** Wednesday, December 02, 2015 6:59 PM  
**To:** MCP-Chair  
**Cc:** county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov  
**Subject:** Westbard Sector Plan - Return Willett Branch Creek to its natural state

Attn: Casey Anderson, Chair:

As a resident of the Potomac River watershed area for many decades, I write in support of a naturalized Willett Branch Creek. There are many economic, environmental, and practical reasons to return the creek to its natural state. The opportunity is now!

About 20 years ago, I first had my car serviced at Ernie's Automotive, located at 5200 River Rd., adjacent to the Capital Crescent Trail, and was astounded to find a concrete-lined creek next to the parking area. There appeared to be no storm water management plan in place, and I was saddened to see trash along the creek bank. Since then, I have continued to have cars repaired at either Ernie's or Martens/Ourisman, nearby, and have been disappointed that in all these years, Montgomery County has not returned the creek to its natural state, with a pedestrian path along the creek and connecting to other paths in the neighborhood.

To ignore this opportunity to naturalize the area now would be a loss to Montgomery County and to the entire Potomac River watershed area. Please do everything possible to return Willett Branch Creek to its natural state.

Sincerely,

Sally C. Strain (202) 363-4546

## **MCP-CTRACK**

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**From:** Carol Russel <cs.russel@verizon.net>  
**Sent:** Wednesday, December 02, 2015 7:01 PM  
**To:** MCP-Chair  
**Subject:** Westbard Sector Plan

This is an urgent plea to our elected officials serving on the Montgomery County Planning Board and to the Council

As a resident of Sumner I urge you to listen to the residents affected by the proposed Westbard Sector Plan. Please, please, respond positively to our pleas for maintaining our community as a quiet suburban neighborhood!

You can do so by:

LIMITING DENSITY TO PREVIOUS SITE PLAN FIGURES, LIMITING HEIGHT OF BUILDINGS TO PREVIOUS SITE PLAN FIGURES, INSURING DEEP SET-BACKS FOR ALL BUILDING, INSURING SPACE FOR PEDESTRIANS, TREES AND ECOLOGICALLY FRIENDLY DRAINAGE, MAINTAINING THE PRESENT AMOUNT OF GREEN SPACE, ASSURING FREE TRAFIC FLOW, AND BY FOLLOWING THE MANY SUGGESTIONS MADE AT NEIGHBORHOOD MEETINGS.

Rather than caving to greed of developers, and crushing us, your votes give you the power to enhance the quality of life in this area and to effect positive change. Keep it open! Keep it green! Keep it low! Keep it navigable by auto and by foot! Open the Willet Branch to the sky!

Think of this area as an airy suburb, not as a densely populated cavernous inner city! We are not downtown Bethesda or Friendship Heights! Please do not destroy our present quality of life!

This voter, along with those in our community, pleads with you to hear and listen to your constituency.

Thank you,

Caroline Russel  
4824 Fort Sumner Drive  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Dan Kulpinski <dankulpinski@comcast.net>  
**Sent:** Wednesday, December 02, 2015 8:38 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector

Dear Mr. Anderson, Planning Board and Council Members,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their green space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Dan Kulpinski  
10603 Muirfield Drive  
Potomac, Md. 20854

## MCP-CTRACK

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**From:** Stephanie O'Neill <chiboneill@gmail.com>  
**Sent:** Wednesday, December 02, 2015 8:51 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov  
**Subject:** I Support a Willett Branch Park in the Westbard Sector

Dear Mr. Anderson and Planning Board Members, Mr. Leggett, and Council Board Members,

Let's do something progressive, with good design. The Willett Branch needs some TLC and there is no reason it can't be as compelling as the CC trail. We need to encourage walking rather than driving to downtown Bethesda, so let us start with this.

Thank you for your hard work and diligence in providing governance to this community. I encourage you to set a standard by which all future Planning Board and Council Board members must measure themselves. We all need to leave Montgomery County better than it was when we found it. On a governmental and individual basis, we need to pay attention to the details: less waste, more efficient, better design. This is not accomplished by living in bigger boxes with more people. We have neighborhoods, and we don't want to measure ourselves against the standards set by NYC's Co-Op City. Don't let the destruction of our neighborhoods be our legacy.

Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch.

Sincerely,

Stephanie O'Neill  
5419 Albia Road  
Westbard Sector  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Radhika Sinha <raj.sin.2@gmail.com>  
**Sent:** Wednesday, December 02, 2015 9:55 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Radhika Sinha  
5206 Ridgefield Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** James Russel <vze3hm87@verizon.net>  
**Sent:** Wednesday, December 02, 2015 10:34 PM  
**To:** MCP-Chair  
**Cc:** Councilmember.leventhal@montgomerycountymd.gov;  
Councilmember.floreen@montgomerycountymd.gov;  
Councilmember.riemer@montgomerycountymd.gov;  
Councilmember.berliner@montgomerycountymd.gov;  
Councilmember.elrich@montgomerycountymd.gov;  
Councilmember.katz@montgomerycountymd.gov;  
Councilmember.naverro@montgomerycountymd.gov;  
Councilmember.hucker@montgomerycountymd.gov;  
Councilmember.rice@montgomerycountymd.gov  
**Subject:** Comments on the Westbard Sector Plan  
**Attachments:** PlanningBoard.doc

Dr. and Mrs. James M. Russel  
4824 Fort Sumner Drive  
Bethesda, Maryland 20816-2465

December 2, 2015

Mr. Casey Anderson, Chair and  
Members of the Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Chairman Anderson and Members of the Planning Board:

This letter is to pass along our views, as concerned citizens, on the Westbard Sector Plan. We recognize that the Westbard shopping area is in need of upgrading. However, we agree with the vast majority of area residents that the Westbard sector should not become an "urban" enclave, with corridors of high-rise buildings bordering River and Westbard Roads. Rather, we hope that the Westbard area would retain its suburban character. The Westbard sector lacks the amenities necessary for an urban area. It is far removed from the subway. Its main thoroughfares are already congested during rush hour. Area schools are at or approaching capacity.

We were distressed to learn that the views of area residents were completely disregarded at the November 15 meeting of the Planning Board. Were the charrettes merely charades? Apparently, the Board even upped the anti on height limitations from those proposed by the staff.

We both strongly support naturalization of the Willett Branch. One of us has spent many hours as a Weed Warrior in Little Falls Park, and we appreciate the potential value to the community of an open and free running stream.

In revitalizing the Westbard Sector, we urge the Planning Board to recognize the need for the small businesses that serve the local community, particularly the gasoline stations along River Road. We don't want to have to drive to Virginia to obtain gasoline at a reasonable price.

We were shocked to hear that the Planning Board is considering a request to rezone the Little Falls Library property so that developers may erect a high-rise affordable housing building. Such would be completely out of character with adjoining single-family houses, and it would be placing affordable housing in an isolated area where there is minimal public transportation. The intersection of Massachusetts Avenue and Westbard is already congested, particularly at rush hour and when school busses are transferring students to and from Western Middle School.

Finally, we hear that Equity One has hired workers to buttonhole shoppers at Westbard stores and talk them into signing petitions supporting Equity One's plans. Such petitions should be disregarded, as signers may be from outside the area and not fully aware of all the issues involved.

Yours truly,

James and Caroline Russel

**MCP-CTRACK**

RECEIVED  
2262

DEC 03 2015

**From:** James barter <aibarter@aol.com>  
**Sent:** Monday, November 30, 2015 12:36 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
James barter  
5968 Searl Ter  
Bethesda, MD 20816



## **MCP-CTRACK**

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**From:** joelyn.chadde@yahoo.com  
**Sent:** Monday, November 30, 2015 1:03 PM  
**To:** MCP-Chair  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment.

