

MCP-CTRACK

RECEIVED

OCT 14 2015

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

1026

From: Pam Gelfand <pgelfand23@gmail.com>
Sent: Tuesday, October 13, 2015 7:17 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

We want to save our SUBURBAN character from URBAN encroachment.

We want to limit any building in the Westbard sector to a MAXIMUM height 45 feet, and the number of permitted residential units to 2,000 rather than the 3,200 being proposed.

We must PROTECT our schools from further overcrowding and save the trees, the grass and environment from more construction and concrete.

Please challenge the Planning Department's data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Pam Gelfand
7300 Honeywell Ln
Bethesda, MD 20814

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OCT 14 2015

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

From: Sue Baldino <sbaldino@imf.org>
Sent: Tuesday, October 13, 2015 5:16 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Sue Baldino
5025 Westpath Ter
Bethesda, MD 20816

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OCT 14 2015

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

1030

From: Thomas Applin <manzana5201@gmail.com>
Sent: Wednesday, October 14, 2015 12:22 PM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Ms. Marye Wells-Harley,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please challenge the Planning Department's data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Thomas Applin
5201 Carlton St
Bethesda, MD 20816

MCP-Chair

RECEIVED
1034
OCT 15 2015

From: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Sent: Wednesday, October 14, 2015 5:25 PM
To: MCP-Chair
Cc: Wright, Gwen; Kronenberg, Robert; DeOcampo, Marc; Thomas, John B.; Gutschick, Scott; Donin, Amy
Subject: Westbard Sector Plan
Attachments: 20151014171403228.pdf

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

Attached for your review.

Greg Ossont
Deputy Director

Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
240-777-6192
240-777-6027 FAX
greg.ossont@montgomerycountymd.gov

-----Original Message-----

From: E174M260999@app.montgomerycountymd.gov [mailto:E174M260999@app.montgomerycountymd.gov]
Sent: Wednesday, October 14, 2015 5:14 PM
To: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Subject: Message from "E174M260999"

This E-mail was sent from "E174M260999" (MP C4503).

Scan Date: 10.14.2015 17:14:03 (-0400)
Queries to: E174M260999@app.montgomerycountymd.gov



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Disc
Director

October 14, 2015

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

Re: Westbard Sector Plan Public Hearing Draft

Dear Mr. Anderson:

Thank you for the opportunity to review and comment on the Public Hearing Draft of the Westbard Sector Plan.

The Plan is generally consistent with Executive Branch objectives including enhancing connectivity between neighborhoods, restoring environmentally sensitive features, and encouraging targeted reinvestment opportunities that produce new public benefits.

Technical comments were received from the Department of Transportation and Fire and Rescue Services and are attached for your review.

Thank you for the opportunity to comment.

Sincerely,

Greg Ossont
Deputy Director

cc: Robert Kronenberg, M-NCPPC
Marc DeOcampo, M-NCPPC
Jon Marcolin, M-NCPPC
Ken Hartman, RSC



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Acting Director

MEMORANDUM

September 21, 2015

TO: Greg Ossont, Deputy Director
Department of General Services

FROM: Gary Erenrich, Acting Deputy Director for Transportation Policy
Department of Transportation, Directors Office

DATE: September 21, 2015

SUBJECT: Westbard Master Plan
August 2015 Public Hearing Draft

The following Montgomery County Department of Transportation (MCDOT) comments are offered for consideration in the Montgomery County response on the August 2015 Westbard Plan Public Hearing Draft.

General Comments:

- While MCDOT offers a number of comments on this plan, we want to emphasize that we generally support many of these elements and ideas in creating a vibrant urban community. The comments are generally geared toward technical considerations and clarifications to avoid future confusion & discrepancies.
- It is important to include a safety component in all transportation projects involving County roadways and for each modal element referenced in the Transportation Sections.
- Identify areas where additional ROW &/or pavement may be needed to meet proposed configurations.
- The relationship and impacts of the plan recommendations for the Westbard areas for TPAR roadway and transit adequacy (for existing, and build-out TPAR milestone analysis years) should be addressed in the plan.
- There is no reference to the fact that the Bethesda-Chevy Chase policy area is "inadequate under the (TPAR) roadway and transit tests". The plan should identify the current status of roadway and transit adequacy, as well as discussed specific recommendations to address this condition.

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
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montgomerycountymd.gov/311



301-251-4850 TTY

- All references to improved pedestrian connections, access and/or safety should also include improved bicycling/cyclist connections, access and safety.
- All references to River Road should add "MD 190" and references to Massachusetts Avenue should add "MD 396".
- References to "Bike share" should be updated to "Bikeshare"
- Additional discussion should be added regarding the relationship with whether new local and business streets will be public or private streets, and if so under what conditions.

Element/Page Specific Comments:

- Page 8, section 1.2.2, bullet one "Transforming existing streets into multi-modal transitways". Clarify the intent of this statement. "Transitway" often has the specific definition of providing dedicated transit lanes for premium, high frequency bus service. This certainly should not be the intention for all streets in the Westbard plan area.
- Page 8, section 1.2.3, fourth bullet "pedestrian trail". This trail should be open to all non-motorized use groups.
- Page 8, section 1.2.3, fourth bullet. Please provide the framework for establishment of the noted "amenity fund"
- Page 10:
 - Why are these recommendations considered short-term? Consider separate out and provide a statement that developers will fund certain projects.
 - How does realigning Westbard Avenue and Ridgefield Road protect the neighborhoods? Don't we want to integrate neighborhoods with the commercial which will reduce dependence on the automobile? Wouldn't providing pedestrian and bicycle facilities that connect this Master Plan area with the adjacent properties help reduce dependence on autos?
- Page 11:
 - Clarify criteria for projects being short-term versus long-term and implementation responsibility.
 - Is it fitting to reference a generational title (such as Millennials in the last Housing item) in a document with a potential lifetime that could span generations?
- Pages 11, 12: Is there any indication as to how access points should be consolidated along MD 190 (River Rd)? Through larger conglomerated lots? Through frontage roads or access roads? Through requirements that lots share access points? Through forcing access to side-streets (and if so: what streets?)?
- Page 12:
 - Are the first four bullets on page 12 part of section 1.2.3 i.e. they would only be "optional method public benefit projects"?
 - Regarding the discussion about private shuttle buses to Metrorail - WMATA must permit these buses to use their site. There may not be enough space at the Metrorail station. They are costly to operate.

- Is there a need to have the recommendations duplicated as both text bullets and in tables?
- Page 12, section 1.2.4, 5th bullet: clarify how providing “additional significant infrastructure to support MCPS recreation” is an approach to addressing increased school enrollment.
- Page 13: the lettering for “Capital Crescent Trail,” “Westbard Avenue,” and “Landy Lane” are upside down.
- Page 18, first paragraph, 5th bullet: Is Willett Branch “the Primary community asset”?
- Page 22, Section 2.2.2, Human Services, 4th bullet – Is the entire shopping center site proposed for a civic use or just a portion?
- Page 24, 4th paragraph: includes a statement that says: *“While the automobile still needs to be accommodated, data trends, at least in this area, indicate a shift in mode choice or commuting patterns away from the automobile.”* Define what “the area” is. Add more specificity for the source(s) of these data and what those trends entail. Consider ending last sentence after transportation facilities, deleting “,other than just road capacity”.
- Pages 25, 26:
 - Consider clarifying what is meant by “right-sizing the vehicle parking supply”, as providing excess capacity is unlikely to shift non-auto modes much more than providing adequate parking. Does the plan intend to constrain parking to more significantly impact NADMS?
 - Given the references to complete streets and assertion that roads will accommodate all modes, consider including a map showing bicycle level of traffic stress.
- Page 26:
 - As a general rule, it should be noted that provision of multi-modal transportation options (see the second bulleted goal) is already required by the County Code and Council Resolution 16-809/Executive Regulation No. 31-08AM (Context Sensitive Road Design Standards).
 - 2.3.2, River Road: Reduction in travel lane width on River Road / MD 190 is subject to SHA approval.
 - 2.3.2, Westbard Avenue (MA-5): what DOT design standard is proposed? Why is a non-standard R/W width?
- Pages 26-29 Roadway Classifications
 - Please note any changes to existing classification in functional class table;
 - Consider adding a reference to closest current roadway design standard and recommended modifications either in this table or in cross-sections.

- Pages 26, 31:
 - The proposed section on page 31 sums to a total of 77 ft. of ROW demands, but on page 26 the ROW is given as 74 ft. Consider whether the text on page 26 should similarly reflect such a range.
 - There are no design standards for a 4-lane minor arterial. Clarify the purpose and intent of this classification, as the associated design standards can affect such things as access restrictions,
 - Consider whether the text or diagram for MA-5 should reflect how additional ROW beyond 77 ft. would be utilized, as the maximum is given as 100 ft. on page 31. How is the additional 23 ft. intended to be used?
- Page 27:
 - The intersections of M-2, B-2, and B-3 will pose immense operational difficulties, particularly if signalized. These will likely have to be operated on a single controller & should be reflected as such in any intersection models.
 - While it can certainly be done, be mindful that intersections along curves (as is the case along Westbard Ave) can pose operational problems -- for pedestrians & bicyclists, in particular -- and especially if un-signalized.
 - The roads in grey are not perpendicular on the map.
 - "B-1" is labelled upside down.
 - Ensure the alignment of B-2 near MA-5 allows for adequate horizontal curvature. Also show B-2's intersection with MA-5 as being more perpendicular (it presently appears to align at 70° instead of 90°)
 - In the base option of B-3 / B-4: consider showing greater separation in the two parallel new Local Streets between B-3 and B-4, as to more evenly spread intersection spacing. While it is noted on page 34 that such streets are flexible, it would be preferred that they initially be shown in a more ideal spacing from an operational standpoint to improve leverage during subsequent redevelopment projects.
 - In Option 1 of B-3 / B-4: consider how B-4 will turn into the local street. Will this be at an intersection? If the road is to curve into the local street as a continuous movement: greater ROW for horizontal curvature will be necessary.
 - In Option 2 of B-3 / B-4, consider how B-3 will turn into the local street. Will this be at an intersection? If the road is to curve into the local street as a continuous movement: greater ROW for horizontal curvature will be necessary. Furthermore, consider showing greater separation in the local street parallel to

MD 190 (the de facto extension of B-3) from MD 190, as to more evenly spread intersection spacing. While it is noted on page 34 that such streets are flexible, it would be preferred that they initially be shown in a more ideal spacing from an operational standpoint to improve leverage during subsequent redevelopment projects.

- In general, the establishment of B-3 & B-4, which span sites owned by multiple entities, may be problematic in enforcing given the three proposed options & notation that these are not set in stone.
- Page 28: Clarify the Plant Strips on the outside of the ROW: are these to be in private ROW? Under Public Improvement Easements? Consider whether utilities are to be accommodated in the public ROW or if developers will be obligated to provide PUEs through private ROW.
- Page 29:
 - Table 2.3.1 (Roadway Classification) is incomplete; there are no specific standards for each road, which makes it difficult to determine what to require of potential developers. They should identify the proposed current context sensitive roads design standards; proposed rights-of-way, number of thru lanes, divided/undivided, and improvements (on proposed County roads) should match or at least relate to MCDOT context sensitive roads design standards.
 - The table does not include M-1 (MD 396, Massachusetts Avenue) or Little Falls Parkway, which abut the southern and eastern borders of the plan area.
- Pages 27-33: Be mindful that due to the proximity between B-2 and the Capital Crescent Trail, it is possible that any ROW demands necessary to meet the proposed 52 ft. section may need to come from the west side, beyond the typical "26 ft. from centerline" assumption. Additional ROW to account for grade differentials between B-2 and the CCT may also be necessary, or be mindful that costs associated with any retaining walls could increase construction costs of B-2 significantly.
- Pages 27-34:
 - Consider additional discussion of private sector/development responsibilities in the provision of the new Local Streets? The plan appears to indicate that they "should", which may not be enforceable.
 - There does not appear to be any elaboration on B-3 or B-4: their ROW, cross-sections, function, and intent. Of additional interest is their relationship with the new Local Streets: would B-3 and B-4 be public or private streets, and if so under what conditions?

- Pages 28, 30, 31, 33, 34 (typical sections):
 - Consider removal of the specific lane width dimensions and keep the overall width. See general comment “The plan should consider adding a reference to closest current roadway design standard and recommended modifications either in this table or in cross-sections.”
 - County design standards include a 2 ft. strip between the sidewalks and the edge of the ROW. None of the cross-sections shown reflect this buffer area.
 - Who will maintain the pervious surface and BMPs? Can the BMPs be included in the tree lawn?
 - P.30: The document should provide a typical section for MA-5/Westbard Avenue (from Massachusetts Avenue to Westbard Circle).
 - P.30: The lane widths on both typical sections do not comply with Bill 33-13.
 - P.30: Westbard Avenue cross section – the ultimate design of the cycle tracks including whether they are elevated or not will be subject to MCDOT approval.
 - P.31: recommend providing maintenance strip behind the sidewalks on both sides of the road by reducing the widths of the lawn panels and/or sidewalks, consistent with design standards.
 - Page 31 - Consider adding a bikeway facility to the Westbard Avenue “At the Mews” cross-section. Table 2.3.2 on page 37 and figure 2.3.5 on page 32 show this as a bicycle lane but no bikeway is reflected in the cross-section on page 31
 - P.33: Are these typical sections for B-2? If so, they should be labelled accordingly.
 - P.33: No design standards exist for a 52 ft. Business District Street. The standard that most closely reflects the design requires a 60 ft. ROW.
 - P.33: The preceding comment notwithstanding, both cross-sections shown have the same dimensions within the ROW allocation, but list the total ROW differently: the top reads 54 ft. and the bottom reads a minimum of 52 ft. While both are technically accurate given the variable thru lane widths, it would be preferable that 54 ft. be used for both. This will provide a more enforceable condition for cases where 11 ft. lanes are preferred, and with this being a two-lane road: 11 ft. lanes may be more preferable near intersections and driveways to provide for adequate turning radii.
 - P.34: Since this section of the road is intended to be privately maintained, we defer to the Planning Board for approval of this typical section.
- Page 32:
 - The bicycle facilities map seems to be in the wrong location (within the document); it should be relocated to Section 2.3.4 (“Bicycle and Pedestrian Facilities”).

- Why doesn't the Capital Crescent Trail have a designation on this drawing or in Table 2.3.2 on page 37?
- Local Bike Lane facilities should be labelled Cycle Track, to agree with the typical section on p.30. Also, the "Westbard Avenue/Ridgefield Road (LB-1)" discussion calls these facilities "Separated Local Bike Lanes" – which one is correct? Consistent terminology should be employed throughout the document. (This comment also applies to CT-5 on River Road.)
- The plan should provide a typical section for MA-5 [which incorporates LB-1].
- New Connector Road (LB-2): The discussion calls for "On-road shared Lane." Is this term the same as "shared roadway?"
- There is no discussion of bicycle and pedestrian connectivity between the Master Plan area and the adjacent neighborhoods to the north and west.
- Consider showing the connection between Westbard Ave (or potentially B-2 / LB-2) with the CCT, as described on page 38. Consider how grade differentials may be accommodated: sloped areas may require significant ROW, and retaining walls will significantly increase project costs.
- Page 34
 - Please reference minimum preferred block size?
 - Identify on a map in this plan where the American Plant Food Company and Roof Center property referenced in the text are located.
 - The reference to connecting properties through either a vehicular road or pedestrian and bicycle connection may result in the provision of a lesser desired facility.
 - Confirm the intent of the last paragraph. Is this prohibition on "exclusive right-turn lanes" referring to channelized right-turns, or to all right-turn lanes of any type – forcing right-turns to share lanes with other movements? In either case, ensure that any intersection analyses account for such right-turn treatments, particularly if right-turns must share lanes with other movements (as would be the case with the latter). If the latter definition (no right-turn lanes at all), consider how existing right-turn lanes should be treated: is the intent that they should be removed over the lifetime of the plan?
- Page 35:
 - To confirm: 2024 TPAR for the BCC Policy Area is presently inadequate as of January 2105 update for transit and roadways, but this plan states that by 2040 the BCC Policy Area will be adequate for both?
 - Consider specifying that the bus routes connect Westbard only to the Friendship Heights Metro Station. Bethesda Metro is not directly severed by any bus lines servicing the plan area.

- Consider changing the text as follows: “Transit service that is frequent and, if ~~possible~~ **feasible**, branches into the nearby communities”. Furthermore, this text currently appears to imply a greater weight for bus routes to be planned to include diversions through neighborhoods, as compared to more direct routes that may not meander into neighborhoods but can offer a faster & more direct path. These roads may be too narrow to handle buses on the road. Why not provide pedestrian walkways through the sites that can lead to Westbard?
- Clarify the statement “The increased use of private transit will help justify the increase in public bus service” and what is meant that “private service should be integrated with other transit serving the [Plan area]”. Given that the only transit planned to serve the Plan area consists of local bus lines: would shuttles serve local developments and the local bus lines? It is unlikely that anything requiring such a transfer would garner much ridership, particularly if – upon using the local buses – there is another transfer required with the Red Line (and more critically in the reverse direction, where bus headways may not make transfers from the Red Line desirable). However, shuttle service serving Bethesda or Friendship Heights directly could negatively affect ridership on public bus lines.
- Pages 35-36: Clarify the role and potential implementation of the transit hub, considering Westbard Ave currently has only one bus line (Ride-On 23) and bike facilities will also be a part of the redevelopment of the Giant site as a matter of standard practice. Is this to occur in partnership with new transit lines, or to unify private lines such as shuttles (note last comment on page 35).
- Page 36:
 - “Wide sidewalks” and “sidewalks should of sufficient width” should be related to actual preferred sidewalk widths along existing and proposed streets.
 - There is discussion about improved bicycling and walking connections within the Westbard area but not to the adjacent single-family neighborhood.
 - The discussion about providing signal priority measures (for bus priority strategy) – if the buses on River Road are part of this recommendation, the MSHA will need to be consulted regarding any signal priority issues along their roadway.
- Page 37:
 - Reference whether additional right-of-way is needed for the bicycle facilities.
 - LB-1 has two different roadway cross-sections and potential bikeway facility types noted on pages 30-31. Please clarify what bikeway type is planned for the roadway section noted on page 31 and include in Table 2.3.2 in table
 - Why are SR-50, SR-69, DB-2, and the Capital Crescent Trail not included in Table 2.3.2 (Bikeway Classification Table)?

