

Montgomery Planning Department - Robert Kronenberg:

1. Staff has provided a detailed list of comments for the applicant to address with the resubmittal. What staff will discuss now are the highlights of those comments. All the comments from M-NCPPC and the other agencies are expected to be addressed by the applicant in their re-submittal.
 - a. Staff supports and expects the realignment of Westbard Avenue/Ridgefield Road at the River Road intersection.
 - b. Until the NRI/FSD is approved, the general location of the Willett Branch and Kenwood Tributary need to be shown on the Sketch Plan.
 - c. The proposed building masses on the Westwood II, Westwood Towers and Bowlmor Sites are illustrative at best and will be evaluated in greater detail at the time of Preliminary Plan and Site Plan to account for the Willett Branch and associated buffers. While we understand the Sector Plan provides for relief from the typical buffers, the Sketch Plan does not show any of the natural features.
 - d. The application has no consideration for the Willett Branch which is a major unifying feature of the Westbard Sector Plan. Show the Willett Branch and buffer as approved in the NRI/FSD. The importance of the stream and greenway is a high priority in the Sector Plan. The details of the dedication and stream/environmental buffers will be further evaluated at Preliminary and Site Plan once a specific buffer and dedication line are established. An additional contribution to the Willett Branch greenway project will also be established at Preliminary and Site Plan.
 - e. Public Benefits and Amenities: It appears the public use space referred to as the town green is located in the right of way. It is difficult to determine if it is at least 1/3 acre in size.
 - f. Staff would like to coordinate with the applicant to provide a note regarding the possible existence of cemetery remains on their property as discussed with the Planning Board and Council during the Sector Plan process.

Montgomery Planning Department - John Marcolin

1. The proposed building on the Bowlmor site is very large and monolithic, creating a “great wall” effect along Westbard Avenue. Break up the massing on this proposed building into two or more units.
2. In order to count exceptional design in the public benefit calculation provisions must be made for the undergrounding of utilities on Westbard Avenue.
3. It does not appear that the Town Green open space in the center of the proposed development is a minimum 1/3 acre in size (not including the right-of-way). Increase size to a minimum 1/3 acre. The additional open space in excess of the minimum open space requirement of the zone may be applied to Public Benefits Calculation.
4. The proposed buildings in phase 4A through 4D must face onto and address the naturalized Willett Branch stream.
5. At Sketch Plan Staff intends to condition that there be one Preliminary Plan for entire Sketch Plan area. The applicant requested clarification and staff responded that a major intent of the Sector

Plan is the naturalization of the Willett Branch and dedication early in the process enables that vision.

Montgomery Parks Department - Susanne Paul:

1. Design Precedents for the Civic Green are too paved. They should not include the street Right of Way in the total area or any drawing for the Civic Green. As drawn, the Civic Green does not appear to be the minimum 1/3 acre. The Sector Plan calls for a central lawn as the major feature of this open space.
2. Sketch Plan should acknowledge the Willett Branch Greenway – both the dedication of land and the TBD financial contribution.
3. Sketch Plan should show Willett Branch stream, existing stream buffer on all sketch plan diagrams, and indicate the greenway in the public open space plan.
4. As drawn, the buildings at Westwood II, HOC, and Bowlmor encroach on the stream buffer, proposed greenway, and the proposed Willett Branch floodplain limits and elevation.
5. As drawn, the proposed building at the HOC site is in an area with a potential archaeological site in addition to the encroachments in the stream buffer, proposed greenway, and proposed floodplain limits and elevation.
6. Willett Branch Greenway, dedication of land and a TBD financial contribution, should be listed in the public benefits table.

MCDOT – Traffic Operations, Development Review - Greg Leck

1. DOT needs to see Sector Plan approved section of Westbard Avenue. They have concerns regarding off peak parking, location of traffic signals, Right-of-way dimensions and setback for utilities. There is coordination to be done before they can sign off on plan, which will be reviewed in greater detail at Preliminary Plan.

Office of Fire Marshall, division of Fire Code Enforcement -Marie LeBaw

1. Townhouses – access must be from the front of the building.
2. The plans must show more detail in order for them to make proper analysis of plan
3. EYA and Equity One noted that the proposed townhouses on the Westwood Shopping Center site are no longer on a platform of podium.

State Highway Administration (SHA) – Pranoy Choudhury

1. SHA can't review the project until they have reviewed a traffic impact study. What this means is that SHA is not providing formal comments on the sketch plan since a traffic impact study is not required until preliminary plan. SHA is working with the applicants traffic consultant Nancy Randall of Wells & Associates to scope the operational analyses to be submitted with the TIS at this subsequent phase.

Washington Suburban Sanitary Commission

There are no outstanding issues. Comments are standard.

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Robert Kronenberg informed the applicant at the end of the meeting that the window for resubmitting drawings with required revisions is in late September. If the resubmittal is incomplete or misses that deadline, the applicant will have to submit for a 30-day extension to the Planning Board date, pushing the date into early December 2016. Staff will provide the applicant key dates for resubmittal and for the Planning Board Hearing.