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

Name: Jobelyn Chadde

Address: 5123 Worthington Drive

City: Bethesda

Zip: 20816

## **MCP-CTRACK**

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**From:** aspencer924@aol.com  
**Sent:** Monday, November 30, 2015 1:16 PM  
**To:** MCP-Chair  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment.

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

Name: Andrew Spencer

Address: 5301 Westbard Circle

City: Bethesda

Zip: 20816

## **MCP-CTRACK**

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**From:** buchanaj@aol.com  
**Sent:** Monday, November 30, 2015 1:30 PM  
**To:** MCP-Chair  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment.

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

Name: John Buchanan

Address: 4635 49th Street

City: Northwest Dc

Zip: 20016

## **MCP-CTRACK**

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**From:** Sydney Goodwin <syd38@aol.com>  
**Sent:** Monday, November 30, 2015 2:21 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Sydney Goodwin  
5007 Overlea Ct  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Nancy Klothe <nkklothe@yahoo.com>  
**Sent:** Monday, November 30, 2015 2:42 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Nancy Klothe  
4909 Brookeway Dr  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Faye Fager <frfager@yahoo.com>  
**Sent:** Monday, November 30, 2015 4:17 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Faye Fager  
5705 Overlea Rd  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Allison Rodgers <allisonrodgers@yahoo.com>  
**Sent:** Monday, November 30, 2015 3:02 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Allison Rodgers  
5813 Rockmere Dr  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** louise alport <lalport@aol.com>  
**Sent:** Monday, November 30, 2015 4:24 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
louise alport  
5914 Onondaga Rd  
Bethesda, MD 20816



## **MCP-CTRACK**

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**From:** Maryann Egan <maegan64@aol.com>  
**Sent:** Monday, November 30, 2015 6:58 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Maryann Egan  
5142 Newport Ave  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Mary Radigan <mrr5508@yahoo.com>  
**Sent:** Monday, November 30, 2015 9:20 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Mary Radigan  
5508 Dorset Ave  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** Alexandra Hicks <alliehicks@rocketmail.com>  
**Sent:** Monday, November 30, 2015 10:00 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Alexandra Hicks  
5307 Willard Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Cara McVie <caramcvie@yahoo.com>  
**Sent:** Monday, November 30, 2015 11:03 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Cara McVie  
5217 Ridgefield Rd  
Bethesda, MD 20816

**MCP-CTRACK**

RECEIVED  
1262  
DEC 03 2015

**From:** Heather Jones <hgjones524@aol.com>  
**Sent:** Tuesday, December 01, 2015 7:23 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Heather Jones  
5303 Augusta St  
Bethesda, MD 20816

## MCP-CTRACK

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**From:** Rick Hatch <rhatchmail@aol.com>  
**Sent:** Tuesday, December 01, 2015 10:30 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Rick Hatch  
7928 Long Ridge Ct  
Cabin John, MD 20818

## MCP-CTRACK

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**From:** Barabara Libbey <Baclib@aol.com>  
**Sent:** Tuesday, December 01, 2015 11:48 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Barabara Libbey  
5305 Kenwood Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Patricia JOHNSON <pdjohnson01@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 1:26 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Patricia JOHNSON  
5301 Oakland Rd  
Chevy Chase, MD 20815



## **MCP-CTRACK**

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**From:** Karen Mason <ksm58@aol.com>  
**Sent:** Tuesday, December 01, 2015 2:13 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Karen Mason  
6406 78th St  
Cabin John, MD 20818

## MCP-CTRACK

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**From:** Richard Dietrich <hricharddietrich@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 3:42 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Richard Dietrich  
6111 Kennedy Dr  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** Mary Clay <marymgclay@aol.com>  
**Sent:** Tuesday, December 01, 2015 4:46 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Mary Clay  
5609 Parkston Rd  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Cheryl Druehl <druehlc@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 8:01 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Cheryl Druehl  
6504 Kenhill Rd  
Bethesda, MD 20817

## **MCP-CTRACK**

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**From:** Susan Bortnick <davidsusanshopping@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 9:33 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Susan Bortnick  
6501 Persimmon Tree Rd  
Cabin John, MD 20818

## **MCP-CTRACK**

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**From:** Virginia Strasser <ginnystrasser@yahoo.com>  
**Sent:** Tuesday, December 01, 2015 10:10 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Virginia Strasser  
8400 Beech Tree Rd  
Bethesda, MD 20817

**MCP-CTRACK**

**RECEIVED**  
1263  
DEC 03 2015  
Chairman  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Dona Jones <donavjones@aol.com>  
**Sent:** Wednesday, December 02, 2015 5:36 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Dona Jones  
6604 Kennedy Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Melinda Robbins <robbinsfam@aol.com>  
**Sent:** Wednesday, December 02, 2015 8:25 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Melinda Robbins  
5605 Albia Rd  
Bethesda, MD 20816



## MCP-CTRACK

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**From:** Alan Pollack <the\_pollacks@yahoo.com>  
**Sent:** Wednesday, December 02, 2015 9:41 AM  
**To:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,  
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;  
Wright, Gwen  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment

Sent from: the\_pollacks@yahoo.com

Date: 12-02-2015

To: Montgomery County Council  
Montgomery County Planning Board

RE: Please support a Westbard Plan that favors Westwood redevelopment

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

However, my support is conditioned on the following: The new Westbard Sector Plan must limit any new building heights to a maximum of 50 feet and keep the total number of residential units permitted within the Westbard Sector at the current Westbard Sector Plan's limitation of 1,684. I also do not agree with the idea of increased building height along Mass Ave at the site of the current Little Falls Library (proposed future multifamily housing).

Name: Alan Pollack  
Address: 5615 Namakagan Road  
City: Bethesda  
Zip: 20816

## MCP-CTRACK

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**From:** Erica Schott <eeschott82@yahoo.com>  
**Sent:** Wednesday, December 02, 2015 12:46 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Erica Schott  
21 Ericsson Rd  
Cabin John, MD 20818

## MCP-CTRACK

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**From:** Lynn Pekkanen <lynnpekk@yahoo.com>  
**Sent:** Wednesday, December 02, 2015 4:18 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

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You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Lynn Pekkanen  
5101 Newport Ave  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Nelson, Katherine  
**Sent:** Thursday, December 03, 2015 10:02 AM  
**To:** MCP-Chair  
**Subject:** FW: Letter for Planning Commission record  
**Attachments:** Scan0088.pdf

**From:** Robert Weaver [mailto:robert.weaver530@gmail.com]  
**Sent:** Wednesday, December 02, 2015 6:34 PM  
**To:** Nelson, Katherine <katherine.nelson@montgomeryplanning.org>  
**Subject:** Letter for Planning Commission record

Katherine:

The attached is a letter submitted for consideration of the Planning Board for the Willet Branch hearing and meeting on December 3, 2015. Please provide to the commission and the record.

I can be reached at cell 202 215-6680.

Thanks a lot.