- Table 2.3.2 – What is a Park On-Road Trail?
 - Please include bikeway classifications for each new master planned street in this table.
- Page 38,
 - Intersection Improvements, first column, last paragraph – best practices should be based on best practices from the transportation planning field should be changed to transportation planning and engineering or just delete the reference to transportation planning.
 - Bike Share – all references to Bike Share should be changes to Bikeshare
- Page 39, Transportation Demand Management
- The TDM section could be enhanced by considering the following elements that could ultimately be considered as conditions of future development approvals:
 - Appointment of a Transportation Benefits Coordinator to provide for distribution of information and promotional materials and facilitate planning of TDM-related outreach events within the project.
 - Provision of Real-Time Transit Information display(s) and opportunity for other transit and alt-mode-related information in key locations within the project (e.g., information on car sharing, bike trails, bike parking facilities, etc.)
 - Provision of preferentially-located car/van pool parking spaces and car-sharing parking spaces on-site
 - Provision of secure, weather-proof bicycle parking facilities for residents of multi-unit buildings and employees in office and major retail projects. Consider requiring provision of bicycle storage areas in garages for resident and/or employee use (e.g., bike cage) as well as a small bicycle repair station.
- The following design elements intended to facilitate use and promotion of non-auto modes of transportation should be incorporated into building design for major projects:
 - Design building frontages/lobbies to provide two-way visibility for transit vehicles, shuttles and taxis
 - Provide electric and water connections in outdoor gathering areas to enable outreach events to be staged more readily
 - Provide kiosks in active outdoor commercial areas to provide opportunity for information and assistance
 - Provide concierge/reception desk in lobbies with an area where TDM information and passes can be obtained – e.g., transit timetables, loading of SmarTrip cards
- The parking discussion in section 2.3.5 could be enhance by consideration of the following:
 - Due to the proximity to the Bethesda and Friendship Heights CBD's, the plan should consider the use of paid parking at market rates as a tool for reducing auto impacts and increasing use of alt modes. We recommend:

- A comprehensive study of parking in the area, the costs of parking, and additional opportunities for paid on-street and off-street parking
 - The Plan could recommend that new developments over a given size or that use the CR zone be required to include provisions for paid market-rate parking, as one of the public benefits offered.
- Page 43 - 44
 - Please note the facilities, if any, associated with the Urban Greenway concept
 - Re: the hard surface trail connecting the Capital Crescent Trail and the Whole Foods Site, where would this be located? Should this be referenced in the bikeway facilities section – if not additional detail should be given on the potential facility type associated with this trail connection and the urban greenway trail sections noted on Map 2.4.2
- Page 45
 - Why is the Urban Design, zoning and building height discussion included in the same section of the plan as the Parks and Open Space?
 - What is meant by “small streets” in the Goal 2 Recommendations?
- Page 50: Typo - Westbard in the caption under the right picture.
- Page 65-66 – The pedestrian linkages through Equity One and the connection to Willett Branch discussed should provide access for walking and bicycling
- Page 69 – Re: provision of 15-20 foot wide sidewalks along River Road – Cross sections, design standards and related right-of-way needs for River Road / MD 190 should be better defined in the Transportation Section
- Page 72, last bullet, first column. Please note the intent of the recommendation “Designate River Road as a Greenway road”.
- Page 72, third bullet, second column, typo “sensative” . It should be noted that the bridge crossings (and also should not be noted as “vehicular”) are built with appropriate local, state and federal permits and should not need to be described as environmentally sensitive.
- Page 74, section 3.3.2, recommendations – these recommendations are transportation recommendations not necessarily urban design, parks, trails and open space.
- Page 76, “reclaim paved areas of the CCT..and use them for greenway parking..” Consider re-wording to better describe excess paved areas.
- Page 83, Bullet one – “Provide a mid-block crosswalk” should be replaced with “Provide an improved pedestrian crossing”
- Page 93, Table 4.1.1: Capital Improvements Program – Reference to potential developer/private sector contribution to the Capital Improvements Program listed projects should be added as a table attribute and/or clearly noted in the section text.

Westbard Master Plan
August 2015 Public Hearing Draft
September 21, 2015
Page 11

Please contact Mr. John Thomas, Senior Planning Specialist, Directors Office, Montgomery County DOT, Mr. Andrew Bossi, Senior Traffic Engineer, Directors Office, Montgomery County DOT, or myself if you have any questions. I can be reached at 240-777-7156 or gary.erenrich@montgomerycountymd.gov. Mr. Thomas can be reached at 240-777-7193 or john.thomas@montgomerycountymd.gov. Mr. Bossi can be reached at 240-777-7200 or andrew.bossi@montgomerycountymd.gov

cc: Mr. Gary Erenrich, Acting Deputy Director for Transportation Policy, MCDOT
Mr. Andrew Bossi, Senior Engineer, MCDOT
Mr. John B. Thomas, Senior Planning Specialist, MCDOT
Ms. Amy Donin, Planning Specialist, Dept. of General Services, Montgomery County



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE


Isiah Leggett
County Executive

Scott E. Goldstein
Fire Chief

MEMORANDUM

August 31, 2015

TO: Greg Ossont, Deputy Director
Department of General Services

FROM: Scott E. Goldstein, Fire Chief 

SUBJECT: Westbard Sector Plan - Public Hearing Draft

Thank you for the opportunity to comment on the Public Hearing Draft Westbard Sector Plan dated August 2015.

Based upon staff review of the draft plan, I have two edits/additions to offer. Under Section 2.2.3 – “Other Public Facilities” on page 23, the second sentence of the “Fire and Rescue” bullet should be revised to say “Fire and rescue stations in Bethesda, Chevy Chase and Cabin John also provide service to the Westbard area as needed.” A third sentence should be added stating: “Provision of emergency medical services within the Westbard area will be enhanced when the engine located at Glen Echo Fire Station 11 is upgraded to a four-person paramedic engine in accordance with Fire and Rescue Service deployment plans; thus providing advanced life support first-responder services in addition to fire suppression services.” In the Historical Note on page 78, the last sentence of the second paragraph would have greater accuracy if revised to say: “.... ignited by a fire at the fuel storage tanks located on Butler Road in close proximity”

If you need further information or have questions, please contact me on 240-777-2468 or Planning Section Manager Scott Gutschick on 240-777-2417.

SEG/sag

cc: Scott Gutschick, Planning Section Manager, MCFRS
Amy Donin, Planning Specialist, DGS

Office of the Fire Chief

100 Edison Park Drive, 2nd Floor • Gaithersburg, Maryland 20878-3204 • 240-777-2486 • 240-777-0725 TTY • 240-777-2443 FAX

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301-251-4850 TTY

MCP-CTRACK

RECEIVED
1037
OCT 15 2015

From: Elizabeth Holleman <betsyholleman@aol.com>
Sent: Monday, October 12, 2015 7:28 AM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

We want to save our SUBURBAN character from URBAN encroachment.

We want to limit any building in the Westbard sector to a MAXIMUM height 45 feet, and the number of permitted residential units to 2,000 rather than the 3,200 being proposed.

We must PROTECT our schools from further overcrowding and save the trees, the grass and environment from more construction and concrete.

Please challenge the Planning Department's data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Elizabeth Holleman
5509 Chamberlin Ave
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED

OCT 19 2015

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

1048

From: Virginia voorhees <ginnyvoorhees@gmail.com>
Sent: Friday, October 16, 2015 7:41 AM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Virginia voorhees
5402 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED
2048

OCT 19 2015

From: Eric Imperial <pdavis@alumni.princeton.edu>
Sent: Friday, October 16, 2015 6:42 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Mr. Norman Dreyfuss,

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Regards,
Eric Imperial
5007 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 18 2015

From: Donna Eacho <donnaeacho@me.com>
Sent: Sunday, October 18, 2015 3:10 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Mr. Casey Anderson,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Donna Eacho
6223 Kennedy Dr
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED
OCT 19 2015

From: Patricia Mackey <pkmackey@comcast.net>
Sent: Saturday, October 17, 2015 8:36 AM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Mr. Casey Anderson,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Patricia Mackey
4978 Sentinel Dr, Apt 104
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 19 2015

From: Rita Rolph <ritausa01@hotmail.com>
Sent: Saturday, October 17, 2015 9:24 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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

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Regards,
Rita Rolph
5100 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
2051
OCT 19 2015

From: Julie Lane <jwlane@bigfoot.com>
Sent: Monday, October 19, 2015 9:56 AM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Julie Lane
5205 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 20 2015

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

1058

From: Elizabeth Baton <Betsy.Baton@gmail.com>
Sent: Tuesday, October 20, 2015 3:47 PM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Ms. Marye Wells-Harley,

I am among the majority of citizens who oppose the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements and limited growth and oppose the recommendation of the Planning Department to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Elizabeth Baton

Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 20 2015

From: Christine Hannon <bwhannon@msn.com>
Sent: Tuesday, October 20, 2015 4:08 PM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

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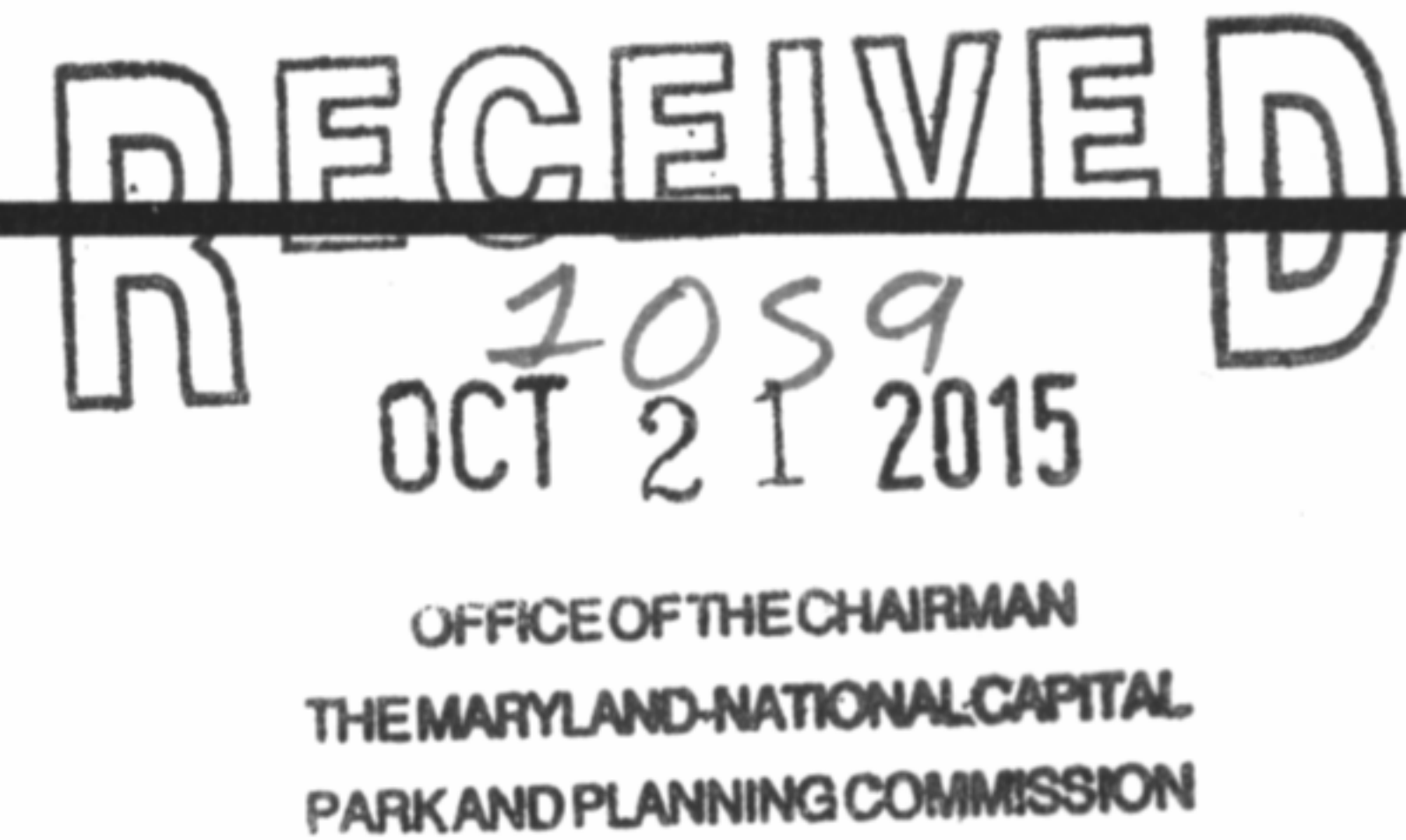
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Regards,
Christine Hannon
4816 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Patricia Kolesar <pkoles@verizon.net>
Sent: Tuesday, October 20, 2015 6:15 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan



Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Patricia Kolesar
5508 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Doritt Carroll <dorittcarroll@gmail.com>
Sent: Tuesday, October 20, 2015 6:24 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote. **YOU RUIN MY NEIGHBORHOOD I RUIN YOUR CAMPAIGN. I ACTIVELY WILL OPPOSE CANDIDATES WHO ATTEMPT TO TURN WESTBARD INTO A HIGH-TRAFFIC MESS AND DESTROY WHITMAN WITH OVERCROWDING.**

Regards,
Doritt Carroll
6104 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Margaret Ott <margieeulnerott@gmail.com>
Sent: Tuesday, October 20, 2015 10:46 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Margaret Ott
4908 Westway Dr
Bethesda, MD 20816

MCP-CTRACK

From: Marina Davis <marinadavis@yahoo.com>
Sent: Tuesday, October 20, 2015 6:45 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
Marina Davis
6006 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

From: Nancy White <rufusandclaire1@verizon.net>
Sent: Wednesday, October 21, 2015 10:44 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Nancy White
5908 Wiltshire Dr
Bethesda, MD 20816

MCP-CTRACK

From: Patricia McCarthy <jonesfamily.dc@gmail.com>
Sent: Wednesday, October 21, 2015 9:53 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
Patricia McCarthy
5110 Marlyn Dr
Bethesda, MD 20816

MCP-CTRACK

From: William Jones <william.jones@pvbs.net>
Sent: Wednesday, October 21, 2015 9:52 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
William Jones
5110 Marlyn Dr
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1060
OCT 21 2015

From: jessica bavinger <jbavinger@gmail.com>
Sent: Wednesday, October 21, 2015 8:53 AM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Reimer@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov
Subject: Westbard Development

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

As a resident of the Westward sector and taxpayer for many years, I protest the plan to make our neighborhood urban. The request by Equity One and another developer to build apartments/condominiums 125 feet and 150 feet is unacceptable. The population explosion in our neighborhood will be unmanageable. The schools are already at maximum capacity and according to a county meeting I attended, there is no other site in the neighborhood for more schools and expansion for Pyle and Woodacres is not an option - result is bussing? The traffic is already at the point of combustion! There is no mass transit available in our area. I was told the 'traffic meter' that registered our traffic flow considered us average???? That could not have been taken at rush hour. Has anyone done a study on the infrastructure here? Water? Waste stream? Power lines? Not to mention police, fire and rescue folks. I also heard that gas stations will be somewhere else - where is that??? It may be all about revenue for the county - but people here moved to this area for schools, commute and support facilities. I am opposed to this ridiculous plan of adding more people, cars, congestion and problems! By the way - what do you like about where you live? Would you want to live in this sector if these plans go into effect?

Respectfully, Jessica Bavinger

MCP-CTRACK

RECEIVED
1069

OCT 22 2015

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

From: Susan S <susanspk@verizon.net>
Sent: Thursday, October 22, 2015 9:57 AM
To: MCP-Chair
Subject: work session on Westbard plan today

Dear Mr. Chairman and Members of the Board,

Somehow I missed the scheduling of the Westbard work sessions, which begin today.

I notice that you will be discussing the transportation studies done on the Westbard Sector project. As I noted in my testimony, I feel the studies were incomplete. I hope you will require the staff to do further studies—especially on the impact of the proposed development on traffic in the area if the new roads proposed in the plan (and the new curb cuts) are not built. Development without those modifications will inevitably impose undue congestion in the area, and that situation has not been addressed in the current documents.

I may be unable to attend the session today, but I plan to watch it on video.

Thank you so much for your time and efforts.

Sincerely,

Susan Spock

Susan Spock
5206 Albemarle Street
Bethesda, MD 20816
301.229.4501
susanspk@verizon.net

MCP-CTRACK

RECEIVED

OCT 26 2015

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

1083

From: Antonio Santos <Amshautos@gmail.com>
Sent: Saturday, October 24, 2015 5:44 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Antonio Santos
5500 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 26 2015

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

From: FRANCES MAANE <franmaane@aol.com>
Sent: Tuesday, October 20, 2015 8:59 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
FRANCES MAANE
7806 Honeybee Ct
Bethesda, MD 20817

MCP-CTRACK

RECEIVED

OCT 27 2015

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

1087

From: Annette Santos <Palsanfarms@aol.com>
Sent: Saturday, October 24, 2015 5:33 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Annette Santos
5500 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Andrea Roure <andyroure@verizon.net>
Sent: Monday, October 26, 2015 4:14 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
Andrea Roure
5107 Sentinel Dr
Bethesda, MD 20816

MCP-CTRACK

From: Derek Koenig <derekkoenig@yahoo.com>
Sent: Monday, October 26, 2015 5:02 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

WE CAN DO BETTER! Please Be the Leadership We Need!

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s meddling in our affairs without our consent. The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Derek Koenig
4704 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Barbara Ingersoll <barbara.ingersoll.phd@gmail.com>
Sent: Monday, October 26, 2015 5:10 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Barbara Ingersoll
4838 Park Ave
Bethesda, MD 20816

MCP-CTRACK

From: Stanley Wiggins <spwiggins@verizon.net>
Sent: Monday, October 26, 2015 5:18 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

While I agree with the following prepared text, I add to it in order to emphasize my deep irritation at the process. The methods followed to this point starkly resemble the low-profile, stealth tactics used in the mid-1980s to advance a surreal proposal for the redevelopment of Silver Spring at utterly insupportable densities, that included a warped traffic assessment violative of the planning process requirements. Marc Eldridge performed an independent analysis, and I expect the concerned Westbard residents will need to hire an independent traffic consultant as a start. Give some thought to how that fiasco affected the political fate of its council supporters before you go down this road.