Bob Weaver

**Robert C. Weaver  
5408 Newington Road  
Bethesda, Maryland 20816**

November 30, 2015

Casey Anderson, Chair, and Members  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Chair Anderson and Members:

At the December 3, 2015 meeting of the Board, the Montgomery County Planning Board is urged to approve the following elements of the July 2015 proposed Westbard Sector Plan: 2.4 Urban Design, Parks and Open Space, the Willet Branch Urban Wooded Area and Greenway, 3.1.3 Environment – Restoration of Willet Branch, and 3.2.3 Environment. Please approve the following:

1. Inclusion of the natural values including daylighting of Willet Branch north and south of River Road to include, but not be limited to, the proposed Urban Greenways and Proposed Park, the two active recreation destinations and other open space areas in the Westbard Sector Plan as sound urban planning. The planning staff's support of the environmental and natural resource values in the proposed plan is much appreciated.
2. The Sector Plan, as reflected in Chapter 2.4, page 42, column 2, should emphasize taking the Urban Greenways for Willet Branch and the Proposed Park land into public ownership as soon as possible (a) through the use of the public funding programs identified in the Sector Plan, and (b) by encouraging the donation of the stream areas and adjacent land by the private property owners as a good faith, public spirited, and tax deductible investment in the Westbard Sector's community well-being.
3. Additionally, the land owners retaining property outside the stream and adjacent land surrounding Willet Branch should be encouraged to install well-recognized green infrastructure to protect water quality and natural resource values. Installation of green infrastructure would support fulfillment of the federal Clean Water Act as implemented by the Maryland Department of Natural Resources, and by Montgomery County under its National Pollutant Discharge Elimination System permit. These measures are strongly supported to protect the Westbard Sector, downstream water quality, natural areas in the Little Falls Stream Valley and the Capital Crescent Trail, and ultimately the Potomac River and Chesapeake Bay.
4. The final plan should emphasize the recommended reforestation along Little Falls Parkway to protect water quality and/or add to the tree canopy in the Westbard Sector.

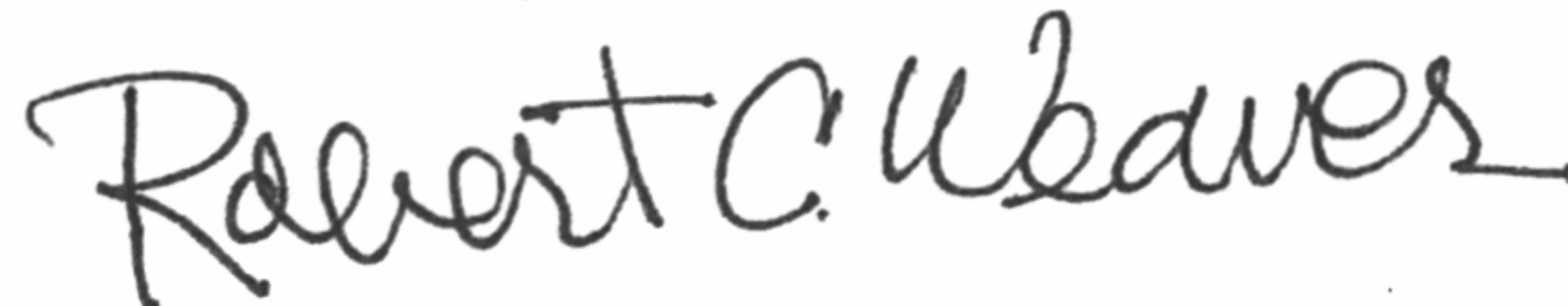
Expansion of the tree canopy has essential community benefits, and aids air quality in the region.

5. Retention and enhancement of Proposed Open Space as shown on page 43 of the proposed Plan should be retained in the approved Plan.
6. There appears to be no Plan discussion for: "Construct new connector road from Westbard Avenue to River Road with bicycle shared roadway," shown on Table 4.1.1 Capital Improvement Programs. This "new connector roadway" is not needed, inconsistent with the restoration of Willet Branch and other waterways, and protection and enhancement of forestation in the Westbard Sector. Therefore this roadway should be omitted from the Sector Plan.

Additionally, the present Little Falls library site and building should be retained in the final Plan as fundamentally important to the Westbard Sector and the wider Bethesda area because of the library and learning services provided to all ages, and the support it provides to the nearby adjacent Westlands and Little Flower Schools. The library building is known to be fundamentally sound. It is understood from statements by a County Government representative speaking at a community meeting earlier this year that the County has no plans to demolish this library and was to mend those parts of the library building that may need some minimum repair.

Thank you for consideration of these recommendations.

Very truly yours,

A handwritten signature in cursive script that reads "Robert C. Weaver". The signature is written in dark ink and is positioned above the printed name.

Robert C. Weaver

**MCP-CTRACK**

RECEIVED  
2264  
DEC 03 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Lynn Gallagher <lynn.t.gallagher@gmail.com>  
**Sent:** Thursday, December 03, 2015 11:08 AM  
**To:** MCP-Chair@mnppc-mc.org; county.council@montgomerycountymd.gov; MCP-Chair  
**Subject:** Re: Willett Branch

On Thu, Dec 3, 2015 at 11:01 AM, Lynn Gallagher <[lynn.t.gallagher@gmail.com](mailto:lynn.t.gallagher@gmail.com)> wrote:

We all know that the Crescent Trail is a much loved, very heavily used amenity. Equity 1 and the planning board intend to increase the population density of our neighborhood.

Doesn't it seem reasonable to also provide an increase in the green open space to accommodate the increased number of potential users?

The Willett Branch, which is currently an embarrassment, offers a perfect chance to provide something that will benefit the community.

Thank you for your consideration.

Lynn Gallagher  
5710 Gloster Rd  
Bethesda MD  
20816

## MCP-CTRACK

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**From:** Richard Humbert <richhum365@gmail.com>  
**Sent:** Thursday, December 03, 2015 11:29 AM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Richard Humbert  
4901 Scarsdale Rd  
Bethesda, MD 20816



## **MCP-CTRACK**

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**From:** PAUL JANES <pjanes@verizon.net>  
**Sent:** Thursday, December 03, 2015 11:41 AM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov  
**Subject:** I Support a Willett Branch Park in the Westbard Sector

Dear Mr. Anderson and Planning Board Members, Mr. Leggett, and Council Board Members,

We support a revised Westbard Sector Plan that includes a renovated and naturalized Willett Branch. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the buildings where it is out of sight and out of mind. But it doesn't have to be that way.

We strongly support a more environmentally sound approach which embraces:

- Hiking Trail – A trail provides nearby opportunity for exercise and community-enhancing encounters. The trail would provide access to CC trail and encourage bicycle commuting and keeping children, pedestrians and cyclists off the roadways.
- Stormwater – A naturalized stream-bed reduces water velocity and increases capacity to handle runoff
- Groundwater - A naturalized stream-bed allows water to soak into the ground to replenish groundwater, a process important to the ecosystem that's interrupted by a concrete stream-bed

**Without a solid endorsement of a renovated Willett Branch in the Sector Plan, Developers will not heed the community's wishes for a green space within the onslaught of higher density housing, retail and parking lots.**

Please, please, please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch.

Sincerely,

Paul and Stacy Janes

Springfield Residents

## MCP-CTRACK

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**From:** T. Reid Lewis <treidlewis@gmail.com>  
**Sent:** Thursday, December 03, 2015 11:52 AM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov  
**Subject:** I Support Willett Branch Stream Park in Westbard Sector Plan

Mr. Casey Anderson, Chair, and  
Members of the Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Anderson,

I'm writing to express my support for the restoration of the Willett Branch Stream Park (Willett Branch SP) the single most important amenity offered to the community in the Draft Westbard Sector Plan.

Here's why I support the Willett Branch SP, as envisioned:

### Clean Water Act

- Redevelopment provides a unique opportunity to bring our Sector up to modern standards for stream setback and floodplain development by properly siting redeveloped buildings adjacent to Willett Branch that pre-date the prohibition on development in sensitive areas required by the Clean Water Act of 1977 and Chesapeake Bay Agreement of 1987.

### Carbon Footprint

- The Willett Branch SP reduces the carbon footprint of the sector with its tree canopy and stream contributions to the Potomac River & Chesapeake Bay health and providing biking and walking as transportation alternatives.

### Tree Canopy

- To offset the low tree density in the rest of the Plan, naturalizing and reforesting the Willett Branch SP will help the County meet its canopy goals.

### Safety

- Today, children, adults and animals may drown if they fall into rapidly flowing stormwater in the steep concrete lined stream bed. The naturalized Willett Branch SP greatly enhances safety as stormwater spreads out across the floodplain, reducing its velocity while the elimination of the concrete walls facilitates egress.

### Stormwater

- A naturalized stream would meet many of the goals of the County's stormwater (MS-4) permit, removing significant impervious surface while creating natural infiltration areas as well as restoring the floodplain.

### Groundwater

- A naturalized stream-bed allows water to soak into the ground to replenish groundwater, a process important to the ecosystem that's interrupted by the out-dated concrete stream-bed.

### Recreational Value

- Willett Branch SP creates invaluable outdoor recreation opportunities that are lacking elsewhere in the Sector.

#### Hiking Trail

- The trails in the Willett Branch SP connect different parts of the community and the Capital Crescent Trail providing convenient opportunities for exercise, dog-walking and commuting.

#### Hiking Trail

- The trails in the Willett Branch SP provide access to Capital Crescent Trail and encourage bicycle commuting while enabling children and adult pedestrians, joggers and cyclists to stay off the roadways.

#### Dog Park

- The larger parks at the northern and southern intersections of the Willett Branch SP with the Crescent Trail provide a welcoming oasis for owners and dogs of the many new apartment residences who otherwise have no nearby dog-friendly venue.

#### Crumbling Infrastructure

- Removing vestigial, disintegrating and unsafe concrete retaining walls and other concrete and steel structures during the creation of the Willett Branch SP provide for a naturalized stream-bed safe for recreational use.

#### Hazardous Waste

- Redevelopment of the Willett Branch SP provides the opportunity to remediate any hazardous waste and contaminated soil left by previous industrial users including the quarry, transportation and industry.

#### Wildlife Corridor

- A contiguous the Willett Branch SP provides for passage by wildlife currently blocked from north/south transit on the Capital Crescent Trail by River Rd.
- The animal traversable corridor created by the Willett Branch SP complete with walkable underpasses keeps deer and other animals off the roads, improving safety for wildlife and drivers.
- Studies show that insects, pollen, and seeds travel along wildlife corridors as do mammals and birds giving the Willett Branch SP a major role in ecosystem health.

#### Stream Plants and Animals

- A healthy stream includes invertebrates, vertebrates and many types of flora all of which contribute to a healthy ecosystem in and out of the stream.
- Native stream fish play an important role in stream and ecosystem health and can return to the Willett Branch SP with the removal of the concrete lined trough.
- Naturalization will re-enable "fish passage" that is critical to healthy fish populations in the region. For decades, the existing concrete trough has blocked fish passage.

#### Biodiversity

- Naturalization of the stream and floodplain allows native species to return, providing a balance and diverse ecosystem.

#### Property Value

- Park views and access will increase property values across the entire Sector, especially in new residential units adjacent to the Willett Branch SP.

Sincerely,

T. Reid Lewis  
Ogden Ct in the Springfield Neighborhood  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Kari Irvine <kariirvine@yahoo.com>  
**Sent:** Thursday, December 03, 2015 12:07 PM  
**To:** county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov;  
MCP-Chair  
**Subject:** FW: I Support Willett Branch Stream Park in Westbard Sector Plan

Mr. Casey Anderson, Chair, and  
Members of the Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Anderson,

I'm writing to express my support for the restoration of the Willett Branch Stream Park (Willett Branch SP) the single most important amenity offered to the community in the Draft Westbard Sector Plan.

Here's why I support the Willett Branch SP, as envisioned:

### Clean Water Act

- Redevelopment provides a unique opportunity to bring our Sector up to modern standards for stream setback and floodplain development by properly siting redeveloped buildings adjacent to Willett Branch that pre-date the prohibition on development in sensitive areas required by the Clean Water Act of 1977 and Chesapeake Bay Agreement of 1987.

### Carbon Footprint

- The Willett Branch SP reduces the carbon footprint of the sector with its tree canopy and stream contributions to the Potomac River & Chesapeake Bay health and providing biking and walking as transportation alternatives.

### Tree Canopy

- To offset the low tree density in the rest of the Plan, naturalizing and reforesting the Willett Branch SP will help the County meet its canopy goals.

### Safety

- Today, children, adults and animals may drown if they fall into rapidly flowing stormwater in the steep concrete lined stream bed. The naturalized Willett Branch SP greatly enhances safety as stormwater spreads out across the floodplain, reducing its velocity while the elimination of the concrete walls facilitates egress.

### Stormwater

- A naturalized stream would meet many of the goals of the County's stormwater (MS-4) permit, removing significant impervious surface while creating natural infiltration areas as well as restoring the floodplain.

#### Groundwater

- A naturalized stream-bed allows water to soak into the ground to replenish groundwater, a process important to the ecosystem that's interrupted by the out-dated concrete stream-bed.

#### Recreational Value

- Willett Branch SP creates invaluable outdoor recreation opportunities that are lacking elsewhere in the Sector.

#### Hiking Trail

- The trails in the Willett Branch SP connect different parts of the community and the Capital Crescent Trail providing convenient opportunities for exercise, dog-walking and commuting.

#### Hiking Trail

- The trails in the Willett Branch SP provide access to Capital Crescent Trail and encourage bicycle commuting while enabling children and adult pedestrians, joggers and cyclists to stay off the roadways.

#### Dog Park

- The larger parks at the northern and southern intersections of the Willett Branch SP with the Crescent Trail provide a welcoming oasis for owners and dogs of the many new apartment residences who otherwise have no nearby dog-friendly venue.

#### Crumbling Infrastructure

- Removing vestigial, disintegrating and unsafe concrete retaining walls and other concrete and steel structures during the creation of the Willett Branch SP provide for a naturalized stream-bed safe for recreational use.

#### Hazardous Waste

- Redevelopment of the Willett Branch SP provides the opportunity to remediate any hazardous waste and contaminated soil left by previous industrial users including the quarry, transportation and industry.

#### Wildlife Corridor

- A contiguous the Willett Branch SP provides for passage by wildlife currently blocked from north/south transit on the Capital Crescent Trail by River Rd.

- The animal traversable corridor created by the Willett Branch SP complete with walkable underpasses keeps deer and other animals off the roads, improving safety for wildlife and drivers.
- Studies show that insects, pollen, and seeds travel along wildlife corridors as do mammals and birds giving the Willett Branch SP a major role in ecosystem health.

#### Stream Plants and Animals

- A healthy stream includes invertebrates, vertebrates and many types of flora all of which contribute to a healthy ecosystem in and out of the stream.
- Native stream fish play an important role in stream and ecosystem health and can return to the Willett Branch SP with the removal of the concrete lined trough.
- Naturalization will re-enable “fish passage” that is critical to healthy fish populations in the region. For decades, the existing concrete trough has blocked fish passage.

#### Biodiversity

- Naturalization of the stream and floodplain allows native species to return, providing a balance and diverse ecosystem.

#### Property Value

- Park views and access will increase property values across the entire Sector, especially in new residential units adjacent to the Willett Branch SP.