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Stanley Wiggins
5332 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

From: Suzanne FitzGerald <fitzkorn@hotmail.com>
Sent: Monday, October 26, 2015 5:26 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Suzanne FitzGerald
4901 Jamestown Rd
Bethesda, MD 20816

MCP-CTRACK

From: Penelope Catterall <pencat5564@yahoo.com>
Sent: Monday, October 26, 2015 6:04 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Penelope Catterall
5005 Baltimore Ave
Bethesda, MD 20816

MCP-CTRACK

From: Martha Fleury <mfleury@verizon.net>
Sent: Monday, October 26, 2015 7:04 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Martha Fleury
5604 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Darryl Trupp <DarrylT27@gmail.com>
Sent: Monday, October 26, 2015 9:05 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Darryl Trupp
5448 Westbard Ave
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1089
OCT 27 2015

From: Elizabeth Levy <liz@bluelizardkids.com>
Sent: Tuesday, October 27, 2015 8:44 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Elizabeth Levy
5013 Nahant St
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 27 2015

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

2092

From: Margot Brooks <margotfiala@gmail.com>
Sent: Tuesday, October 27, 2015 3:46 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Margot Brooks
5620 Ogden Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

From: Amy Egan <amyegan8@gmail.com>
Sent: Wednesday, October 28, 2015 8:04 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

OCT 28 2015
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

1093

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Amy Egan
6408 Garnett Dr
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED

OCT 28 2015

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

From: Brenda Murray <Murraybp1@gmail.com>
Sent: Wednesday, October 28, 2015 9:18 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Brenda Murray
5415 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED

OCT 28 2015

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

From: Carroll Dunn <sepcd13@gmail.com>
Sent: Wednesday, October 28, 2015 9:48 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

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

MCP-CTRACK

RECEIVED
OCT 28 2015

From: Sheri O'Connell <morgandesign@hotmail.com>
Sent: Wednesday, October 28, 2015 11:17 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

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

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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My family has lived in MOCO for several generations and I am distraught at the lack of planning and foresight by the planning board. There is a lack of parking and adequate transportation in Bethesda. I have heard that "residents will not need to drive or park, because Bethesda is walkable". The new buildings only have one parking spot for numerous new residents. The problem is that Bethesda is far too large to walk if you are running errands, if you are traveling to more than one area in Bethesda or meeting people not from the area. Bethesda will become undesirable to residents and visitors as the traffic will become increasingly congested and there will be no parking. You have to think about the residents and the long term.

Currently the roads in Bethesda are not being maintained, the medians and sidewalks are not mowed, overgrown with weeds, are not edged and have dead trees shrubs and plants.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. YOU DO, HOWEVER, REPRESENT THE VOICE OF THE PEOPLE WHO LIVE, WORK AND PAY FOR THIS AREA AND I NEED YOUR SUPPORT AND YOUR VOTE.

Regards,
Sheri O'Connell
8021 Rising Ridge Rd
Bethesda, MD 20817

MCP-CTRACK

RECEIVED

OCT 28 2015

From: beret moyer <beretmoyer@gmail.com>
Sent: Wednesday, October 28, 2015 2:26 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

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

1096

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
beret moyer
5101 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED
OCT 29 2015

From: Caroline Russel <cs.russel@verizon.net>
Sent: Thursday, October 29, 2015 4:30 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

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

1099

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Caroline Russel
4824 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 30 2015

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

1108

From: Katie Leasure <katieleasure@yahoo.com>
Sent: Monday, October 26, 2015 10:27 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Katie Leasure
5309 Elliott Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Morrissey <maryeileenm@aol.com>
Sent: Monday, October 26, 2015 11:06 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live in a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s MEDDLING IN OUR AFFAIRS WITHOUT OUR CONSENT!
The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Mary Morrissey
6212 Kennedy Dr
Chevy Chase, MD 20815

MCP-CTRACK

From: Cindy Amrine <cindya164@aol.com>
Sent: Tuesday, October 27, 2015 10:32 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Cindy Amrine
5621 Ogden Rd
Bethesda, MD 20816

MCP-CTRACK

From: Francine Collins <fpccpa@aol.com>
Sent: Tuesday, October 27, 2015 10:39 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Francine Collins
5208 Augusta St
Bethesda, MD 20816

MCP-CTRACK

From: Betsy Mandel <bpmandel@aol.com>
Sent: Wednesday, October 28, 2015 8:03 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Betsy Mandel
5310 Woodlawn Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: Edward Mandel <nedmandel@aol.com>
Sent: Wednesday, October 28, 2015 9:50 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Edward Mandel
5310 Woodlawn Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: Barbara Libbey <Baclib@aol.com>
Sent: Wednesday, October 28, 2015 2:59 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

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

MCP-CTRACK

RECEIVED

NOV 02 2015

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

1113

From: Wendy Lachman <wendylachman@gmail.com>
Sent: Sunday, November 01, 2015 7:46 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Wendy Lachman
5618 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

From: Sara Cooperrider <saracoop@comcast.net>
Sent: Sunday, November 01, 2015 7:47 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Sara Cooperrider
5708 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Liz Levy <liz@bluelizardkids.com>
Sent: Sunday, November 01, 2015 7:48 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Liz Levy
5013 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: Daniel richards <danieladamrichards@gmail.com>
Sent: Sunday, November 01, 2015 7:53 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Daniel richards
6712 Landon Ln
Bethesda, MD 20817

MCP-CTRACK

From: Suzanne Rand <srاند@ici.org>
Sent: Sunday, November 01, 2015 8:10 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Suzanne Rand
5902 Madawaska Rd
Bethesda, MD 20816

MCP-CTRACK

From: Sara Sigrist <sarasigrist@gmail.com>
Sent: Sunday, November 01, 2015 8:57 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

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Regards,
Sara Sigrist
5606 Knollwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Pam Gelfand <pgelfand23@gmail.com>
Sent: Sunday, November 01, 2015 9:02 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Pam Gelfand
7300 Honeywell Ln
Bethesda, MD 20814

MCP-CTRACK

From: Eileen Rice <eileenmrice@gmail.com>
Sent: Sunday, November 01, 2015 9:26 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Eileen Rice
5012 Wyandot Ct
Bethesda, MD 20816

MCP-CTRACK

From: Marta Castello-Branco <mcastellobranco56@gmail.com>
Sent: Sunday, November 01, 2015 9:31 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Marta Castello-Branco
5052 Westpath Ter
Bethesda, MD 20816

MCP-CTRACK

From: Patricia Branson <patricia.branson@gmail.com>
Sent: Sunday, November 01, 2015 9:46 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Patricia Branson
5013 Scarsdale Rd
Bethesda, MD 20816

MCP-CTRACK

From: Eric Lohr <elohr@american.edu>
Sent: Sunday, November 01, 2015 9:57 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

I'm sure you have received many form letter emails. I was asked to send one, and refuse because I believe the opposite. I strongly support the development plan for Westbard, as do many silent progressives in our community. We are not Trump style opponents of immigrants into our world. Opponents want to push people further out into soul crushing and environmentally irresponsible long commutes. I do not, and nor to many of my neighbors. Stop Nimbyism. We want to be urban.

Eric Lohr

Regards,
Eric Lohr
5914 Namakagan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Doritt Carroll <dorittcarroll@gmail.com>
Sent: Sunday, November 01, 2015 10:00 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Doritt Carroll
6104 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Christopher Lent <maofthecross@verizon.net>
Sent: Sunday, November 01, 2015 10:03 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Christopher Lent
6113 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Lynn Pivik <Lynn.C.Pivik@gmail.com>
Sent: Sunday, November 01, 2015 11:48 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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We already have to contend with too much traffic and congestion.
We could actually use a car wash in our area vs more residents!

Regards,
Lynn Pivik
5108 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Suzanne FitzGerald <fitzkorn@hotmail.com>
Sent: Monday, November 02, 2015 12:09 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Suzanne FitzGerald
4901 Jamestown Rd
Bethesda, MD 20816

MCP-CTRACK

From: Katherine Jahnig <kdelanoj@gmail.com>
Sent: Monday, November 02, 2015 5:36 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
Katherine Jahnig
6101 Kennedy Dr
Chevy Chase, MD 20815

MCP-CTRACK

From: Stuart Reiter <strhmm@gmail.com>
Sent: Monday, November 02, 2015 6:20 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

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Regards,
Stuart Reiter
5220 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

From: Laurie Yang <laurie.roberge.yang@gmail.com>
Sent: Monday, November 02, 2015 7:52 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Laurie Yang
6212 Wiscasset Rd
Bethesda, MD 20816

MCP-CTRACK

From: sarah watson <spwatson0820@gmail.com>
Sent: Monday, November 02, 2015 8:42 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
sarah watson
5007 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: martha fleury <mfleury@verizon.net>
Sent: Monday, November 02, 2015 9:00 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
martha fleury
5604 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: William Frank <whfrank@comcast.net>
Sent: Monday, November 02, 2015 9:07 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
William Frank
7509 Westfield Dr
Bethesda, MD 20817

MCP-CTRACK

RECEIVED

NOV 03 2015

From: Ann Peel <alpeel@aol.com>
Sent: Monday, November 02, 2015 10:10 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Ann Peel
6109 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Owen <lan Owen@aol.com>
Sent: Monday, November 02, 2015 11:41 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Mary Owen
5952 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

From: James Barter <aibarter@aol.com>
Sent: Monday, November 02, 2015 1:49 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
James Barter
5968 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

From: Colleen Daniel <cddesign@erols.com>
Sent: Monday, November 02, 2015 1:49 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Colleen Daniel
7515 Arden Rd
Cabin John, MD 20818

MCP-CTRACK

From: Joan golden <dmjgolden@aol.com>
Sent: Monday, November 02, 2015 1:56 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Joan golden
5805 Devonshire Dr
Bethesda, MD 20816

MCP-CTRACK

From: Joseph McGowan <josephfmcgowan@hotmail.com>
Sent: Monday, November 02, 2015 2:13 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Joseph McGowan
5209 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: pamela gallagher <jpgallagier@aol.com>
Sent: Monday, November 02, 2015 2:34 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
pamela gallagher
5117 Westridge Rd
Bethesda, MD 20816

MCP-CTRACK

From: Jeanne Wolfe <dj5wolfies@gmail.com>
Sent: Monday, November 02, 2015 2:37 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

We live a 1/4 mile from westbard!! I implore you to reconsider your Plan for our neighborhood shopping center!!! The traffic going into and coming from the center is ALREADY BAD. We have children/teens walking to and from the center all the time. It is a neighborhood set of shops, NOT made to be an URBAN area as White Flint and downtown Bethesda are.

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Jeanne Wolfe
5603 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary McGowan <mb.mcgowan@yahoo.com>
Sent: Monday, November 02, 2015 2:43 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Mary McGowan
5209 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: JoAnn Lang <langjat@gmail.com>
Sent: Monday, November 02, 2015 2:45 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
JoAnn Lang
5609 Pioneer Ln
Bethesda, MD 20816

MCP-CTACK

From: Kenneth Chaletzky <ken@copygeneral.com>
Sent: Monday, November 02, 2015 3:43 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

Instead of the boilerplate I'm supposed to send, here's why I think increased density in the Westbard II area makes no sense.

1. Increased density makes sense when there's a Metro station within walking distance. No Metro station here.
2. Increased density makes sense when there is available road capacity. River Road and Massachusetts Avenue are already very busy. More residential and commercial traffic would totally clog things.
3. The schools are already quite full. Adding several hundred or more new students would overwhelm the schools and there's no place for new schools, nor does the Montgomery County government seem to have a desire to build any more new ones in this area.

Regards,
Kenneth Chaletzky
6801 Whittier Blvd
Bethesda, MD 20817

MCP-CTRACK

From: Linda Chaletzky <ken@copygeneral.com>
Sent: Monday, November 02, 2015 3:43 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Linda Chaletzky
6801 Whittier Blvd
Bethesda, MD 20817

MCP-CTRACK

From: Thomas Applin <manzana5201@gmail.com>
Sent: Monday, November 02, 2015 3:51 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Thomas Applin
5201 Carlton St
Bethesda, MD 20816

MCP-CTRACK

From: Lawrence Bou <lkbou@comcast.net>
Sent: Monday, November 02, 2015 5:01 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Lawrence Bou
6311 Wiscasset Rd
Bethesda, MD 20816

MCP-CTrack

From: Jay Sommerkamp <jsommerkamp@gmail.com240-463-6541>
Sent: Monday, November 02, 2015 5:23 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Jay Sommerkamp
4813 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Dr. Sheldon <sheldon@gwu.edu>
Sent: Monday, November 02, 2015 6:24 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Dr. Sheldon
5915 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Anne McGowan <annemariemcgowan1@gmail.com>
Sent: Monday, November 02, 2015 6:38 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

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Regards,
Anne McGowan
5009 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: Susan Barnett <sue@telecommstrategies.com>
Sent: Monday, November 02, 2015 8:35 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

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Regards,
Susan Barnett
5311 Crown St
Bethesda, MD 20816

MCP-CTRACK

From: Laura Baron <laura@laurabaronmusic.com>
Sent: Monday, November 02, 2015 8:49 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

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Regards,
Laura Baron
6007 Corbin Rd
Bethesda, MD 20816

MCP-CTRACK

From: Carol Parrish <csp1cmp1@gmail.com>
Sent: Monday, November 02, 2015 9:01 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Carol Parrish
6007 Milo Dr
Bethesda, MD 20816

MCP-CTRACK

From: Cynthia Wallace <arcini@mac.com>
Sent: Monday, November 02, 2015 9:42 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Cynthia Wallace
5105 Brookeway Dr
Bethesda, MD 20816

MCP-CTRACK

From: Bonnie Norman <bonnie.lnorman@gmail.com>
Sent: Tuesday, November 03, 2015 6:48 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Bonnie Norman
5209 Cammack Dr
Bethesda, MD 20816

MCP-CTRACK

From: Michael Rosenberg <mrosen4@verizon.net>
Sent: Tuesday, November 03, 2015 7:19 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Michael Rosenberg
5604 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 03 2015

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

1126

From: Molly Pisula <mpisula@mac.com>
Sent: Tuesday, November 03, 2015 1:27 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Molly Pisula
5118 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

From: Diane Torre <diane.seltzer@verizon.net>
Sent: Tuesday, November 03, 2015 1:31 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Diane Torre
6107 Ramsgate Rd
Bethesda, MD 20816

MCP-CTRACK

From: Linda Manning <Lsmanning@comcast.net>
Sent: Tuesday, November 03, 2015 1:32 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Regards,
Linda Manning
5611 Harwick Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Ruocco <ruoccofamily@msn.com>
Sent: Tuesday, November 03, 2015 2:47 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s meddling in our affairs without our consent. The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Mary Ruocco
6300 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

From: Joseph Ruocco <joseph.ruocco@som.com>
Sent: Tuesday, November 03, 2015 2:49 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Joseph Ruocco
6300 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

From: Gary Ender <gary_ender@comcast.net>
Sent: Tuesday, November 03, 2015 3:25 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Gary Ender
5913 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Rob Sandler <rjsandler@verizon.net>
Sent: Tuesday, November 03, 2015 3:30 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Rob Sandler
6121 Maiden Ln
Bethesda, MD 20817

MCP-CTRACK

From: jessica bavinger <jbavinger@hotmail.com>
Sent: Tuesday, November 03, 2015 3:32 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
jessica bavinger
5500 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 03 2015

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

1128

From: Tracy Puglisi <tracypuglisi@gmail.com>
Sent: Tuesday, November 03, 2015 4:26 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

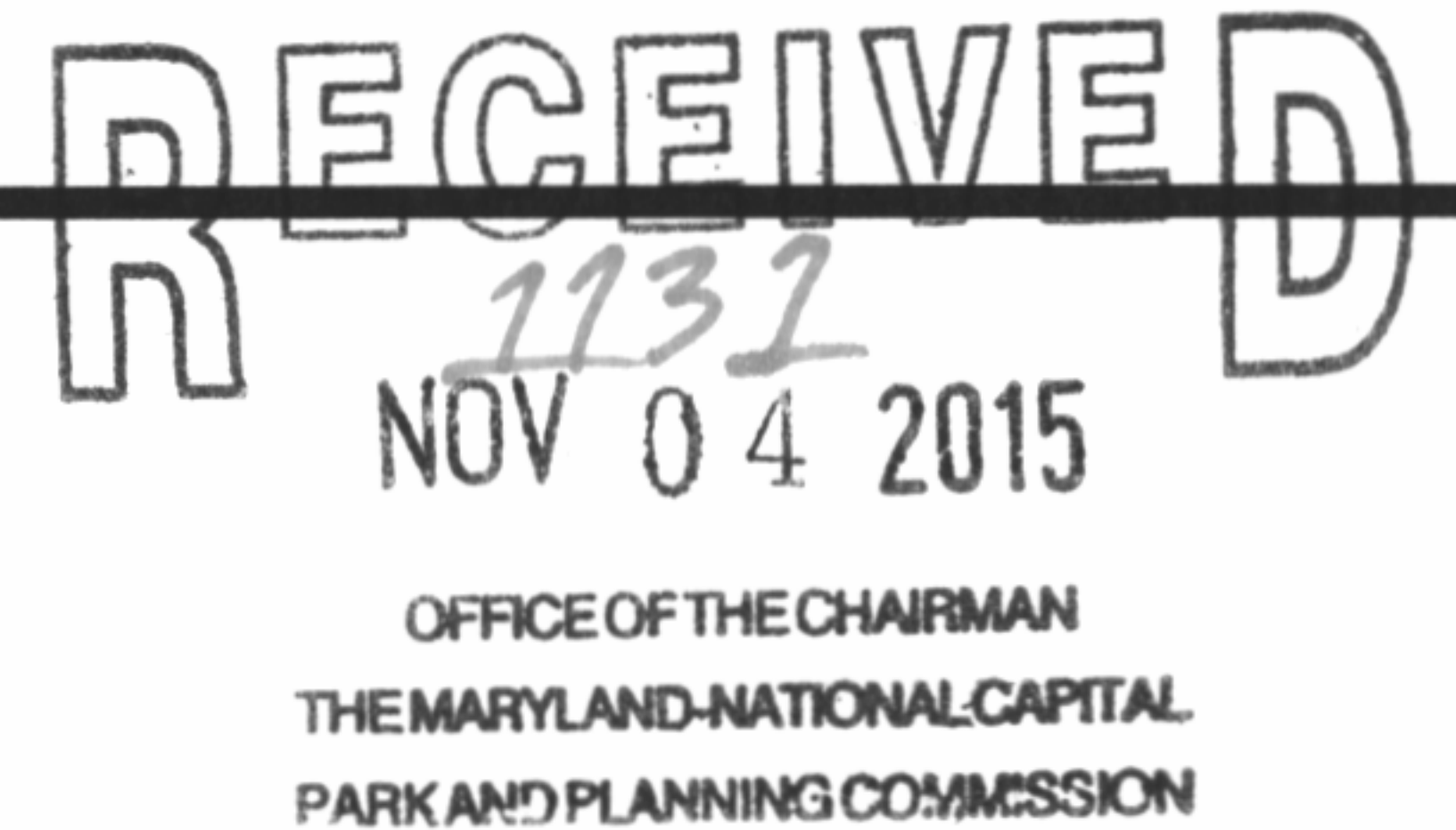
You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Tracy Puglisi
2 Ardmore Ct
Bethesda, MD 20816