Sincerely yours,

Kari Irvine

Springfield Resident

## **MCP-CTRACK**

---

**From:** Christine Nickels <cmnickels@gmail.com>  
**Sent:** Thursday, December 03, 2015 1:04 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov  
**Subject:** Westbard Sector Plan - Willett Branch

I have lived at Westbard Circle for the past 14 years and I support a Westbard Sector Plan that includes a naturalized Willett Branch. The people in my condo building and the apartments along Westbard Avenue need open, natural space. We need a place where people can walk and enjoy all that the Little Falls watershed has to offer. Please vote to support a Master Plan with a strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,  
Christine Nickels  
5301 Westbard Circle #344  
Bethesda, MD 20816



Planning Board  
Casey Anderson, Chair  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
1267  
DEC 03 2015

November 24, 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Casey Anderson,

I am writing to strongly encourage the planning board to accept the Willett Branch Restoration into the Westbard Sector Plan.

I recently saw disgusting photos of my neighborhood creek Willett Branch. The creek, which eventually flows into the Potomac and Chesapeake, was littered with trash and adjacent to parking lots, unprotected from motor oils and even concrete spilling directly into the creek.

Our Montgomery County Environmental professionals have created the Willett Branch Restoration Westbard Sector Plan, based on best scientific principles, with exciting ideas for healing the creek including removing the cement walls and using native plants and trees for habitat restoration.

We have a great opportunity with the purchase of the Westbard property by Equity One to follow these plans and make the creek part of a community green area. Particularly since part of the Equity One plan is for housing, more green space is needed in this area for the people who purchase the units.

Conversely, I understand that Equity One has requested an exemption from following the county plans. It seems the usual practice for corporations is to spend as little money as possible on projects that do not directly lead to bringing in rent money. I think an attractive creek, benches, and plantings would bring extra customers to the businesses that rent from Equity One.

I use the Little Falls trail quite regularly, and I would definitely use a bike path from River to Westbard through an American Plant Food path. I would be excited to shop at the new development if it included the improved creek habitat as outlined in the plan!

Thank you for your attention,

  
Julie Steinberg

S

Julie Steinberg  
5109 Saratoga Ave.  
Bethesda, MD 20816

# KUMAR VASWANI

P.O. BOX 5946, BETHESDA, MARYLAND 20824

November 24, 2015

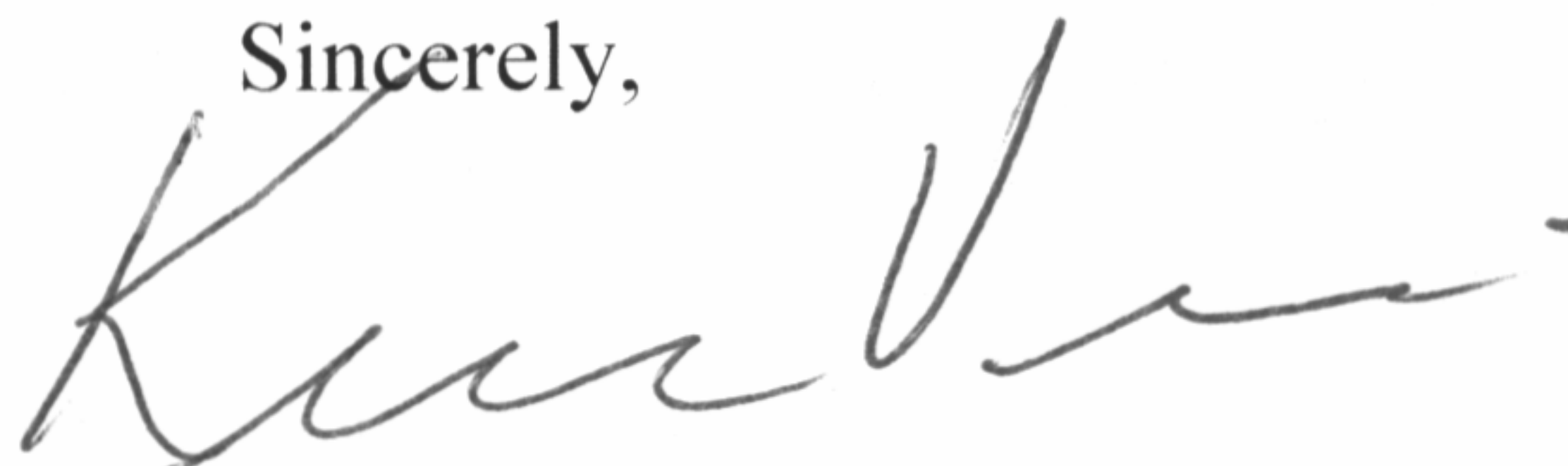
Casey Anderson, Chair  
Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

Dear Mr. Casey:

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind a building, where it is out of sight and out of mind. New development should embrace the creek as open space, making the Westbard Sector a show place for the County.

We need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please support a Master Plan with a strong environmental component and a naturalized Willett Branch with no exemptions or waivers for any development or developer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kumar Vaswani', written in a cursive style.

Kumar Vaswani

**From:** Cornelius Davies <davies4920@yahoo.com>  
**Sent:** Thursday, December 03, 2015 2:00 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector +

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Anderson, Planning Board and Council Members,

My fellow citizens and I feel the proposed plane for Westward includes too much density and over population. Why would you suggest high rises buildings for our residential community? We want to see improvement, not destruction.

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their green space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Cornelius Davies  
4920 Earlston Drive,  
Bethesda, MD 20816  
[davies4920@yahoo.com](mailto:davies4920@yahoo.com)  
301-229-7952

\*\* Please do not use this address for commercial or chain mail. \*\*

## **MCP-CTRACK**

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**From:** Meghan O'Connell <meggieoc@gmail.com>  
**Sent:** Thursday, December 03, 2015 3:11 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I support a Naturalized Willett Branch for the Westbard Sector

Dear Planning Board and Council Members

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Thank you for your attention to this,

Meghan O'Connell  
5124 Willet Bridge Rd

Sent from my iPhone

## **MCP-CTRACK**

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**From:** Sara Machir <stmachir@gmail.com>  
**Sent:** Thursday, December 03, 2015 3:12 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov;  
ike.leggett@montgomerycountymd.gov; oicemail@montgomerycountymd.gov  
**Subject:** Support Willett Branch Naturalization in the Westbard Sector

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovated design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Sara T Machir

5311 Worthington Drive

Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Sara Machir <stmachir@gmail.com>  
**Sent:** Thursday, December 03, 2015 3:15 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Sara Machir  
5311 Worthington Dr  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** Robyn Miller-Tarnoff <robynmt@comcast.net>  
**Sent:** Thursday, December 03, 2015 3:15 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Robyn Miller-Tarnoff  
5102 Newport Ave  
Bethesda, MD 20816

## **MCP-CTRACK**

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**From:** endjed2 <endjed2@gmail.com>  
**Sent:** Thursday, December 03, 2015 3:17 PM  
**To:** MCP-Chair  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector

Dear Mr. Anderson and the Planning Board,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new and current residents of the Westbard sector area to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

For once, please consider the desires of the residents of Bethesda over developers. We moved to Montgomery County from DC because of the beauty of the neighborhoods and the quality of services. We now see our area and our quality of life being eroded by greedy and unconcerned developers.