MCP-CTRACK

From: Barbara Hughes <barbarafhughes@hotmail.com>
Sent: Tuesday, November 03, 2015 6:47 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan



Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is not what we need in Montgomery County. It is based on flawed assumptions about population projections, traffic patterns and the ³need² for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Barbara Hughes
6309 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

From: Cindy Bertaut <cindybertaut@gmail.com>
Sent: Tuesday, November 03, 2015 7:48 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Cindy Bertaut
5604 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

From: Michelle Hughes <mhughes301@verizon.net>
Sent: Tuesday, November 03, 2015 9:54 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Michelle Hughes

Bethesda, MD 20817

MCP-CTRACK

From: Christopher Heim <heim.cr@gmail.com>
Sent: Tuesday, November 03, 2015 9:56 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Christopher Heim
6105 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Daniel Lewis <danlewis45@hotmail.com>
Sent: Tuesday, November 03, 2015 10:30 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s meddling in our affairs without our consent. The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Daniel Lewis

Bethesda, MD 20816

MCP-CTRACK

From: Jessica Beaugez <jcbeaugez@gmail.com>
Sent: Wednesday, November 04, 2015 3:57 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 redevelopment

Sent from: jcbeaugez@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
Our community is in need of a revamped community space with modern amenities and transportation. Right now, the old shopping center is a sea of a parking lot with no gathering spaces, walkability, or neighborhood cohesiveness. The New Westwood plan would help to tie the area together and bring in a warm neighborhood feel.

Name: Jessica Beaugez
Address: 5301 Westbard Circle Apt. 320
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Dorothy Coleman <colemandb2015@gmail.com>
Sent: Wednesday, November 04, 2015 3:51 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 redevelopment

Sent from: colemandb2015@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
Dear County Council--as a resident of the Springfield area for almost 40 years I know first hand that the Westwood Shopping Center is ripe for redevelopment. I think the revised Westbard Sector Plan is terrific and will improve the area tremendously. Thank you.

Name: Dorothy Coleman
Address: 5700 Marenog Road
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Jos <jverbeek62@gmail.com>
Sent: Wednesday, November 04, 2015 4:01 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 redevelopment

Sent from: jverbeek62@gmail.com

Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

I am all in favor of the redevelopment of Westbard and support the Westbard Sector Plan. The current situation of Westbard is awkward and horribly last century.

Name: Jos
Address: Verbeek
City: Bethesda
Zip: 20819

MCP-CTRACK

RECEIVED
1133
NOV 04 2015

From: Carol Arango <arango20@gmail.com>
Sent: Wednesday, November 04, 2015 3:56 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 redevelopment

Sent from: arango20@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

Please don't listen to the small "loud" minority who will email you to death. These are not the people who will ultimately support financially the success of the redevelopment. This shopping center is ultimately going to change regardless of their loud voices, the sooner the better. I for one, can't wait till this is redeveloped.

Name: Carol Arango

Address: 4508 Cortland Road

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: Fran Spaeder <spaederfran@gmail.com>
Sent: Wednesday, November 04, 2015 4:26 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 redevelopment

Sent from: spaederfran@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

I wholeheartedly support the revised Westwood Shopping Center Plan and surrounding properties. As a new resident of Bethesda, it is disappointing to discover the lack of restaurants/cafes in the Westbard area. We have to travel to Friendship Heights and Downtown Bethesda for dining and shopping when we'd much rather patronize local establishments. A significant update to the area would greatly enhance the community, environment and commerce.

Name: Fran Spaeder

Address: 5208 Willet Bridge Court

City: Bethesda

Zip: 20816

MCP-Chair

RECEIVED
1135
NOV 05 2015

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

From: Erica Burns <erica.g.burns@gmail.com>
Sent: Wednesday, November 04, 2015 4:33 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 redevelopment

Sent from: erica.g.burns@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I support the new Westwood! We really need better restaurants and retail closer to home, and family places to gather. It's the one drawback of the neighborhood to have such few options, and the space is not being utilized as it should be. My family and I look forward to a new redevelopment!

Name: Erica Burns
Address: 6001 Osceola Road
City: Bethesda
Zip: 20816

MCP-Chair

From: Joe K <jwkantakevich@gmail.com>
Sent: Wednesday, November 04, 2015 4:34 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 redevelopment

Sent from: jwkantakevich@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

The Westbard plan would be such an amazing addition to the community. We have a 2 year old and 6 week old and it would be amazing for our family to have a nice place to go that is close by and doesn't require the hassle of parking in friendship heights or Bethesda. It would bring so much new business to the area and a welcomed increase to quality of living.

This plan is a MUST and should begin as soon as possible.

Name: Joe K
Address: 6008 Onondaga Road
City: Bethesda
Zip: 20816

MCP-Chair

From: Elizabeth Haile <Elizabeth_haile@hotmail.com>
Sent: Wednesday, November 04, 2015 4:56 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 redevelopment

Sent from: Elizabeth_haile@hotmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
The neighborhood is desperate for a revitalized space here, w green community gathering space. Please allow this redesign to go forward.

Name: Elizabeth Haile
Address: 6116 shady oak lane
City: Bethesda
Zip: 20817

MCP-Chair

From: Joe Martin <joseph.l.martin@gmail.com>
Sent: Wednesday, November 04, 2015 5:03 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 redevelopment

Sent from: joseph.l.martin@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

I support redeveloping the Westbard Shopping Center. I only live two blocks from the shopping center and it needs a major overhaul. With that in mind, we need to make sure the number of new residential units do not overwhelm the schools and the neighboring streets.

Name: Joe Martin
Address: 5604 Newington Road
City: Bethesda
Zip: 20816

MCP-Chair

From: Justin Cressall <justincressall@gmail.com>
Sent: Wednesday, November 04, 2015 5:06 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 redevelopment

Sent from: justincressall@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:
To whom it may concern:

I am writing to express my support for the redevelopment of the Westwood Shopping Center. We live in the Sumner neighborhood and have to drive past the shopping center on a daily basis. The current site is in dire need of redevelopment. Having access to more retail, restaurants and multi use space would be a significant improvement and enhancement to the community. Thank you for considering the redevelopment.

Name: Justin Cressall
Address: 4807 Fort Sumner Drive
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Denise DeRosa <madone1514@comcast.net>
Sent: Wednesday, November 04, 2015 5:13 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Denise DeRosa
6019 Woodacres Dr
Bethesda, MD 20816

MCP-Chair

From: bill edwards <bill.edwards@gmail.com>
Sent: Wednesday, November 04, 2015 5:42 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 redevelopment

Sent from: bill.edwards@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

I have been watching the review process for months and applaud the SCA's due diligence but now feel some of its members are moving in the wrong direction. Having retired a few years ago, my last project was the new Hilton at Camden Yards. We testified and made adjustments as necessary to accommodate the public within reason. Now we have a movement to "search and destroy" the Westwood project. I for one wish the project was underway now and would endorse Equity One's position. It is time for the Montgomery County Gov. to move on and be a leader. Collect the issues of the neighbors and Equity One and finalize the initiation date for construction. The economy is questionable and we need that project done based upon the combined issues NOW VETTED by the public and the County. I have little or no interest in neighboring communities or business districts protecting their interests at the expense of the Westwood project. Time to move forward now ethically and peacefully.

Name: bill edwards
Address: 5602 newington rd.
City: bethesda
Zip: 20816

MCP-Chair

From: Eleanor <Hillegeist@gmail.com>
Sent: Wednesday, November 04, 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 redevelopment

Sent from: Hillegeist@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

The sooner the community has an updated 50 year old shopping center with green space and interesting places to gather the better we been stuck with acres of asphalt heating up our community since 30 years now. Start digging add some affordable housing and fun shopping soon. Eleanor hillegeist

Name: Eleanor
Address: 5305 Augusta st
City: Bethesda
Zip: 20816

MCP-Chair

From: Pamela Khinda <bludv188@gmail.com>
Sent: Wednesday, November 04, 2015 5:50 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 redevelopment

Sent from: bludv188@gmail.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
YES, We want the area brought into the 21st century! It is outdated, unsafe and unsightly. The plan proposal looks excellent though do be cognizant of traffic due to increased residential population. I am in support!

Name: Pamela Khinda
Address: 5214 Willet Bridge Court
City: Bethesda
Zip: 20816

MCP-Chair

From: Carol rhees <Carhees@gmail.com>
Sent: Wednesday, November 04, 2015 7:22 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 redevelopment

Sent from: Carhees@gmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
Please be aware that the opposing voices in the community are far better organized. My husband and I are long-time Springfield residents and we as well as many of our friends are enthusiastic supporters of the westward redevelopment and anxious for it to get started!

Name: Carol rhees
Address: 5801 searl terrace
City: Bethesda
Zip: 20816

MCP-Chair

From: Mayur <Patema@hotmail.com>
Sent: Wednesday, November 04, 2015 7:55 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 redevelopment

Sent from: Patema@hotmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I support this planned redevelopment

Name: Mayur
Address: 5115 Willet Bridge Rd
City: Bethesda
Zip: 20816

MCP-Chair

From: John S. Myseros, MD <jmyseros@gmail.com>
Sent: Wednesday, November 04, 2015 8:55 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 redevelopment

Sent from: jmyseros@gmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
Great idea. Must be pursued for the future of this area.

Name: John S. Myseros, MD
Address: 5126 Willet Bridge Road
City: Bethesda
Zip: 20816

MCP-Chair

From: Jennifer taylor <Jennyliebler@gmail.com>
Sent: Wednesday, November 04, 2015 9:11 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 redevelopment

Sent from: Jennyliebler@gmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I absolutely support the redevelopment of westbard. Our neighborhood needs this kind of revitalization

Name: Jennifer taylor
Address: 5608 Lamar rd
City: Bethes
Zip: 20816

MCP-Chair

From: Augusto tono <Architono@verizon.net>
Sent: Thursday, November 05, 2015 8:24 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 redevelopment

Sent from: Architono@verizon.net
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I'm in support of the Westbard sector plan and the development of the area.

Name: Augusto tono
Address: 5301 Westbard circle suite 147
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Ellen Mundell <ellenmundell@gmail.com>
Sent: Thursday, November 05, 2015 10:43 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Ellen Mundell
6010 Cobalt Rd
Bethesda, MD 20816

MCP-Chair

RECEIVED

NOV 05 2015

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

1137

From: Joe Coleman <coleman.joe.m@gmail.com>
Sent: Thursday, November 05, 2015 3:28 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 redevelopment

Sent from: coleman.joe.m@gmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
Our family, residents of Springfield for 28 years, strongly supports the redevelopment plan as presented. Its long overdue.

Name: Joe Coleman
Address: 5700 Marengo Rd
City: Bethesda
Zip: 20816

MCP-CTRACK

From: John Lowe <johnlowe@johhlowepc.com>
Sent: Thursday, November 05, 2015 2:35 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I do not understand how any person who has taken the time to actually think about development of Westbard after seeing daily traffic clogging of River Road, Mass. Avenue, Clara Barton Parkway, and other arteries in the Westbard community can even consider enlarging the number of residential units by more than perhaps 40% instead of the idiotic suggestion of 3300 total -- a 200% increase of residential units.

It is not lost on Westbard resident that no one who has been involved in this insane suggestion of 3300 units lives in our community.. Those proposing this 200% overgrowth will not have to content with it, drive in it, or live in it.

A report just came out about how our schools are already overcrowded. A 200% increase in residential units will explode that already untenable situation.

This crazy over development of 200% of residential units, if undertaken, would drop our property values because we would no longer be the beautiful residential community we all bought here to be a part of. Property values will drop and contrary to what some planners have suggested, the new influx of residents to fill the 3300 units will be a lot of young people with children -- because property values will have dropped to where they can afford the 3300 properties in our community. They will need even more schools proportionately than the current population of our community.

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 50 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
John Lowe
5920 Searl Ter
Bethesda, MD 20816

MCP-Chair

From: Marjan ossanlou <Marjan2910@gmail.com>
Sent: Thursday, November 05, 2015 4:26 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 redevelopment

Sent from: Marjan2910@gmail.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

Name: Marjan ossanlou
Address: 5212 ridge field road
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Betty Croft <bjcroft4@me.com>
Sent: Thursday, November 05, 2015 3:56 PM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s meddling in our affairs without our consent. The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Betty Croft
6014 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 06 2015

From: Saira Sultan <ssultan04@yahoo.com>
Sent: Monday, November 02, 2015 10:13 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

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

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Saira Sultan
6005 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

From: Anne Spratt <anspratt@aol.com>
Sent: Tuesday, November 03, 2015 1:58 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Anne Spratt
5905 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

From: Elizabeth Bowser <smbtrade@aol.com>
Sent: Tuesday, November 03, 2015 8:17 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Elizabeth Bowser
5807 Devonshire Dr
Bethesda, MD 20816

MCP-CTRACK

From: Patricia Kalla <patty_kalla@yahoo.com>
Sent: Tuesday, November 03, 2015 10:37 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Patricia Kalla
5708 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

From: Massa Cressall <Massabcressall@yahoo.com>
Sent: Wednesday, November 04, 2015 4:27 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 redevelopment

Sent from: Massabcressall@yahoo.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I live in the Sumner neighborhood and I strongly support the redevelopment of the Westbard Shopping Center.

Name: Massa Cressall
Address: 4807 Fort Sumner Drive
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Deb Warsaw <Marylanddeb@yahoo.com>
Sent: Wednesday, November 04, 2015 5:11 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 redevelopment

Sent from: Marylanddeb@yahoo.com
Date: 11-04-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

We are looking forward to a revitalized Westwood Shopping Center! It is so needed in this part of Bethesda. How wonderful would a nice living, restaurant, green space and restaurant would be! We are looking forward to this getting approved quickly!

Name: Deb Warsaw
Address: 7104 Radnor Road
City: Bethesda
Zip: 20817

MCP-CTRACK

From: dvora gainsburg <dgainsburg@aol.com>
Sent: Wednesday, November 04, 2015 7:12 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 redevelopment

Sent from: dgainsburg@aol.com
Date: 11-05-2015

To:
Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

Westbard Center is old and tired. It is time to redo the whole center and bring it into the 21st century. There is nothing negative about updating the area, only positives. It will certainly be pleasant to shop in a modern, updated center, with more stores and a more inviting environment.

Name: dvora gainsburg
Address: 6516 80th street
City: cabin john
Zip: 20818

MCP-CTRACK

From: Mark <mark.leas@verizon.net>
Sent: Thursday, November 05, 2015 4:33 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 redevelopment

Sent from: mark.leas@verizon.net

Date: 11-05-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

My family and I live near the Westbard Center and enthusiastically support the proposed improvements. We have needed a new center for years!

It would be a terrible shame if the County Council were to be swayed by the very vocal but always negative anti-improvement crowd.

Name: Mark

Address: 6215 Dahlonga Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Paul Bremer <Bremerlpb@yahoo.com>
Sent: Thursday, November 05, 2015 5:45 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Paul Bremer
5208 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: Matt kuipers <Kuipersmj@gmail.com>
Sent: Thursday, November 05, 2015 5:59 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 redevelopment

Sent from: Kuipersmj@gmail.com

Date: 11-05-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

I support redevelopment. It can\`t happen soon enough.

Name: Matt kuipers

Address: 6115 wynnwood rd

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Leslie George <lgeorge@stalbansschool.org>
Sent: Thursday, November 05, 2015 11:44 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 redevelopment

Sent from: lgeorge@stalbansschool.org
Date: 11-06-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

I continue to endorse the plan to update Westbard shopping center. It is currently an eyesore and has too much underutilized space.

Name: Leslie George
Address: 5301 Westbard Cir #229
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Gwen Porcaro <gwenporcaro@gmail.com>
Sent: Friday, November 06, 2015 8:45 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Gwen Porcaro
6107 Massachusetts Ave
Bethesda, MD 20816

MCP-CTRACK

From: Mollie Schmitz <mollie.schmitz@gmail.com>
Sent: Friday, November 06, 2015 9:30 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Mollie Schmitz
5502 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

From: Sean Gormley <sgormley@fbr.com>
Sent: Friday, November 06, 2015 9:56 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Sean Gormley
5500 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

From: Sears, Barbara A. - BAS <BSears@linowes-law.com>
Sent: Friday, November 06, 2015 10:19 AM
To: MCP-Chair; Wells-Harley, Marye; Fani-Gonzalez, Natali; Dreyfuss, Norman; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; DeOcampo, Marc; Marcolin, John; Garcia, Michael; Michael Berfield (mberfield@equityone.net); Paul, Susanne; Girard, Erin E. - EEG; Sears, Barbara A. - BAS
Subject: Westbard - Equity One -November 6, 2015 Letter - SENT ON BEHALF OF BARBARA A. SEARS
Attachments: 201511060934.pdf

On behalf of Equity One, attached please find a letter dated November 6, 2015 in conjunction with the upcoming Westbard work sessions. Please feel free to call me if you have any questions. Thank you for your attention to this matter.

Barbara A. Sears
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
Direct: 301.961.5157
Main: 301.654.0504
Fax: 301.654.2801
E-Mail: bsears@linowes-law.com
Website: www.linowes-law.com

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EQUITY ONE INC.
410 Park Avenue, Suite 1220
New York, NY 10022
(212) 796-1742

November 6, 2015

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

Re: Outline of Equity One, Inc.'s Requests for Revisions to the August 2015 Public Hearing Draft
("Hearing Draft") of the Westbard Sector Plan ("Sector Plan") for Planning Board Review at
November 19, 2015 Worksession

Dear Chairman Anderson and Members of the Planning Board:

On behalf of Equity One, I want to thank the Board and staff for the attention and effort that have gone into the Sector Plan review process to date. We recognize that there is a diversity of opinion regarding development in Westbard and believe the draft plan makes significant progress in crafting a vision that best accommodates these opinions while promoting the public interest. We recognize (as do many of the stakeholders involved) that Equity One's properties¹ represent the majority of the land area most likely to be redeveloped in the immediate future and provide the greatest opportunity to realize significant elements of the Sector Plan's vision. Specifically, redevelopment of the Equity One properties provides the best opportunity to produce substantial affordable housing, new civic space, green parks and public plazas, improvements to transportation via a direct shuttle to Metro and/or road modifications, vital enhancements to storm-water management, and outstanding design elements that will create a vibrant pedestrian experience. We are excited to partner with the County in helping to realize these benefits.

However, we remain concerned that certain components of the Sector Plan as currently drafted will present significant obstacles to our ability to redevelop these properties as necessary to provide the accompanying benefits, either by adding significant layers of regulatory approvals, limiting our ability to respond to market demands, or requiring off-site investments above and beyond the benefits outlined above that are more than the project could bear. We have outlined the majority of these concerns in detail in our prior letters dated July 2, September 3 and October 1, 2015. Accordingly, in anticipation of the November and December worksessions, we are summarizing these issues and again asking that they be addressed as requested to ensure that we are able to move forward so that significant portions of the Sector Plan may become reality.

¹ Equity's properties are located along Westbard Avenue and Ridgefield Road within District 1 and includes Parcels 1, 2, 3, 4, 5 and 6. See Figure 3.1.1 on page 63 of the Hearing Draft.

Height and Density

- Equalizing the commercial and residential density caps for the Westwood Shopping Center property (Parcels 1 and 2 in District 1) at 1.25 FAR while retaining the total FAR at 2.0 to provide sufficient commercial FAR within the overall FAR cap of 2.0.
- Modify the maximum heights for select Equity properties as detailed below:
 - Increase the maximum height for the residential area on Parcel 1 to 60 feet (as opposed to the 50 feet shown in the Hearing Draft).
 - Adjust the height limitation for the commercial areas located on Parcel 1 and Parcel 2 to 60 feet across the entire site (as opposed to the 75 feet on the southern edge of the property and 50 feet on the remainder shown in the Hearing Draft).
 - Increase the maximum height for Parcel 3 (Manor Care) to 55 feet (as opposed to the 50 feet shown in the Hearing Draft).
 - Increase the maximum height for Parcel 4 (Westwood II) to 125 feet (as opposed to the 50 feet shown in the Hearing Draft).
 - Increase the maximum height for Parcel 7 (Bowlmor) to 150 feet (as opposed to the 75 feet shown in the Hearing Draft).

Clarification of Plan Priorities and Public Benefits

- Clearly list the potential public benefit choices for an optional method project, including any recommended priorities and site-specific requirements. For Equity's properties, specify these as provided in Exhibit 1 (previously submitted and attached) and conform the priorities outlined on pages 8, 10-12, 63-66, and 88-89, 93 of the Hearing Draft accordingly.

Transportation

- Ensure that the proposed improvements to Westbard Avenue allow for the existing utilities to stay in their current locations. The proposed cross-section shown in Figure 2.3.3 would require complete relocation of utilities at a cost of over nine million dollars for this work alone. As an illustration, a possible alternative cross-section leaving utilities in place and providing all other desired improvements was previously submitted and is attached for your consideration as Exhibit 2.
- Allow for more flexibility as it related to the dimensions of internal streets on Equity One's property allowing these dimensions to be determined at time of plan review,

rather than providing in the Sector Plan that the width from building face to building face should be 65 feet. See pages 34, 63.

- Eliminate the reference to a possible vehicular connection through the parking lot controlled by HOC and Equity One which is currently envisioned to be developed by HOC and to significantly increase the supply of affordable housing in the Sector Plan area. See page 34.
- Modify the language regarding Transportation Demand Management on pages 25-26 and 39 of the Draft to make clear that measures would be approved as part of plan review and not as separate agreements with the Montgomery County Department of Transportation. Accordingly, we suggest that the language on pages 25-26 be modified as follows:

"...this Plan recommends that developments participate in Transportation Demand Management (TDM) programs, to be selected and implemented through the Development Plan Review process, which will increase efficiency within the transportation network by reducing reliance on single-occupancy vehicles during the most congested periods. While selected programs may be coordinated with MCDOT, it is intended that the programs be incorporated in the approved preliminary or site plan and applicants would not be required to execute separate transportation demand management agreements."

Willett Branch

- Do not recommend the daylighting of Willett Branch across the Westwood II property (Parcel 4 in District 1).
- Ensure flexibility regarding the imposition of any stream valley buffers on the Westwood II property and HOC property (Parcel 5 in District 1). It is very important that language be added to the Sector Plan to clearly provide that stream valley buffers will be modified at the time of plan review to accommodate the anticipated redevelopment of the Westwood II and HOC properties and limitations to the buffers created by existing development be recognized.
- Realistically describe and illustrate the anticipated renovation of Willett Branch to allow the continued use of concrete channel across the Westwood II property and the use and creative treatment of existing and future engineered channels along the HOC property while also providing accessible, attractive and connecting walkable greenways.
- Allow for the grant of public use easements for improvements within the stream buffer.

Mr. Casey Anderson, Chair, and
Members of the Montgomery Co. Planning Board
November 6, 2015
Page 4 of 4

Open Spaces

- Modify the language relating to the size of the Westbard Civic Green and Springfield Neighborhood Green Urban Park on pages 42, 46, 64, 88 and 90 to read that these spaces are recommended to be "approximately 0.5 acre in size, or such lesser area as is determined appropriate by the Planning Board at the time of plan review, considering the quality of the spaces provided".

Thank you for your attention to these requests. I look forward to discussing them with you further at your November 19th worksession. In the meantime, if you have any questions, or would like any additional information, please contact me.

Sincerely,



Michael Berfield
Executive Vice President

Attachments

cc: Gwen Wright
Robert Kronenberg
Marc DeOcampo
John Marcolin
Susanne Paul
Mike Garcia
Barbara Sears, Esq.
Erin Girard, Esq.

**Westbard Sector Plan Improvements and Optional Method Public Benefits
For Equity One Properties¹**

Required for Sketch Plan Approval for Equity One Properties²	Desired Public Benefits³	Public Sector Improvements
<ul style="list-style-type: none"> Central Civic Green on Westwood Shopping Center site (Parcels 1 and 2) 	<ul style="list-style-type: none"> Realign Westbard Avenue and Ridgefield Road⁴ 	<ul style="list-style-type: none"> Realign Westbard Avenue and Ridgefield Road (see footnote 3)
<ul style="list-style-type: none"> Springfield urban park at intersection of realigned Westbard Avenue and Ridgefield Road⁵ (Parcel 1) 	<ul style="list-style-type: none"> Restore Willet Branch as an amenity on those parcels adjacent to the stream 	<ul style="list-style-type: none"> Restore Willet Branch as a stream amenity and provide pedestrian trail connector to Westbard
<ul style="list-style-type: none"> Westbard Avenue streetscape frontage improvements, per Equity One's cross-section 	<ul style="list-style-type: none"> Provide a private shuttle between Westbard and Metro 	<ul style="list-style-type: none"> Undergrounding of public utilities
	<ul style="list-style-type: none"> Provide a civic space in the Westwood Shopping Center redevelopment 	<ul style="list-style-type: none"> Transit hub on or near Parcels 1 and 2
	<ul style="list-style-type: none"> Provide a pedestrian/bicycle 	

¹ The listing of public benefits below does not prevent an applicant for an optional method project from obtaining public benefits otherwise available pursuant to Sections 59.A.4.7.2 and 59.A.4.7.3 of the Zoning Ordinance.

² These improvements are required to be included in an overall sketch plan for the Equity One properties. Public benefit points will be permitted for their inclusion in the project.

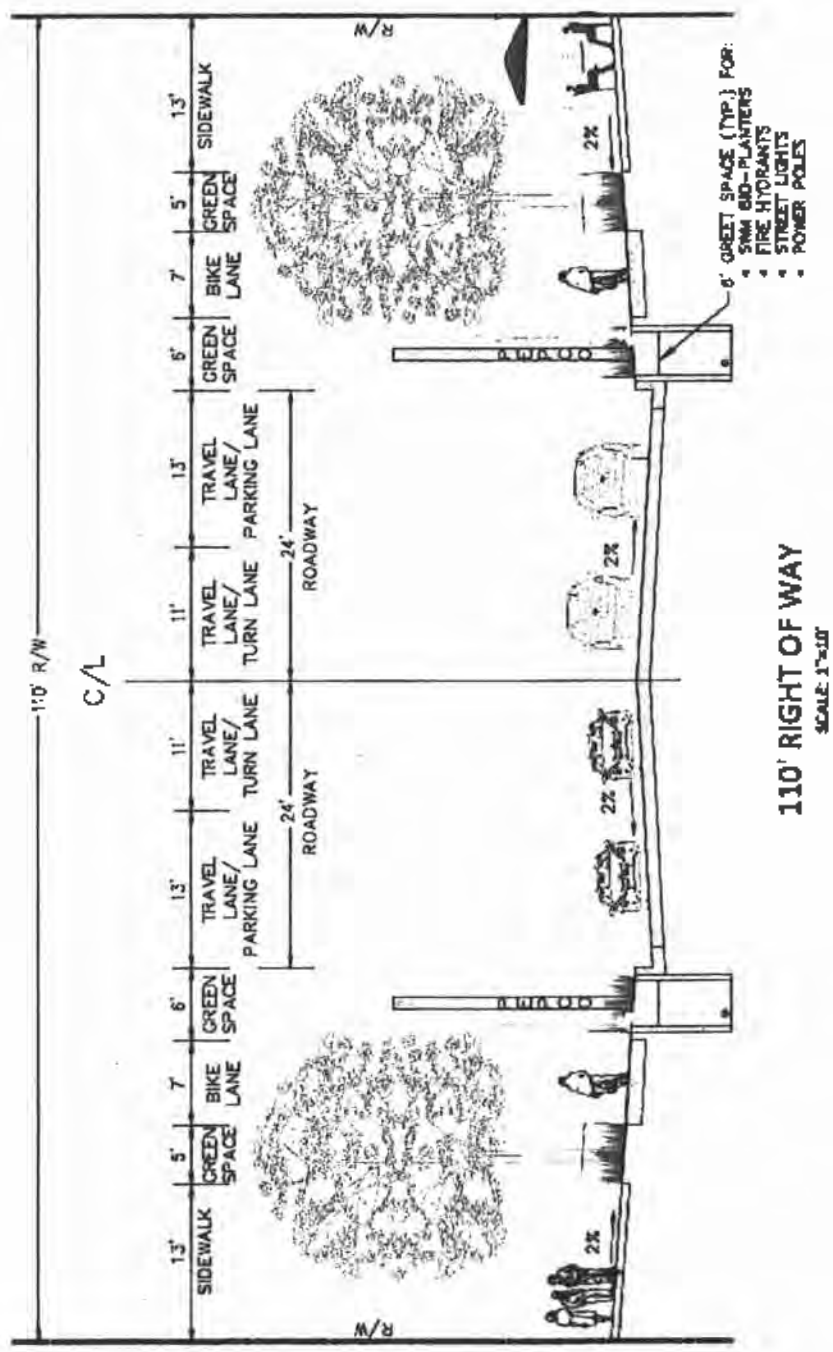
³ Recommended as options for inclusion in a sketch plan for public benefit points.

⁴ Development of Parcels 3 and 4, or other Equity One properties, is not contingent upon the construction of the road realignment. This is a public sector project that may be constructed by an applicant as part of a project. Construction by an applicant or the county is not required for development to proceed on the Equity One properties.

⁵ Final area of Springfield urban park will be affected by whether Westbard Avenue and Ridgefield Road are realigned and, accordingly, the existing right-of-way area at Ridgefield Road and Westbard Avenue included in the park.

	link to connect future development on American Plant Food/ Roof Center properties (Parcel 5)	
	<ul style="list-style-type: none"> • Provide bikeshare facilities 	
	<ul style="list-style-type: none"> • Provide small business opportunities in the retail areas 	
	<ul style="list-style-type: none"> • Include moderately priced dwelling units in excess of 12.5%. Consider other affordable housing opportunities 	
	<ul style="list-style-type: none"> • Remove and reforest linear parking area on Manor Care site (Parcel 3) adjacent to River Road 	

ALTERNATE 110 FEET RIGHT-OF-WAY SECTION



MCP-CTRACK

From: Terry Radigan <mrr5508@yahoo.com>
Sent: Thursday, November 05, 2015 8:33 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan



Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

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

MCP-CTRACK

From: Rula Garside <rbgarside@yahoo.com>
Sent: Thursday, November 05, 2015 9:28 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 redevelopment

Sent from: rbgarside@yahoo.com
Date: 11-06-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

I strongly support a revised Westbard Sector plan!!!! Fingers crossed that the plan will move forward. We, and all our neighbors in Sumner, are strongly in support of the project successfully coming to fruition!

Name: Rula Garside
Address: 4800 Fort Sumner Drive
City: Bethesda
Zip: 20816

MCP-CTrack

From: najwa bayrakdar <najoie@yahoo.com>
Sent: Friday, November 06, 2015 9:17 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 redevelopment

Sent from: najoie@yahoo.com
Date: 11-07-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:
I support it full heatedly

Name: najwa bayrakdar
Address: 5108 52nd st nw
City: washington dc
Zip: 20016

MCP-CTRACK

From: Patricia Fisher <psfisher1019@cs.com>
Sent: Saturday, November 07, 2015 2:07 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County’s meddling in our affairs without our consent. The Planning Board has not represented the community’s opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Patricia Fisher
6006 Cobalt Rd
Bethesda, MD 20816

MCP-CTRACK

From: Cynda Wilcox <cyndawilcox@comcast.net>
Sent: Saturday, November 07, 2015 4:58 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Cynda Wilcox
5129 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Carolyn Gwadz <cgwadz@4thpres.org>
Sent: Saturday, November 07, 2015 8:20 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Carolyn Gwadz
5101 River Rd
Bethesda, MD 20816

MCP-CTRACK

From: Liesl Nottingham <lk.nottingham@gmail.com>
Sent: Sunday, November 08, 2015 8:49 AM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Liesl Nottingham
5101 River Rd
Bethesda, MD 20816

MCP-CTRACK

From: Pamela Griffin <pjtmcape@aol.com>
Sent: Sunday, November 08, 2015 12:46 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Pamela Griffin
6017 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

From: Aliandra Starre <aliandrakstarre@verizon.net>
Sent: Sunday, November 08, 2015 6:56 PM
To: Wells-Harley, Marye
Subject: Oppose Westbard Master Plan

Dear Ms. Marye Wells-Harley,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the “need” for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

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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 a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Aliandra Starre
5913 Carlton Ln
Bethesda, MD 20816

MCP-CTRACK

From: mickie Simpson <mickie.extra@verizon.net>
Sent: Sunday, November 08, 2015 9:44 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 redevelopment

Sent from: mickie.extra@verizon.net
Date: 11-09-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,
I support a revised 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.

Additional Message:

We need to support smart growth, and clustering development and housing is the right way to do it. Plus, the current shopping center is such an eyesore and so useless and covered with so much impermeable surface that it's doing more harm than good as it is - if anyplace ever needed redevelopment, it's that Westbard area.

Name: mickie Simpson
Address: 22 Wellesley Circle
City: Glen Echo
Zip: 20812

From: Emily Best <mybeste92@gmail.com>
Sent: Monday, November 09, 2015 9:46 AM
To: Dreyfuss, Norman
Subject: Oppose Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I am very concerned about the Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department. I would like to make sure that pedestrian safety is a high priority in my area's development. I watched the new townhouses go up on Little Falls Parkway, but noticed there was no compensating infrastructure by the developer for sidewalks or traffic changes. I feel a great opportunity for financing pedestrian safety was lost.

Yes, change is coming, so help those of us who love our neighborhoods feel that our needs are being assessed and looked after. The developer for Westward should be held responsible for the financing of as many necessary changes due to their plans for such a dramatic increase in residential and commercial units.

Please limit the plan to protect all of the people who will live here, downsizing the height of the buildings and the numbers of residential units allowed. Do we really need to designate Westward as an Urban area? I voted for you to represent my voice and those of the people who live, work and pay for this area. I rely on your best assessments for the interests of my community and hope to see your actions protect all of us who live in the area.

Regards,
Emily Best
5317 Wakefield Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1150
NOV 10 2015

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

From: Tiago Soromenho <tiago.soromenho@gmail.com>
Sent: Monday, November 09, 2015 10:04 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 redevelopment

Sent from: tiago.soromenho@gmail.com

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

The current Westwood center is a blight in our community. It makes the neighborhood look cheap and ghetto-like. A new, updated, Westwood center would increase Housing value, by adding entertainment and eating out options that are less chaotic than downtown Bethesda. The additional revenues would help our schools and roads. This redevelopment is highly needed!