Sincerely,

Elizabeth and Edwin Dietel

5109 Duvall Drive  
Westmoreland Hills.  
Bethesda 20816



**Lane, Brittany**

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**From:** Sharon Lundahl <sharonlundahl1@gmail.com>  
**Sent:** Thursday, December 03, 2015 3:34 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I Support a Naturalized Willett Branch and Stream Valley Park in the Westbard Sector

Dear Mr. Anderson, Planning Board and Council Members,

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their green space making the Westbard Sector a show place for the County.

Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Sharon  
Lundahl

## **MCP-CTRACK**

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**From:** Mikel Moore <mikelymoore@yahoo.com>  
**Sent:** Thursday, December 03, 2015 3:38 PM  
**To:** MCP-Chair  
**Subject:** Please approve the Willett Branch Urban Greenway, the community supports it!

Dear Mr. Anderson and members of the Planning Board,

I am a resident of the Brookdale neighborhood and I frequently shop at the Westbard Shopping Center. The week before Thanksgiving, I was coming out from the Giant grocery store when I was approached by two men carrying I-Pad tablets. They were engaging shoppers about the plans for a new, updated shopping experience. And they were getting unsuspecting shoppers to send, on the spot, form letter emails of support for the new development plans.

I am upset that paid teams of people are stationed outside stores, gathering innocuously worded letters of support for a modern shopping experience under somewhat false pretenses. It's not that I'm wholly opposed to some updated shopping. But I fear these form letters will be bundled and presented as support for anything the developer wants to do, including reducing open or green space, under the ruse of "people support more retail". I fear that these emails will be interpreted as evidence that citizens don't support plans for the environment and parkland.

There doesn't need to be a choice or conflict between an updated shopping experience or restoring the environment along the Willett Branch creek. These objectives are not at odds with each other. We CAN have both! The Planning Department has created a truly innovative and exciting proposal in the Willett Branch Urban Greenway plan. A naturalized creek with stream valley parkland will become a unique urban asset, completely compatible with a modernized shopping experience, and even complimentary to it!

I applaud the Planning Department for its environmental proposal in the Westbard Sector Plan. And I think it's thrilling that the Parks Department has already signed on with whole-hearted support. The Willett Branch Urban Greenway is a wonderful vision for the future. It provides a critically needed escape from increasing urbanization and density, parkland and trails for families, and a respite from the urban heat-island effect. Naturalizing the Willett Branch and lining it with parkland will also restore long lost environmental benefits for shaded habitat, wildlife corridors, storm-water management, aquatic life and improved water quality for the Potomac and Chesapeake Bay. All this can all be achieved while still allowing plenty of space for a modern, enlarged shopping center.

The old model of shopping malls and strip malls is dying. People increasingly value living and working with proximity to nature, views of green space, access to parkland, etc. for benefits to fitness, work productivity, mental health, authentic experiences, etc. More and more people appreciate and seek out these quality of life factors, especially in these enlightened communities of Bethesda. Why choose from a dozen patio restaurants with a view of the street and parking meters when you can enjoy a comparable eatery overlooking a babbling creek and parkland? A naturalized Willett Branch and urban stream valley park have the potential to become uniquely valuable assets in this sector. The Westbard development should be based on a forward thinking approach for the future, not the tired, over-built, unhealthy, and nearly out-dated development model of cramming in more and more density. Our Westbard community deserves better, and the creek deserves better.

There is really no question about the need or importance of rescuing the Willett Branch creek from its current shackles. It's truly shameful! Old development codes allowed commercial businesses to build to the creek edge, and even over the creek, burying it in underground tunnels. Even in the areas where the Willett Branch is exposed ("daylighted"), the stream valley in Westbard has been filled in so there are buildings, parking lots, access roads and retaining walls all along the creek. The creek's concrete lining attracts graffiti, vandalism, and huge dumps of trash. In the Westbard Sector, the Willett Branch is almost completely inaccessible to the public; it's hidden behind commercial properties, imprisoned by fencing and retaining walls, and overgrown with invasive weeds. The Willett Branch has been abused, hidden and neglected for too long; it's an eyesore and embarrassment to our local community, to Bethesda, to Montgomery County.

The present condition of the creek speaks for itself, except that it CAN'T! Few people know about it. The creek is at a complete disadvantage. Willett Branch is so concealed that even long time residents are unaware of its presence. But we are giving voice to the creek!

In the neighborhoods around Westbard and through out Bethesda, there are growing efforts to remedy that lack of awareness of Willett Branch. More and more residents are participating in creek walks, public meetings, on-line virtual tours, or sharing their concerns with neighbors. I am proud to live in a community of such educated, conscientious, civic-minded and motivated citizens. Truly ANYONE who lays eyes on the condition of the Willett Branch in the Westbard Sector recognizes the obvious: the desperate need to restore the creek to a more natural state and to right those historic wrongs. Willett Branch is not a drainage ditch. It's a real creek.

The science and understanding of creeks are greatly improved since the 1950s.

Modern society now knows better not to subject waterways to such degradation and abuse. The Planning Board knows better, too.

Citizens recognize this issue for what it is: a conflict between the moneyed interests of out of state share-holder profits vs. restoring nature and providing parkland for local families. Developing the Westbard parcels is clearly a spectacular investment, a huge commercial foothold in a community with some of the highest rates of education and annual income in the entire country! Even if the building heights and density were reduced from current levels, redeveloping Westbard is guaranteed to return handsome profits! Developers repeated requests for exemptions and waivers from even basic environmental practices just seems greedy at the expense of the local community and nature.

Chairman Anderson and members of the Montgomery County Planning Board, I implore you to approve the entire environmental proposal of the Westbard Sector Plan. Rescue Willett Branch, Westbard's hidden creek. Please, be a champion of the innovative plan for the Willett Branch Urban Greenway! Help develop this diamond in the rough for future generations. Protect the green ribbon of parkland, the trails for families, and the naturalized creek bed. Preserve the 100 foot buffer proposed along the Willett Branch. Be brave and even expand it!! Recent outreach efforts show there is overwhelming public support for these environmental objectives. Please **do not succumb to pressures** from developers for waivers, exemptions, and greater density. Do the right thing!

Creating the Willett Branch Urban Greenway is a once in a lifetime opportunity that will be enjoyed for generations. It's vital to embrace this unique opportunity to create an urban stream valley park that will become a model showcased around Montgomery County, the state of Maryland, and even across the country! Imagine the dramatic before and after pictures, then consider the pride and accolades to you for being forward thinking enough to MAKE IT HAPPEN!

Thank you very much for all your efforts and attention to the Westbard Sector Plan.  
Best regards,

Mikel Moore  
5304 Westport Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Brad Moore <bmoore@mfa.gwu.edu>  
**Sent:** Thursday, December 03, 2015 3:50 PM  
**To:** MCP-Chair  
**Subject:** Rescue the Willett Branch -Westbard Sector Plan

Dear Chairman Anderson,

As a physician and public health professional, I am acutely aware of the connection between nature and health. In the last few hundred years there has been an extraordinary disengagement of humans from the natural environment. During that time stresses have risen and contribute increasingly to chronic diseases attributable to lifestyle choices. It is known that nature is a restorative environment that can promote health. [<http://www.catawbacountync.gov/Parks/parksmaster2015/2005HealthyNatureHealthyPeople.pdf>]. Public green space is a public good that contributes to public health.

Accordingly, I implore you to approve the entire environmental proposal of the Westbard Sector Plan. Rescue Willett Branch, Westbard's hidden creek. Please, be a champion of the innovative plan for the Willett Branch Urban Greenway! Help develop this diamond in the rough for future generations. Protect the green ribbon of parkland, the trails for families, and the naturalized creek bed. Preserve the 100 foot buffer proposed along the Willett Branch. Recent outreach efforts show there is overwhelming public support for these environmental objectives. Please **do not succumb to pressures** from developers for waivers, exemptions, and greater density.