Name: Tiago Soromenho

Address: 6000 Lenox Rd

City: Bethesda

Zip: 20817

MCP-CTRACK

RECEIVED
1151
NOV 10 2015

From: Joe Kelly <joekelly@royco-wb.com>
Sent: Tuesday, November 10, 2015 10:28 AM
To: MCP-Chair
Cc: Marcolin, John
Subject: Westbard Sector Plan Comments
Attachments: planning commission letter 11-10-15.pdf

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

Dear Chairman Anderson,

Attached is a letter which highlights important concerns that we have regarding the current draft of the Westbard Sector Plan and our property, the Whole Foods site. We thank you in advance for your consideration of the points raised in our letter and are available at any time to discuss our concerns and recommendations.

Sincerely,

Joe Kelly

Joseph J. Kelly, President
Royco, Inc.
8121 Georgia Ave. Suite 500
Silver Spring, MD 20910
301-608-2212
301-608-2214(Fax)

This e-mail and any attachments are for the sole use of the intended recipient(s) and may contain information that is confidential. If you are not the intended recipient(s) and have received this e-mail in error, please immediately notify the sender by return e-mail and delete this e-mail from your computer. Any distribution, disclosure or the taking of any other action by anyone other than the intended recipient(s) is strictly prohibited.

ROYCO. INC.

**8121 Georgia Ave.
Silver Spring, MD 20910
301-608-2212**

November 10, 2015

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD. 20910

RE: Westbard Sector Plan Comments

Dear Chairman Anderson:

We appreciate the efforts of the Planning Staff and thank them for a professional approach to tackle a difficult task. We understand the need to have comprehensive guidelines to ensure the successful growth and changes that will occur to this portion of Montgomery County in the future.

Royco and its founder have owned the Kenwood Station (Whole Foods) property since 1934. We are concerned about the future of Westbard and the new plans effect on our property. Our business plan is to own this property as a single income producing asset far into the future. We are concerned that sometime in the next twenty years we may contemplate improvements to the property that require Planning Commission approval and that request could trigger performance requirements that will make the improvements otherwise unachievable.

The plan as drafted in Section 3.2, "River Road Corridor ", contemplates that there will be a consolidation of ownership of the various parcels. This key assumption may never occur. Accordingly, we recommend that the opening language in this

section include wording to make it clear to all that the recommendations in this section are intended to apply when assemblages occur and not to individual land parcels that may come before the Planning Board. Further, it is most important that the Board consider language in the Plan that embraces flexibility and accommodation on a site-by-site basis when individual development scenarios do occur as— every site is different, and specific requirements for *all* sites may prove to be a disincentive to owners' redevelopment activity.

Section 3.2.2 of the Sector Plan calls for very deliberate and specific public open space to be located on the Whole Foods parking lot.

From the Draft Sector Plan:

Much of the Whole Foods parking lot is within the 100-foot stream and flood plain buffer for the Willett Branch Stream. Since future development cannot take place within such a buffer, a community open space is recommended with the following features:

- *Level, open grassy areas for a variety of informal recreational activities*
- *A minimum of 10,000 square feet, with 60 feet of width.*

The Public Space requirement takes up a minimum of 8.5% of the total site area of Whole Foods site. The Sector Plan draws a conclusion that any area in the flood plain should immediately be considered for park space. However, it is unclear without a true survey how much property *is* within the flood plain. Additionally, as a small and irregularly shaped site, development scenarios might be better served by considering flood plain areas for support spaces - circulation, driveway entries, or even structured parking. We therefore request that language relating to the Open Space be modified and that it recognizes the needs of the land owner in addition to other uses such as open grassy areas etc.

The illustration for the River Road Corridor, embedded in the Sector Plan, shows a reasonable-looking development plan and open space, ONLY IF lot consolidation and property assembly occurs on adjacent sites. If the Whole Foods site is developed on its own, the open space becomes a much more considerable factor in determining future plausible development scenarios.

We recommend re-consideration of the location and size of this open space. The minimum of 10,000 square feet should be changed to a range of 5,000 to 10,000 square feet. The area directly north of the triangular-shaped parcel has immediate access to Lawn Way, the Capital Crescent Trail and has a shape that is not development friendly. A space in that area could provide a more accessible and community-oriented open space away from River Road. Further, consider that the entirety of Willetts Creek exists on private residential property on much of its course through this portion of the River Road Corridor. It is unreasonable to assume that properties that are *outside* the creek's boundaries, like the Whole Foods site, should bear the burden of easements, buffers or other restrictions when *other* properties that include the entire creek width, do not.

We are available at any time to discuss these comments and welcome the opportunity to do so

Sincerely,



Joseph J. Kelly
President

MCP-CTRACK

RECEIVED
1152
NOV 10 2015

From: Pamela Bailey <pamela.bailey39@gmail.com>
Sent: Tuesday, November 10, 2015 3:02 PM
To: MCP-Chair
Cc: councilmember.leventhal@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; Riemer's Office, Councilmember;
councilmember.berline@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
councilmember.naverro@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; Kronenberg, Robert; DeOcampo,
Marc; Marcolin, John; Folden, Matthew; leggett.ocemail@montgomerycountymd.gov
Subject: Fwd: Kenwood Citizens Association
Attachments: Kenwood Nov 5 Letter 111015.pdf

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

The Kenwood Citizens Association submits these supplemental comments to its prior oral and written testimony on the Westbard Sector Plan.

Kenwood Citizens Association

November 10, 2015

MCP-Chair@MNCPPC-mc.org

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

RE: **Westbard Sector Plan**

Dear Chair Anderson and Members of the Board:

The Kenwood Citizens Association ("KCA") submits these supplemental comments to its prior oral and written testimony. This letter focuses on a few of KCA's many concerns addressed previously. Through these comments, we hope the Board will make changes to the draft plan to mitigate our concerns so that KCA can support the plan rather than oppose it in contentious and drawn-out proceedings before the Council.

1. Incompatibility of Proposed Development at the "edges", near existing single family detached home and townhouse communities

Good land use planning and long-standing County policy require compatibility of new commercial development next to established residential communities. Accordingly, the draft plan adopts as a basic concept "preserving compatibility with adjacent residential uses". Draft Plan 18. However, the draft plan proposes incompatible development. For example:

a. **Manor Care Site** This site is located within the single family detached home Springfield community, zoned R-60, and across the River Road from the single family detached home Kenwood community. The proposed development calls for townhouses 50 feet tall (with the Equity One asking for even greater height) which is incompatible with the 35 foot R-60 height limit. Further, the 50 foot height limit of the CRT zone can be raised 8 feet in height as a matter of right merely by constructing a roof top deck and structure. Section 4.1.7.C.3.c. Exacerbating this incompatibility is the extraordinary proposal that commercial uses be expanded to cross the Ridgefield Road dividing line and be located within the heretofore solely residential Springfield community. Thus, the CRT zone for Manor Care permits a commercial FAR of .25. If the commercial use proposed is due to the CRT zone requiring at least a commercial .25 FAR, a townhouse zone should be adopted rather than CRT or a footnote added to the Sector Plan stating clearly that any commercial use is to be precluded and the height of townhouses lowered to 35 feet.

b. **Parcel 002 (draft plan p.73)** The site protrudes directly into the Kenwood community at Lawn Way. The site was developed under a zone with a 42 foot height limit and contains a very large storage building totally incompatible with the Kenwood homes. The draft plan proposes to raise the height to 50 feet and provides for townhouses with .25 commercial FAR. Again, the height should be lowered to 35 feet and any commercial use precluded which can be accomplished by a townhouse zone rather than CRT.

c. **Kenwood Shopping Center (Whole Foods)** This shopping center is located adjacent to single-family detached homes in Kenwood on one side and townhouses on another side. It was developed under zoning which permitted a maximum height of 40 feet. Even the 40 foot height creates an unaesthetically, incompatible effect. Nevertheless, the draft plan proposes a height of 75 feet. The height should be reduced to a maximum of 40 feet.

d. **Westbard Avenue Site Near Existing Townhouses** The draft plan recommends the CRT zone with a 50 foot height limit near the existing townhouse communities on Westbard Avenue and Crown Street. Park Bethesda is seeking greater height. Again, compatibility requires a maximum height of 35 feet.

2. The Proposed Development and uses are incompatible with the Plan's purpose of a Neighborhood Shopping Center

The purpose of the proposed plan – as requested by area residents and required by good planning – is for Westbard to continue to serve, and be redeveloped, as a suburban neighborhood shopping center, i.e., to serve the needs of the neighborhood. It is not intended as a “downtown” or regional center, i.e., a destination point for persons from a wide geographic area. Two nearby “downtown” or regional centers, Friendship Heights and Bethesda, are close by and another destination center is not needed or wanted. Therefore, the Plan states:

- “Currently the Westbard Sector Plan area is a retail activity center for neighborhood goods and services.” Draft Plan 18.
- “...small locally owned businesses add local flavor to the area and promote community identity.” Draft Plan 18.
- “The neighborhood scale and amenities of Westbard are retained....” Draft Plan 67.
- “The ... Plan recommends that new development should (Draft Plan 18):

Reserve space for small independent retailers in 500 square foot to 1,000 square foot range”

“Encourage independent retailers through optional development methods in the CR and ... CRT zones....”

The implementation provisions of the Plan are inconsistent with and defeat the Plan's basic purpose of a neighborhood shopping center.

a. The proposed height and density permitted will create an urban downtown environment. For example, the 3.0 FAR and 75 foot height buildings lining River Road have a “canyon” effect typical of a downtown, not a suburban, neighborhood center. Both height and density need to be lowered.

b. Although the Plan recognizes that an essential feature of a neighborhood shopping center is small independent retail stores and service providers, there is absent any provision to assure the continuation of such establishments. A low limit on the square footage of stores (with some exceptions, e.g., grocery store, drug store, health club) is necessary to prevent the Westbard area from becoming another regional center with large chain stores, etc. The square footage should be limited by such means as express language in the Plan governing optional

method of development and if this is insufficient, by a Zoning Text Amendment providing for such limitations. We note that the very successful Kenwood Shopping Center has a 5,000 sq. foot limit on retail stores (other than a grocery store – Whole Foods). Similarly, to assure uses to service the neighborhood, e.g., cleaners, barber shops, deli, bakery, etc., provisions must be added that will require the developer to implement specified uses.

c. We recognize that permitting development of a larger scale than appropriate for a neighborhood shopping center may be less profitable for a developer so a developer is less likely to be able to fund a large public amenity. However, the concept that larger sized development results in major public amenities is a theoretical only. All too frequently, the developer gets to build on a greater scale, but the proposed amenity never materializes. Already at this early stage, for example, Equity One is seeking buildings of greater height while simultaneously opposing implementation of the daylighting of Willett Branch Creek. *At a minimum any proposal to permit development of a property in the Westbard Sector Plan area to a scale beyond what is appropriate for a neighborhood shopping center, which KCA opposes, must be conditioned in a binding manner upon the developer's providing the proffered public amenities.*

3. Gas Stations

The existing gas stations in the Westbard Sector Plan area meet a need not only for the Westbard neighborhood, but a large portion of the down county area. This need has become more critical with the closure of most (soon to be all?) gas stations in the Bethesda CBD. Requiring residents to commute long distances to get gas is not only inconvenient, but adds needless trips to the already congested roads as well as pollution. The Plan contains no zone or other provision which will require a continuation of at least several of the existing gas stations.

4. New Road

We strongly endorse the plan's recommendation for a new road connecting Westbard Avenue and River Road. Draft Plan, e.g. 34, 73. This is essential as access from River Road to the existing Westbard shopping center via Ridgefield Road is currently inadequate and very congested. With the greatly increased amount of development, a relief roadway is necessary.

5. Cost of Realignment of Ridgefield Road

Equity One has requested, and the Plan provides for the realignment of Ridgefield Road. This realignment provides a "grand entrance" to Equity One's redeveloped shopping center, and permits Equity One to have much more development on the Manor Care site. KCA is strongly opposed to and is outraged that the developer is calling for, and the Plan does not reject, the taxpayers to pay for this expensive realignment for Equity One's benefit.

6. Impact on Adjacent Residential Areas

The draft plan does not evaluate (or even mention) the potential impact of the new development on the adjacent residential areas, such as cut through traffic aesthetics, noise, light, etc. As a planning document, the impacts on the adjacent neighborhoods should be analyzed prior to any decision on the amount of development, zoning and uses.

Chair Casey Anderson and Members of the Board
Montgomery County Planning Board
November 5, 2015
Page 4

7. **Impact on Schools**

We find the “analysis “of the impact on schools to be totally deficient as to actual capacity to satisfy the demand. The formula used by the planning staff claims that the 910 new residential units to be built at Westbard within the next five years will only yield a total of 162 students from grades K-12. If you consider the reality that a substantial number of these units will be moderately priced housing and that it is unclear as to whether these are 1, 2 or 3 bedroom units, we find that formula seriously unrealistic and highly flawed. The MCPS system is not prepared for, nor does it have the capacity or budgeted money for this added demand.

Kenwood Citizens Association thanks the Board members for their consideration of its views.

Respectfully submitted,

Robin Hammer
President
Kenwood Citizens Association

Cc: Councilmember Leventhal, Councilmember.leventhal@montgomerycountymd.gov
Councilmember Floreen, Councilmember.floreen@montgomerymd.gov
Councilmember Riemer, Councilmember.riemer@montgomerycountymd.gov
Councilmember Berliner, Councilmember.berliner@montgomerycountymd.gov
Councilmember Elrich, councilmember.elrich@montgomerycountymd.gov
Councilmember Katz, Councilmember.katz@montgomerycountymd.gov
Councilmember Navarro, Councilmember.navarro@montgomerycountymd.gov
Councilmember Hucker, Councilmember.hucker@montgomerycountymd.gov
Councilmember Rice, Councilmember.rice@montgomerycountymd.gov
Robert Kronenberg, robert.kronenberg@montgomeryplanning.org
Marc Deocampo, marc.deocampo@montgomeryplanning.org
John Marcolin, john.marcolin@montgomeryplanning.org
Matthew Folden, matthew.folden@montgomeryplanning.org
Chief Executive, Leggett.ocemail@montgomerycountymd.gov

MCP-CTRACK

RECEIVED

NOV 10 2015

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

1153

From: Jonathon <jrowland2108@gmail.com>
Sent: Tuesday, November 10, 2015 3:53 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 redevelopment

Sent from: jrowland2108@gmail.com

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

Name: Jonathon

MCP-CTRACK

From: Robert M. Beecroft <rmbeec@verizon.net>
Sent: Tuesday, November 10, 2015 5:08 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 redevelopment

Sent from: rmbeec@verizon.net

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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.

Additional Message:

However, my support is conditioned on the following: that the new Westbard Sector Plan limit building heights to 50 feet and keep the total number of residential units at the existing limitation of 1,684. Allocate to Equity One the entire budget of 580 new residential units that may constructed under the current plan for the Westbard Sector.

Name: Robert M. Beecroft

Address: 5108 Scarsdale Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Sent: Thursday, November 12, 2015 1:16 PM
To: MCP-Chair
Cc: Wright, Gwen; Kronenberg, Robert; Marcolin, John
Subject: Westbard Sector Plan - Little Falls Library Site
Attachments: 20151112131201659.pdf

RECEIVED
1158
NOV 12 2015

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

Please see the attached memorandum regarding the Westbard Sector Plan.

Regards,

Greg Ossont
Deputy Director

Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
240-777-6192
240-777-6027 FAX
greg.ossont@montgomerycountymd.gov

-----Original Message-----

From: E174M260999@app.montgomerycountymd.gov [mailto:E174M260999@app.montgomerycountymd.gov]
Sent: Thursday, November 12, 2015 1:12 PM
To: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Subject: Message from "E174M260999"

This E-mail was sent from "E174M260999" (MP C4503).

Scan Date: 11.12.2015 13:12:01 (-0500)
Queries to: E174M260999@app.montgomerycountymd.gov



DEPARTMENT OF GENERAL SERVICES


Isiah Leggett
County Executive

David E. Disc
Director

MEMORANDUM

November 12, 2015

TO: Casey Anderson, Chair
Montgomery County Planning Board

FROM: Greg Ossont, Deputy Director
Department of General Services 

SUBJECT: Westbard Sector Plan Public Hearing Draft, Little Falls Library

I am writing in regard to the Planning Board's recent discussion on the Little Falls Library site during the October 22nd worksession on the Westbard Sector Plan Public Hearing Draft.

The County does not have any current plans to relocate the existing library. In fact, the Little Falls Library is scheduled for refurbishment or 'refresh' in this fiscal year's Capital Improvements Program. The 'refresh' will include interior improvements and accessibility improvements. Although there are no near-term plans, the County remains interested in long-term opportunities for the site. The location at Westbard and Massachusetts Avenues, presents opportunities for an evolved site during the life of the master plan.

If the County were to pursue opportunities in the future, ultimate flexibility is needed. Civic uses such as libraries, senior centers and community activity spaces require unique, purpose built facilities and therefore require maximum flexibility. Additionally, if the County were to consider any future capital project at the site, the inclusion of affordable housing and child care would be a required element of the County's analysis. Given the potential for a mix of uses on a fairly undersized site, an appropriately flexible zone coupled with appropriate height and density recommendations is requested.

Thank you for the opportunity to comment. DGS staff will be present at the worksession on November 19th to answer questions from the Board.

From: Derek Koenig <derekkoenig@yahoo.com>
Sent: Friday, November 13, 2015 7:33 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: derekkoenig@yahoo.com

Date: 11-13-2015

To: Chair Casey Anderson and Planning Board members Montgomery County Planning Department

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.

I generally like the plans that Equity One has for its property (the Westwood Shopping Center and adjacent properties) within the Westbard Sector. However, I am horrified by the Montgomery County Planning Department's proposed changes to the overall Westbard Sector Plan, with its ridiculous population increases and building heights resulting in: (1) increased traffic congestion; (2) school overcrowding; (3) the loss of many small service industries; and (4) increased competition for access to the commercial and retail services that will remain within the Westbard Sector.