Creating the Willett Branch Urban Greenway is a once in a lifetime opportunity that will be enjoyed for generations. It's vital to embrace this unique opportunity to create an urban stream valley park that will become a model showcased around Montgomery County, the state of Maryland, and even across the country! Imagine the dramatic before and after pictures, then consider the pride and accolades to you for being forward thinking enough to MAKE IT HAPPEN!

Thank you very much for all your efforts and attention to the Westbard Sector Plan.

Brad B. Moore, MD, MPH, FACP  
Resident of Brookdale Neighborhood  
Chevy Chase, MD 20815

Confidentiality Note: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please call (202) 741-3636 and destroy the original message and all copies.

**Lane, Brittany**

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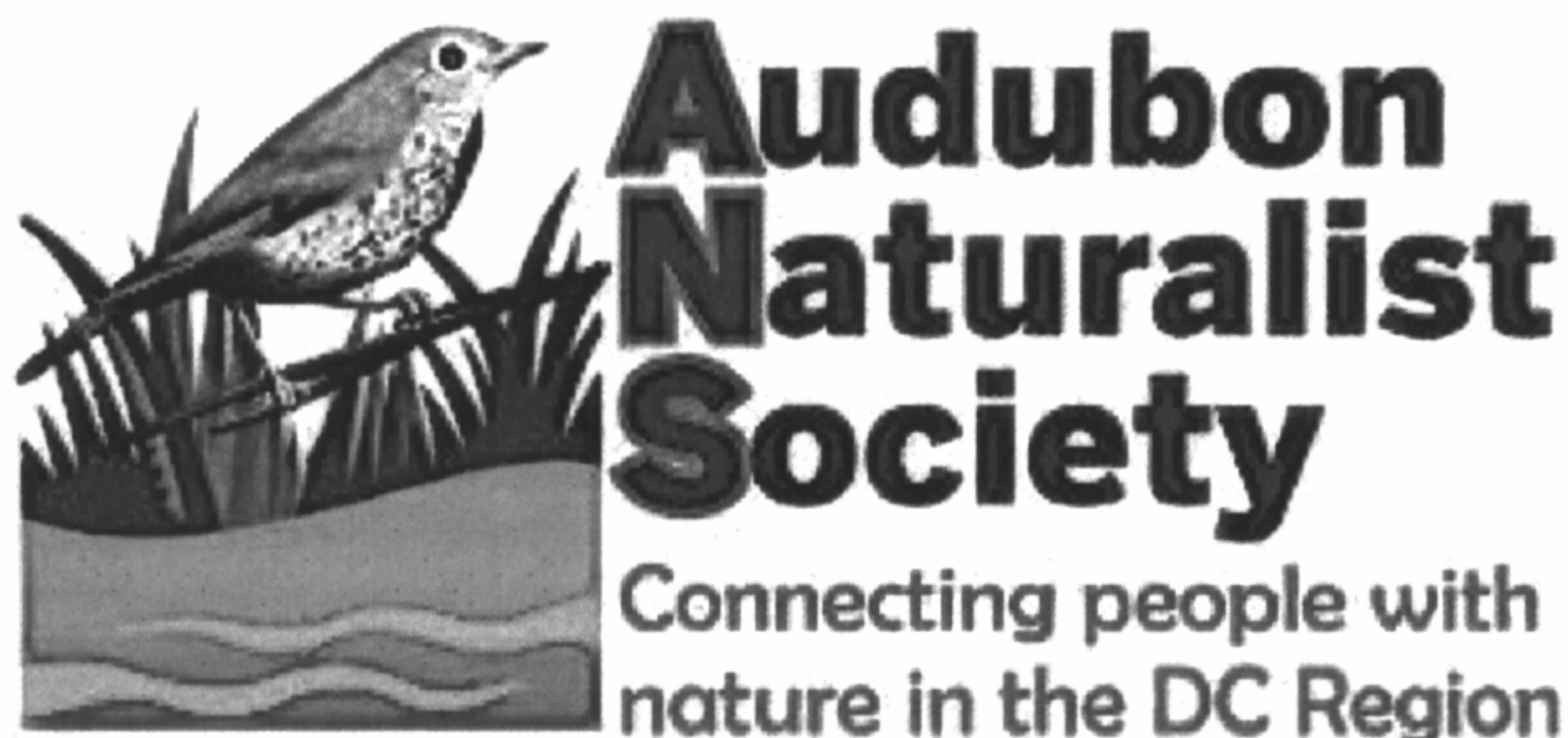
**From:** Cathy Wiss <Cathy.Wiss@anshome.org>  
**Sent:** Thursday, December 03, 2015 3:58 PM  
**To:** MCP-Chair; 'county.council@montgomerycountymd.gov'  
**Subject:** Westbard Sector Plan: I support naturalizing Willett Branch

Dear Chair Anderson, Planning Board Members, and Councilmembers,

I do not live in the Westbard area, but I drive through it and shop at the shopping center. I support naturalizing Willett Branch as part of the Westbard Sector Plan. As you probably have already heard, there are many good reasons to “daylight” or naturalize this local stream to improve its health, as well as the health of the Potomac River, the water body that receives its rushing, high temperature, polluted waters and trash. Removing the concrete channel and restoring the stream will allow the water to percolate more naturally and recharge groundwater. It will help recreate the natural ecosystem that was lost when the concrete channel was poured. It will make the parklands through which Willett Branch flows much more pleasant places for residents and others to enjoy.

But I also write because Willett Branch is an eyesore for people who drive by. For those who do not get out of their cars, it forms a lasting impression, a very poor one indeed. Montgomery County has so many beautiful streams and parks. Willett Branch should be included among them. Naturalizing it would let everyone know what a great and beautiful place Montgomery County truly is.

Best,  
Cathy Wiss



Cathy Wiss

Cathy Wiss  
Water Quality Monitoring Program Coordinator  
Audubon Naturalist Society  
8940 Jones Mill Road  
Chevy Chase, MD 20815  
(301) 652-9188 x19  
Cathy.Wiss@anshome.org

## Lane, Brittany

---

**From:** Alexandra Acosta <alexandra.acosta@verizon.net>  
**Sent:** Thursday, December 03, 2015 3:59 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I support a Naturalized Willett Branch for the Westbard Sector

Dear Planning Board and Council Members

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. We who live downcounty also deserve to have green space around us. That is an essential feature of Smart Growth. The County's continued efforts to create a nature-free zone in the close-in neighborhoods is wrongheaded and, ultimately, will lead to the economic destabilization of the downcounty area.

Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Thank you for your attention to this matter.

Alexandra Acosta  
4700 Essex Avenue  
Chevy Chase, MD 20815

**MCP-CTRACK**

RECEIVED  
2270

DEC 03 2015

**From:** Anita Farb <anita.farb@gmail.com>  
**Sent:** Thursday, December 03, 2015 4:16 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Anita Farb  
5713 Newington Rd  
Bethesda, MD 20816



MCP-CTRACK

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From: Elizabeth Harris <ekmharris@gmail.com>  
Sent: Thursday, December 03, 2015 4:57 PM

...did not take a natural way. Instead of turning the floodways to the creek, new development would turn  
creek as part of their green space making the Westbard Sector a show place for the County.

...s and  
Master  
ns or  
Moving forward, we need green space for the new residents of the Westbard sector to stretch their legs  
enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a  
Plan with strong environmental component and a naturalized Willet Branch with no exemption  
waiver for any development or developer.

Thank you!

Elizabeth Harris  
5528 Warwick Place  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Maria Helena Maldonado <mhmaldonado7@gmail.com>  
**Sent:** Thursday, December 03, 2015 4:58 PM  
**To:** MCP-Chair; county.council@montgomerycountymd.gov  
**Subject:** I support a Naturalized Willett Branch for the Westbard Sector

Dear Planning Board and Council Members

I support a Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Thank you for your attention to this,

Maria Helena Maldonado  
7 Chalfont Ct  
Bethesda MD 20816

PS Please excuse any typos  
Sent from my iPhone

## MCP-CTRACK

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**From:** Carla Vale <carlavale@yahoo.com>  
**Sent:** Thursday, December 03, 2015 5:04 PM  
**To:** MCP-Chair  
**Subject:** Feedback on Westward Sector Plan

Dear Mr. Anderson and Planning Board Members,

I'm writing as a concerned neighbor regarding the Westward Sector Plan. In particular, I want to voice my husband's and my own opinion regarding the existence of 5 gas stations in a 2-block stretch from Little Falls Pkwy to Ridgefield Rd. along River Rd. We strongly believe that at least two of the existing gas stations on either side of River Rd. must be relocated elsewhere. In particular, the Mobil gas station at the corner of River Rd. and Little Falls Pkwy. must be relocated. Traffic on this end of River Rd. is already bad enough, especially during rush hours; having 5 gas stations so close to each other contributes to worsen that problem. In particular, the Mobil gas station across from the building where we reside is superfluous and it contributes greatly to the traffic problem. The gas stations are also an eyesore and make this side of River Road look like a highway exit.

We also oppose the high-density development being proposed in the Sector Plan. We find the formula used to estimate the number of school-age children that these developments will bring to be deficient. We'd like to know the assumptions behind the formula used by MCPS. Experience in our county shows that MCPS has erred grossly over the years in estimating school enrollment and current projections used in the Westward Sector Plan for the proposed development cannot be realistic.

Sincerely,

Carla Vale  
Property owner at  
5101 River Rd. Apt. 205  
Bethesda, MD 20816

"The probability that we may fail in the struggle ought not to deter us from the support of a cause we believe to be just."  
Abraham Lincoln

## **MCP-CTRACK**

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**From:** jlbromley@verizon.net  
**Sent:** Thursday, December 03, 2015 5:22 PM  
**To:** MCP-Chair  
**Subject:** Westbard Sector Plan Support

Dear Casey Anderson, Planning Board Chair,

I am writing to support the Westbard Sector Plan that includes a naturalized Willett Branch. The environmental planners have come up with an innovated design that makes the creek an amenity for the area – a place where people can walk, enjoy nature and congregate. The current state of this creek is shameful. The walls are covered in graffiti and the banks are lined with trash. It winds behind the building where it is out of sight and out of mind. But it doesn't have to be that way. Instead of turning their backs to the creek, new development would embrace the creek as part of their open space making the Westbard Sector a show place for the County.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer.

Please vote to support a Master Plan with strong environmental component and a naturalized Willett Branch with no exemptions or waiver for any development or developer.

Sincerely,

Judith L Bromley  
Bethesda, MD 20817

## MCP-CTRACK

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**From:** Tracy Yaffe <yaffes4@msn.com>  
**Sent:** Thursday, December 03, 2015 5:24 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Tracy Yaffe  
5115 Manning Dr  
Bethesda, MD 20814

## **MCP-CTRACK**

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**From:** Donna Eacho <donnaeacho@me.com>  
**Sent:** Thursday, December 03, 2015 5:34 PM  
**To:** MCP-Chair  
**Subject:** Need Major Limitations to new Westbard Master Plan

Dear Chairman Casey Anderson,

I oppose the current efforts to dramatically increase development and density in the greater Westbard Community, in the area being called "The New Westwood" by the developer.

I am outraged by the planning board's flawed assumptions that our community wants or needs dramatic population growth, or excessive commercialization. The charrettes were a charade and the planning board's conclusions do not reflect the opinions of thousands in this community.

I support needed, cosmetic improvements and retail amenities but oppose the plan you will receive in December which aims to triple the density of the Westbard area, double commercial use, and designate Westbard as an Urban area for purposes of limiting roads and transportation.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,  
Donna Eacho  
6223 Kennedy Dr  
Chevy Chase, MD 20815

## **MCP-CTRACK**

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**From:** Elliot Maxwell <emaxwell@erols.com>  
**Sent:** Thursday, December 03, 2015 5:39 PM  
**To:** MCP-Chair  
**Subject:** Willett Branch Stream Park

Dear Chairman Anderson,

I'm writing to express my support for the restoration of the Willett Branch Stream Park (Willett Branch SP) the single most important amenity offered to the community in the Draft Westbard Sector Plan and one of the few proposals that offer benefits to the public in return for the inevitable increase in density..

I support the Willett Branch SP, as envisioned in order to reduce the carbon footprint, increase the tree canopy, aid in storm water run-off, increase recreational opportunities and in particular provide opportunities to tie together existing trails, and improve the environment including eliminating a hazardous eyesore.

As twenty year resident of Montgomery County I value efforts to make it economically attractive but I also care about the natural surroundings which I use as a hiker and dog owner. The plan leans toward the former set of goals but should recognize the importance of the latter.

Please support the restoration of the Willett Branch Stream Park.

Elliot E. Maxwell  
5001 Worthington Drive  
Bethesda, Maryland 20816  
301.229.8575 (tel)  
301.229.4574 (fax)  
emaxwell@erols.com  
www.emaxwell.net

"Be kind, for everyone is engaged in a great struggle."  
Attributed to Ian Maclaren/John Watson

## MCP-CTRACK

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**From:** Frank Ojeda <frankojeda@icloud.com>  
**Sent:** Thursday, December 03, 2015 5:53 PM  
**To:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen  
**Subject:** Please support a Westbard plan that favors Westwood redevelopment

Sent from: frankojeda@icloud.com

Date: 12-03-2015

To: Montgomery County Council  
Montgomery County Planning Board

RE: Please support a Westbard Plan that favors Westwood redevelopment

Dear County Council and Planning Board,

I support a Westbard Sector Plan that includes the envisioned redevelopment of Westwood Shopping Center and surrounding properties. The Westbard community will benefit from the modern retail, numerous community gathering and open spaces, enhanced environmental design, and improved connectivity this redevelopment will provide.

Love the plan. Can't wait ! Maybe you're all over this, but a few things to factor into the overall plan for Westbard.

Not handwaving, but concrete commitments:

1. Ensure proper natural restoration of the Willet Branch as part of the green space requirement. I mean come on. Make it a walkable gateway into the overall development. Be creative. Make it a "thing" you champion and get the neighborhoods involved with: community, educational, conservation, etc. There are local conservation groups, schools, neighborhood associations that would probably volunteer time to assist the effort to bring it back. I should be getting paid for this advice.
2. Affordable housing. Ok, get it. But not where the Little Falls Library sits - that's what I've heard. Seriously? It's a library. It's important to a community and we all know it, regardless of the Internet. There's got to be a reasonable place where other housing already exists that this requirement can be factored in.
3. Green development. Don't cut corners in making this project a showcase. You/us will only benefit in the near/mid/long run. There's awards and recognition... and new biz dev opportunities, if you know what I mean, by taking/promoting this approach as your priority. Get it?

Contact me for follow up anytime.

Name: Frank Ojeda  
Address: 4807 Bayard Blvd  
City: Bethesda  
Zip: 20816