Name: Derek Koenig

Address: 4704 Ft. Sumner

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Sent: Thursday, November 12, 2015 1:16 PM
To: MCP-Chair
Cc: Wright, Gwen; Kronenberg, Robert; Marcolin, John
Subject: Westbard Sector Plan - Little Falls Library Site
Attachments: 20151112131201659.pdf

RECEIVED
1158
NOV 12 2015

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

Please see the attached memorandum regarding the Westbard Sector Plan.

Regards,

Greg Ossont
Deputy Director

Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
240-777-6192
240-777-6027 FAX
greg.ossont@montgomerycountymd.gov

-----Original Message-----

From: E174M260999@app.montgomerycountymd.gov [mailto:E174M260999@app.montgomerycountymd.gov]
Sent: Thursday, November 12, 2015 1:12 PM
To: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Subject: Message from "E174M260999"

This E-mail was sent from "E174M260999" (MP C4503).

Scan Date: 11.12.2015 13:12:01 (-0500)
Queries to: E174M260999@app.montgomerycountymd.gov



DEPARTMENT OF GENERAL SERVICES


Isiah Leggett
County Executive

David E. Disc
Director

MEMORANDUM

November 12, 2015

TO: Casey Anderson, Chair
Montgomery County Planning Board

FROM: Greg Ossont, Deputy Director
Department of General Services 

SUBJECT: Westbard Sector Plan Public Hearing Draft, Little Falls Library

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The County does not have any current plans to relocate the existing library. In fact, the Little Falls Library is scheduled for refurbishment or 'refresh' in this fiscal year's Capital Improvements Program. The 'refresh' will include interior improvements and accessibility improvements. Although there are no near-term plans, the County remains interested in long-term opportunities for the site. The location at Westbard and Massachusetts Avenues, presents opportunities for an evolved site during the life of the master plan.

If the County were to pursue opportunities in the future, ultimate flexibility is needed. Civic uses such as libraries, senior centers and community activity spaces require unique, purpose built facilities and therefore require maximum flexibility. Additionally, if the County were to consider any future capital project at the site, the inclusion of affordable housing and child care would be a required element of the County's analysis. Given the potential for a mix of uses on a fairly undersized site, an appropriately flexible zone coupled with appropriate height and density recommendations is requested.

Thank you for the opportunity to comment. DGS staff will be present at the worksession on November 19th to answer questions from the Board.

MCP-CTACK

From: jpsmvs@aol.com
Sent: Friday, November 13, 2015 1:43 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

0 0 1 70 403 Grassroots Unwired, Inc 3 1 472 14.0 96 Normal 0 false false false EN-US JA X-NONE

To: Montgomery County Council and Planning Board

I support a revised 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: James Schaller

Address: 6120 Maiden Lane

City: Bethesda

Zip: 20817

MCP-CTrack

From: fergusonsherise@yahoo.com
Sent: Friday, November 13, 2015 1:43 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

0 0 1 70 403 Grassroots Unwired, Inc 3 1 472 14.0 96 Normal 0 false false false EN-US JA X-NONE

To: Montgomery County Council and Planning Board

I support a revised 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: Sherise Ferguson

Address: 5121 Willet Dr

City: Bethesda

Zip: 20816

MCP-CTrack

From: bettinawack@yahoo.com
Sent: Friday, November 13, 2015 2:02 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

0 0 1 70 403 Grassroots Unwired, Inc 3 1 472 14.0 96 Normal 0 false false false EN-US JA X-NONE

To: Montgomery County Council and Planning Board

I support a revised 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: Bettina Wack

Address: 5605 Ridgefeildrd

City: Bethesda

Zip: 20816

MCP-CTRACK

From: jdenney27@yahoo.com
Sent: Friday, November 13, 2015 2:18 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

0 0 1 70 403 Grassroots Unwired, Inc 3 1 472 14.0 96 Normal 0 false false false EN-US JA X-NONE

To: Montgomery County Council and Planning Board

I support a revised 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: Jean Denney

Address: 5322 Wakefield Road

City: Bethesda

Zip: 28016

MCP-CTRACK

From: lenansteve@aol.com
Sent: Friday, November 13, 2015 2:56 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Lena Marcellino

Address: 5110 newport Ave

City: Bethesda

Zip: 20816

MCP-CTRACK

From: kiralarin@yahoo.com
Sent: Friday, November 13, 2015 3:02 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Kira Larin

Address: 7701 Zulima Ct

City: Bethesda

Zip: 20817

MCP-CTRACK

From: jiyengar_99@yahoo.com
Sent: Friday, November 13, 2015 4:53 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Jay Iyengar

Address:

City: Bethesda

Zip: 20817

MCP-CTRACK

From: Paul.Reeves@yahoo.com
Sent: Friday, November 13, 2015 4:53 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Paul Reeves

Address: 5133 Wissioming Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: bkbusch33@gmail.com
Sent: Friday, November 13, 2015 5:20 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Brdgit Busch

Address: P.o.box 605 Kensington

City: Kensington

Zip: 20895

MCP-CTRACK

From: nobudget@aol.com
Sent: Friday, November 13, 2015 5:20 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Robert Swenson

Address: 4701 Bradley Boulevard

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: rocarstens@aol.com
Sent: Friday, November 13, 2015 5:31 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Reimer Carstens

Address: 4700 Merivale Rd

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: Dr. Gray <carlrgray@gmail.com>
Sent: Friday, November 13, 2015 5:35 PM
To: Anderson, Casey
Subject: Oppose Westbard Master Plan

Dear Mr. Casey Anderson,

The Proposed Westbard Sector Master Plan being developed by the Montgomery County Planning Department is based on flawed assumptions about population projections, traffic patterns and the 'need' for dramatic growth of residential and commercial units. I support improvements but oppose the plan you will consider in November to triple the density of the Westbard area, double commercial use, and to designate Westbard as an Urban area for purposes of roads and transportation planning.

We live a suburban community deliberately. We welcome a partnership to create an improved community but oppose the County's meddling in our affairs without our consent. The Planning Board has not represented the community's opinions well, its meetings have been small and not democratic in any way.

You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to a MAXIMUM height 45 feet, and limiting the number of permitted residential units to the current allowable capacity.

Please oppose this plan, its data and assumptions. They do not represent my views or that of my community. You do, however, represent the voice of the people who live, work and pay for this area and I need your support and your vote.

Regards,
Dr. Gray
5923 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
11771

NOV 16 2015

From: Lynne Baum <lbaumvill@gmail.com>
Sent: Saturday, November 14, 2015 9:32 AM
To: MCP-Chair
Subject: Westbard Master plan

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

Dear Planning Board - I support a Master Plan for Westbard that includes ample green space and improvements to the Willett Branch of the creek. As a resident of Sumner, I drive through these areas on a daily basis and rely upon the commercial areas for our household needs. I also support commercial redevelopment on basically the same scale that exists now, with no further residential development. I moved to the Westbard area precisely because it had conveniences like a grocery store, but little traffic congestion. I did not want to live two blocks away from a major commercial area with high density development and traffic congestion.

What is the point of efforts to increase residential and commercial density but to make money for Equity One? Who else could possibly support this? The county cannot possibly believe that it will earn tax revenues given the massive county funds that will be necessary to build and maintain a new elementary school! Woodacres Elementary, which my children attend, is already overflowing! In 10 years they have had to undertake 2 huge renovations in order to accommodate the large student populations! It's already the largest elementary school in the county! Already lots and lots of kids from the existing Westbard area apartment buildings go to Woodacres! My kids ride the bus with them, so we know there are large numbers, not the puny numbers the developers are projecting.

Thank you,
Lynne Baum
5004 Fort Sumner Dr
Bethesda MD 20816

Sent from my iPhone

MCP-CTRACK

From: elizabeth.adams@verizon.net
Sent: Saturday, November 14, 2015 1:38 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Liz Adams

Address: 5111 Dale Arlia Dr

City: Bethesda

Zip: 20816

MCP-CTRACK

From: tthakur@gds.com
Sent: Saturday, November 14, 2015 2:26 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: tanu thakur

Address: 5108 brookway drive

City: bethesda

Zip: 20816

MCP-CTRACK

From: george.tilman@verizon.net
Sent: Saturday, November 14, 2015 2:26 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: george toman

Address: 17222 spates hill road

City: poolesville

Zip: 20837

MCP-CTRACK

From: angiewishcooks@gmail.com
Sent: Saturday, November 14, 2015 2:26 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: angela wish

Address: 808 lindsay manor lane

City: silver spring

Zip: 20905

MCP-CTrack

From: annamcw@gmail.com
Sent: Saturday, November 14, 2015 2:26 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: anna mcwilliams

Address: battery lane

City: bethesda

Zip: 20814

MCP-CTRACK

From: claerch@yahoo.com
Sent: Saturday, November 14, 2015 2:26 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: claire erchenian

Address:

City: washington dc

Zip: 20015

MCP-CTRACK

From: claireccardella@earthlink.net
Sent: Saturday, November 14, 2015 2:42 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Claire Cardella

Address: 4703 River Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: socalsanchez@hotmail.com
Sent: Saturday, November 14, 2015 2:56 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: edward sanchez

Address: 5325 westbard avenue

City: bethesda

Zip: 20816

MCP-CTRACK

From: jennielogan@gmail.com
Sent: Saturday, November 14, 2015 3:09 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: jenny purtell

Address: 5907 woodacres drive

City: bethesda

Zip: 20816

MCP-CTRACK

From: loriwaks@aol.com
Sent: Saturday, November 14, 2015 3:14 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: lori smith

Address: 6409 wiscasset road

City: bethesda

Zip: 20816

MCP-CTRACK

From: nclaytonncbound@yahoo.com
Sent: Saturday, November 14, 2015 3:20 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: nancy clayton

Address: 4525 sangamore road

City: bethesda

Zip: 20816

MCP-CTRACK

From: david.williams1170@gmail.com
Sent: Saturday, November 14, 2015 3:25 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: david williams

Address: 5049 d street

City: washington dc

Zip: 20019

MCP-CTRACK

From: azharmother0725@gmail.com
Sent: Saturday, November 14, 2015 4:06 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: ashley page

Address: 836 barnaby street

City: washington dc

Zip: 20032

MCP-CTRACK

From: kari@kariswenson.com
Sent: Saturday, November 14, 2015 4:15 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: kari swenson

Address: 5009 jamestown road

City: bethesda

Zip: 20816

MCP-CTRACK

From: gbasmuth@gmail.com
Sent: Saturday, November 14, 2015 4:28 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: genie asmuth

Address: 5810 cedarparkway

City: chevy chase

Zip: 20815

MCP-CTRACK

From: lina@coxandcoxgroup.com
Sent: Saturday, November 14, 2015 4:49 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Lina Mcauliffe

Address: 4903 Bayard Blvd

City: Bethesda

Zip: 20816

MCP-CTRACK

From: abm_16@verizon.net8
Sent: Saturday, November 14, 2015 4:50 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: alan marsh

Address: 3126 rittenhouse nw

City: chevy chase

Zip: 20015

MCP-CTRACK

From: john70lee@gmail.com
Sent: Saturday, November 14, 2015 5:24 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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 lee

Address: 4606 davidson drive

City: chevy chase

Zip: 20815

MCP-CTRACK

From: Dennis B. Collins <dennisb.collins@verizon.net>
Sent: Saturday, November 14, 2015 7:46 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: dennisb.collins@verizon.net

Date: 11-15-2015

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: Dennis B. Collins
Address: 6004 Overlea Road
City: Bethesda
Zip: 20816-2454

MCP-CTRACK

RECEIVED

NOV 16 2015

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

1172

From: betsy.silver@gmail.com
Sent: Sunday, November 15, 2015 12:59 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Betsy Silver

Address: Wilson Lane

City: Bethesda

Zip: 20817

MCP-CTRACK

From: hecker1@verizon.net
Sent: Sunday, November 15, 2015 1:06 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Lesley Cameron

Address: 4425 Chalfont

City: Bethesda

Zip: 20816

MCP-CTRACK

From: arogers24@gmail.com
Sent: Sunday, November 15, 2015 2:49 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Alexandra Rogers

Address: 8302 Comanche Ct

City: Bethesda

Zip: 20817

MCP-CTRACK

From: brookebroth@gmail.com
Sent: Sunday, November 15, 2015 3:54 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Brooke Roth

Address: 5204 Nahant St

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Laura Floam <lfloamfios@verizon.net>
Sent: Sunday, November 15, 2015 4:23 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,
Laura Floam
5110 Wehawken Rd
Bethesda, MD 20816

MCP-CTRACK

From: Robert Robbins <robert.robbins@pillsburylaw.com>
Sent: Sunday, November 15, 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,
Robert Robbins
5605 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: nblack@gmail.com
Sent: Sunday, November 15, 2015 4:31 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Noel Black

Address: 6102 Welborn Dr

City: Bethesda

Zip: 20816

MCP-CTRACK

From: cblack@gmail.com
Sent: Sunday, November 15, 2015 4:32 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Christy Black

Address: 6102 Welborn Dr

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Aliandra Starre <aliandrakstarre@verizon.net>
Sent: Sunday, November 15, 2015 4:34 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.

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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,
Aliandra Starre
5913 Carlton Ln
Bethesda, MD 20816

MCP-CTRACK

From: Mary Hayes <maofthecross@verizon.net>
Sent: Sunday, November 15, 2015 5:17 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,
Mary Hayes
6113 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Elizabeth Knight <bknight530@gmail.com>
Sent: Sunday, November 15, 2015 5:25 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.

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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,
Elizabeth Knight
4307 Torchlight Cir
Bethesda, MD 20816

MCP-CTRACK

From: Laurie Yang <laurie.roberge.yang@gmail.com>
Sent: Sunday, November 15, 2015 5:27 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,
Laurie Yang
6212 Wiscasset Rd
Bethesda, MD 20816

MCP-CTRACK

From: Jean Waye <jeanwaye@verizon.net>
Sent: Sunday, November 15, 2015 5:31 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,
Jean Waye
6200 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: p.winkler@verizon.net
Sent: Sunday, November 15, 2015 5:32 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Peter Winkler

Address: 6121 Plainview Rd

City: Bethesda

Zip: 20817

MCP-CTRACK

From: Gwen Porcaro <gwenporcaro@gmail.com>
Sent: Sunday, November 15, 2015 5:37 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,
Gwen Porcaro
6107 Massachusetts Ave
Bethesda, MD 20816

MCP-CTRACK

From: ANTONIO SANTOS <Amshautos@gmail.com>
Sent: Sunday, November 15, 2015 6:51 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,
ANTONIO SANTOS
5500 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: JERRY O'CONNEL <jerryotent@hotmail.com>
Sent: Sunday, November 15, 2015 6:59 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.

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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,
JERRY O'CONNEL
5612 Knollwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Kay Kriegsman <wkriegsm@gmail.com>
Sent: Sunday, November 15, 2015 7:45 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,
Kay Kriegsman
5615 Ridgefield Rd
Bethesda, MD 20816

MCP-CTRACK

From: Kathy Williams <kmitch4109@gmail.com>
Sent: Sunday, November 15, 2015 10:46 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,
Kathy Williams
5422 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Liz Levy <liz@bluelizardkids.com>
Sent: Sunday, November 15, 2015 11:43 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,
Liz Levy
5013 Nahant St
Bethesda, MD 20816

MCP-CTRACK

From: MarySue Johnson <johnson.marysue@gmail.com>
Sent: Wednesday, November 11, 2015 3:41 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: johnson.marysue@gmail.com

Date: 11-11-2015

To: Chair Casey Anderson and Planning Board members Montgomery County Planning Department

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.

Name: MarySue Johnson

Address: 4909 Scarsdale road

City: Bethesda

Zip: 20816

MCP-CTRACK

RECEIVED
1157

NOV 16 2015

From: Mary Sue Johnson <johnson.marysue@gmail.com>
Sent: Friday, November 13, 2015 5:26 PM
To: MCP-Chair
Subject: Re: Please support a Westbard plan that favors Westwood redevelopment

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

It doesn't appear that the point of my email got through. I Do NOT support the high density plan that the MCP is proposing. I do support Equity One's original proposal of around 1,000 new housing units and a limit to the building height.

MarySue Johnson

MCP-CTRACK

From: Elizabeth B. Jones <elksjones@aol.com>
Sent: Sunday, November 15, 2015 9:51 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

RECEIVED
1197
NOV 18 2015

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

Sent from: elksjones@aol.com
Date: 11-15-2015

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: Elizabeth B. Jones
Address: 5606 Pioneer Lane
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Derek Koenig <derekkoenig@yahoo.com>
Sent: Sunday, November 15, 2015 4:06 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,
Derek Koenig
4704 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Ann Peel <alpeel@aol.com>
Sent: Sunday, November 15, 2015 5:54 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,
Ann Peel
6109 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Radigan <mrr5508@yahoo.com>
Sent: Sunday, November 15, 2015 6:52 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.

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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,
Mary Radigan
5508 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: Jeffrey griffin <pjtmcape@aol.com>
Sent: Sunday, November 15, 2015 7:30 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,
Jeffrey griffin
6017 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

From: Amy Kemper-Moore <amyekmoore@yahoo.com>
Sent: Sunday, November 15, 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.

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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,
Amy Kemper-Moore
5501 Pollard Rd
Bethesda, MD 20816

MCP-CTRACK

From: Nancy Gray <ntg94@aol.com>
Sent: Sunday, November 15, 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,
Nancy Gray
5109 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Dr. Gray <lwgjir@aol.com>
Sent: Sunday, November 15, 2015 8:19 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,
Dr. Gray
5109 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Lynn Gottschalk <gttschl@k@yahoo.com>
Sent: Sunday, November 15, 2015 8:23 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,
Lynn Gottschalk
5332 Allandale Rd
Bethesda, MD 20816

MCP-CTRACK

From: Stephanie O'Neill <oneillcape@yahoo.com>
Sent: Sunday, November 15, 2015 8:53 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,
Stephanie O'Neill
5419 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1173
NOV 16 2015

From: Martha Fleury <mfleury@verizon.net>
Sent: Monday, November 16, 2015 7:41 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,
Martha Fleury
5604 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: William Bavinger <jbavinger@hotmail.com>
Sent: Monday, November 16, 2015 8:01 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,
William Bavinger
5500 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

From: Jessica Bavinger <jbavinger@hotmail.com>
Sent: Monday, November 16, 2015 8:04 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,
Jessica Bavinger
5500 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

From: John Lowe <johnlowe@johhlowepc.com>
Sent: Monday, November 16, 2015 9:41 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,
John Lowe
5920 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1177
NOV 16 2015

From: Liesl Nottingham <lk.nottingham@gmail.com>
Sent: Monday, November 16, 2015 11:20 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,
Liesl Nottingham
5101 River Rd, #505
Bethesda, MD 20816

MCP-CTRACK

From: Gideon Rothwell <gfr5awr@verizon.net>
Sent: Monday, November 16, 2015 12:11 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,
Gideon Rothwell
5104 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
NOV 16 2015

From: AndersonJ123@gmail.com
Sent: Monday, November 16, 2015 1:27 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

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

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Joseph Anderson

Address: 7105 whittier blvd

City: Bethesda

Zip: 20817

MCP-CTRACK

From: robert cope <rcope@gjcobert.com>
Sent: Monday, November 16, 2015 2:10 PM
To: MCP-Chair
Subject: Westbard Work session
Attachments: November postition.pdf

Dear Chair and Members, I am forwarding the positions of CCCFH regarding the various Westbard parcels and request you consider our positions during your Thursday Work Session. Thank you, bob

Robert L. Cope
Grove, Jaskiewicz and Cobert
Suite 609
1101 17th Street NW
Washington D.C. 20036
Direct: 202-416-0224
Cell: 202-262-1043
Office: 202-296-2900 ext 224
Fax: 202-296-1370
email: rcope@gjcobert.com
web: www.gjcobert.com

Citizens Coordinating Committee on Friendship Heights (CCCFH)

The shopping center side of Westbard Avenue:

Staff has proposed building heights on the Equity One site that are relatively low (up to 50'). But Staff also recommends one 75 foot building for this site and CCCFH disagrees that any building should exceed 50 feet.

Park Bethesda Site:

CCCFH support 35' town houses on the Park Bethesda site that abuts the town house developments of Westwood Mews and Westbard Mews.

Manor Care site:

CCCFH has major concerns about this piece of property that abuts the Springfield neighborhood. We believe 35' town houses are more appropriate for this transitional area.

The Bowling Alley site opposite the shopping center:

The staff has proposed a higher building on the bowling alley site. We do not oppose a building of 75 feet on this site. But this should be in return for removing the tall building from the shopping center side of Westbard Avenue.

Westwood II site:

CCCFH also has major concerns about proposals for a 75 foot building on the current Westwood II site. That height is excessive for this transitional area. We believe a building of up to maybe 40 feet is more appropriate and would serve as a transition to the high rises between the HOC building and Park Bethesda.

The area between Westbard Avenue and River Road that extends from the high rise HOC building down to Park Bethesda.

This is the area where height, if any, should be located. This height should not extend to the other side of River Road.

River Road vision:

Height, if any, should be on the Southwest (McDonald's) side of River Road as set out immediately above. The other side of River Road should be limited to 30 or 40 feet. A mixture of 3 or 4 story commercial and residential mixed use buildings on the Kenwood side of River Road is more appropriate and in keeping with surrounding residential neighborhoods.

A Pedestrian Friendly River Road.

CCCFH believes development must allow for safer pedestrian and cycling uses and avoid a visual canyon effect along the road. That means designs should include setbacks from River Road. A stop light is needed at River Road and Landy Lane.

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Springfield, Sumner, Sumner Square Condominium, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews, and Wood Acres

Light Industrial Zoning:

CCCCFH strongly supports maintaining the existing industrial zoning because this is one of the few down-County areas inside the beltway that provides commercial retail services such as gas stations, landscaping services, car repairs and other neighborhood services. These services are invaluable.

Willet Branch:

CCCCFH commends the Planning staff for thinking creatively about how to dramatically improve the Willet Branch, especially on the south side of River Road. This should be recognized as an amenity in the sector plan.

Library:

CCCCFH does not support moving the library to the shopping center.

Transportation.

Westbard Avenue must remain a four lane road, especially during rush hour. Also, we need a traffic light at River Road and Landy Lane.

Proposed New Connector Road from River Road to Westbard that abuts the Crescent Trail.

We view this road as an encroachment on the Crescent Trail.

Road Extensions of Landy Land and/or Clipper.

We oppose these extensions as inviting cut through traffic on Dorset Avenue.

Schools.

We do not see the Staff report as providing viable solutions to the overcrowding situation.

Sincerely,

Robert L. Cope

A handwritten signature in black ink, appearing to be 'R. L. Cope', written over a large, loopy flourish.

MCP-CTRACK

From: Eileen Rice <eileenmrice@gmail.com>
Sent: Monday, November 16, 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.

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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,
Eileen Rice
5012 Wyandot Ct
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1185
NOV 17 2015

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

From: trish.schutz@gmail.com
Sent: Monday, November 16, 2015 2:28 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Trish Schutz

Address: 5812 Durban Road

City: Bethesda

Zip: 20817

MCP-CTRACK

From: tererossi@gmail.com
Sent: Monday, November 16, 2015 2:34 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Tere Rossi

Address:

City: Washington DC

Zip: 20003

MCP-CTRACK

From: laurasemmett@hotmail.com
Sent: Monday, November 16, 2015 2:35 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Laura Emmett

Address: 5600 Ontario Circle

City: Bethesda

Zip: 20816

MCP-CTRACK

From: cara.goerlich@gmail.com
Sent: Monday, November 16, 2015 2:40 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Cara Goerlich

Address: 6100 Wiscasset Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: howe.liam97@gmail.com
Sent: Monday, November 16, 2015 2:56 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Liam Howe

Address: 7832 Fulbright Court

City: Bethesda

Zip: 20817

MCP-CTRACK

From: tripmaster3@msn.com
Sent: Monday, November 16, 2015 3:14 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: Tracy Koretsky

Address: 6212 Redwing Road

City: Bethesda

Zip: 20817

MCP-CTRACK

From: eileen.ann.regan@gmail.com
Sent: Monday, November 16, 2015 3:45 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: Eileen Regan

Address: 6720 Kenwood Forest Lane

City: Chevy Chase

Zip: 20851

MCP-CTRACK

From: devoncassells777@gmail.com
Sent: Monday, November 16, 2015 4:23 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: Marcus Campbell

Address: 648 Keefer NW

City: Washington DC

Zip: 20010

MCP-CTRACK

From: bcantalice93@gmail.com
Sent: Monday, November 16, 2015 4:27 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: Brecht Cantalice

Address: 5401 West Bard Avenue

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Barbaramanningcc@gmail.com
Sent: Monday, November 16, 2015 4:29 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: Barbara Manning

Address: 5505 Brite dr

City: Bethesda

Zip: 20817

MCP-CTRACK

From: kmilone@gmail.com
Sent: Monday, November 16, 2015 4:38 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: Kristin Gunther

Address: 5708 Harrwick Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Mptiller@gmail.com
Sent: Monday, November 16, 2015 4:38 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: Melaine Tiller

Address: 7634 westlake terr

City: Bethesda

Zip: 20817

MCP-CTRACK

From: michellegentry2468@gmail.com
Sent: Monday, November 16, 2015 4:44 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: Michelle Gentry

Address: 5500 Friendship Boulevard Apt 904

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: Anne Albertine <amalbertine@gmail.com>
Sent: Monday, November 16, 2015 5:42 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,
Anne Albertine
4701 Willard Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: joanna.gromadzki@gmail.com
Sent: Monday, November 16, 2015 5:42 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.

if too build it they will come

Name: Joanna Gromadzki

Address: 5480 Wisconsin Avenue

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: nwetzel41@gmail.com
Sent: Monday, November 16, 2015 5:44 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: Nick Wetzel

Address: 5480 Wisconsin Avenue

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: eileen carroccio <eileen@carroccio.org>
Sent: Monday, November 16, 2015 7:23 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,
eileen carroccio
5500 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 17 2015

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

1188

From: Catherine Tarone <clay@visi.org>
Sent: Tuesday, November 17, 2015 8:28 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,
Catherine Tarone
5506 Kirkwood Dr
Bethesda, MD 20816

MCP-CTRACK

From: Sharon O'Brien <obriens@visi.org>
Sent: Tuesday, November 17, 2015 8:30 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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I expect you as a County leader or representative to represent my voice. I expect your action and your support. Thank you.

Regards,
Sharon O'Brien
5615 Lamar Rd
Bethesda, MD 20816

MCP-CTRACK

From: Michael Tarone <clay@visi.org>
Sent: Tuesday, November 17, 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,
Michael Tarone
5506 Kirkwood Dr
Bethesda, MD 20816

MCP-CTRACK

From: Carol Schleicher <rschlei@verizon.net>
Sent: Tuesday, November 17, 2015 10:23 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,
Carol Schleicher
6103 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Amy Gardiner <aegardiner@comcast.net>
Sent: Tuesday, November 17, 2015 12:19 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,
Amy Gardiner
5507 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: tenten94@web.de
Sent: Tuesday, November 17, 2015 12:39 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: Anna Eberhard

Address: 6302 Walhonding Road

City: Bethesda

Zip: 20816

MCP-CTRACK

From: mcgoveme@gmail.com
Sent: Tuesday, November 17, 2015 12:51 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: Maura Kantakevich

Address: 6008 Onondaga

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Lynn Gallagher <lynn.t.gallagher@gmail.com>
Sent: Tuesday, November 17, 2015 1:19 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,
Lynn Gallagher
5710 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1192
NOV 17 2015

From: pbjordan87@gmail.com
Sent: Tuesday, November 17, 2015 1:39 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors Westwood redevelopment.

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

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: Jordan Lewis

Address: 3205 Smith Ave

City: Pikesville

Zip: 21208

MCP-CTRACK

From: dretaylor2@gmail.com
Sent: Tuesday, November 17, 2015 1:44 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: Andre Thomas

Address: 4453 B Street NE

City: Washington DC

Zip: 20019

MCP-CTRACK

From: Emilia Menocal <iliamenocal@me.com>
Sent: Tuesday, November 17, 2015 2:06 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,
Emilia Menocal
5215 Westbard Ave
Bethesda, MD 20816

MCP-CTRACK

From: jamikempf@gmail.com
Sent: Tuesday, November 17, 2015 2:25 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: Jami Kempf

Address: 8012 Beechtree Road

City: Bethesda

Zip: 20817

MCP-CTRACK

From: marybeardsley@gmail.com
Sent: Tuesday, November 17, 2015 3:04 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: Mary Beardsley

Address: Barkwater Court

City: Bethesda

Zip: 20817

MCP-CTRACK

RECEIVED

NOV 17 2015

From: barbaraleddeen@gmail.com
Sent: Tuesday, November 17, 2015 3:50 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors Westwood redevelopment.

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

1194

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: Barbara Ledeen

Address: 7312 Western Avenue

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: hbobra@gmail.com
Sent: Tuesday, November 17, 2015 4:17 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: Heidi Obra

Address: Crescent Street

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Carroll Dumn <sepcd13@gmail.com>
Sent: Tuesday, November 17, 2015 4:26 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.

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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,
Carroll Dumn
6201 Elmwood Rd
Chevy Chase, MD 20815

MCP-CTRACK

From: sreilers@gmail.com
Sent: Tuesday, November 17, 2015 4:40 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: Sarah Eilers

Address: 4909 41st Street NW

City: Washington DC

Zip: 20016

MCP-CTRACK

RECEIVED
1195
NOV 18 2015

From: chbressler@gmail.com
Sent: Tuesday, November 17, 2015 5:02 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors Westwood redevelopment.

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

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: Catherine Bressler

Address: 4601 North Park Avenue

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: lovingkya@yahoo.com
Sent: Tuesday, November 17, 2015 5:08 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: Rachel Pierre

Address: 5401 West Bard Avenue

City: Bethesda

Zip: 20816

MCP-CTRACK

From: amibangus@aol.com
Sent: Tuesday, November 17, 2015 5:23 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: Ami Bangoura

Address: Keokuk Street

City: Bethesda

Zip: 20816

MCP-CTRACK

From: karenm.haus@gmail.com
Sent: Tuesday, November 17, 2015 5:31 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: Karen Haus

Address: 4622 43d Place

City: Washington DC

Zip: 20016

MCP-CTRACK

From: bigfish120@hotmail.com
Sent: Tuesday, November 17, 2015 5:33 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: Steve Labofish

Address: 13612 Colgate Way

City: Silver Spring

Zip: 20904

MCP-CTRACK

From: Sinisa Peric <s.peric@ieee.org>
Sent: Tuesday, November 17, 2015 9:26 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: s.peric@ieee.org

Date: 11-18-2015

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.

Name: Sinisa Peric
Address: 5 ARDMORE CT
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Doritt Carroll <dorittcarroll@gmail.com>
Sent: Wednesday, November 18, 2015 6:23 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,
Doritt Carroll
6104 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Manju Ghumman <mghumman1@gmail.com>
Sent: Wednesday, November 18, 2015 7:53 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,
Manju Ghumman
5212 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

From: Miguel Calado <mcalado@hovione.com>
Sent: Wednesday, November 18, 2015 8:45 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,
Miguel Calado
6105 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Phyllis Edelman <predelman@gmail.com>
Sent: Wednesday, November 18, 2015 9:11 AM
To: MCP-Chair
Cc: Roger Berliner; Nancy Floreen; George Leventhal; Councilmember.Rierner; Marc Elrich; Nancy Navarro; councilmember.katz@montgomerycountymd.gov; Councilmember.Rice; Councilmember.Hucker@montgomerycountymd.gov
Subject: Position of the Springfield Community on Land Use and Zoning within the draft Westbard Sector Plan
Attachments: 11-18-2015 Planning Dept re Zoning and Land Use.docx

Dear Chairman Anderson and Members of the Planning Board:

Attached, please find a letter and Addendum representing the position of the Springfield Community on Land Use and Zoning in the Westbard Sector Plan.

Sincerely,

Phyllis Edelman
Pres., Springfield Civic Assn.

P.O. Box 644
Bethesda, MD 20812
November 18, 2015

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

Re: Position of the Springfield Community on Land Use and Zoning within the draft Westbard Sector Plan

Dear Chairman Anderson and Members of the Planning Board:

On behalf of the Springfield community, I would like to thank all of you and the Planning Board staff for all the work you have done thus far on the draft Westbard Sector Plan. In particular, we thank you for listening to and taking into consideration what the Springfield community members have been saying and writing to you as you review this draft. As a community on the border of the Westbard Sector, we have a deep interest in how this area will develop and we appreciate being part of the process in envisioning its redevelopment.

Given our commitment to our community and Westbard, as the Planning Board considers the zoning and land use within the Westbard Sector, **we are reiterating our three priorities in the redevelopment of the area:**

1. **Low density.** Except for a few higher density apartment buildings, the buildings within the Westbard sector and in the surrounding communities – most of which are single-family homes – are all low density. Rather than increasing the Westbard sector by an additional 2,000 residential units, an increase of 750 units for both Westbard Avenue and River Road would be more appropriate. We do not want to see the eastern side of Westbard Avenue becoming “the Great Wall of Westbard” with all tall buildings. Buildings no higher than 50 feet would fit within the Westbard Sector and the surrounding neighborhoods.

Westbard is a village where residents who live in communities along River Road from beyond the Beltway to those who live within D.C. along Massachusetts Avenue, come to run errands, such as buying gas and having their cars repaired, do their grocery shopping, bank, drop off dry cleaning and rely on businesses such as caterers, lawn and garden centers, roof repairs etc., that are in our commercial and light industrial areas. Westbard is THE primary service area for many, many communities surrounding it. We value this village atmosphere.

It would be out of character if Westbard were to be made into a mid- or high-rise town center like Friendship Heights or downtown Bethesda as Westbard offers limited employment opportunities compared to these other town centers. The density and height of buildings recommended for the Westbard Sector plan is more in keeping with a Central Business District like Friendship Heights or downtown Bethesda.

2. **School overcrowding in our already overcrowded Whitman Cluster schools.** The demographics you have received from the Montgomery County Public Schools may be reassuring to you that our cluster schools will be able to accommodate the increased number of schoolchildren mid- and high-rise buildings will generate. However, I reiterate from my earlier letters, over the course of the last 14 years, Springfield and our neighboring communities have generally been correct in our estimates of school projections, while MCPS has often underestimated. We hope you will review the analysis you received from the Whitman PTA cluster representatives and take their numbers into serious consideration when determining appropriate rezoning along Westbard Avenue, which is currently within the Whitman Cluster.
3. **The amelioration of Traffic and Transportation Issues.** Although the transportation planners' analyses indicate that traffic along River Road, Westbard Avenue and Massachusetts Avenue flow generally well, we drive along these roads at all times of day and night. We know the choke points – River Road at Little Falls Parkway and Ridgefield Road; Westbard Avenue and Massachusetts Avenue; and Massachusetts Avenue at Little Falls Parkway. We have all been stuck at those intersections during weekends as well as weekdays and not just during rush hours.

The transportation planners have also said that public transit is sufficient as long as Equity One and Park Bethesda provide private transit to the Friendship Heights Metro station. By allowing private transit, the Planning department transportation planners are saying that public transit is exactly what many of our communities have been saying – it is insufficient. Allowing the developers to provide private transit does not help our communities, which would like to see improved public transit that is more reliable and efficient. The more people who ride public transit to get to the Metro, the more we can raise WMATA and Ride-On's awareness to the need for better public transit in all the communities surrounding the Westbard Sector.

In Addendum I, I am attaching the Springfield community's recommendations for zoning of each of the parcels within the Westbard Avenue District. In addition, we have zoning concerns about parcels in several of the other districts delineated in the draft Sector Plan.

Mr. Anderson & Members of the Planning Board
November 18, 2015

The Springfield Civic Association supports the following recommendations within the draft Sector Plan:

- **The redirection of the northern end of Westbard Avenue so that it directly flows into River Road.** We feel that this realignment, which Equity One has told the Springfield Civic Association board it will pay for, will prevent some cut-through traffic within the Springfield and Wood Acres neighborhoods; direct auto traffic directly into the Westbard Avenue commercial area; and prevent back-ups that normally occur between River Road and Westbard Avenue along Ridgefield Road during peak shopping times and especially during weekends.
- **The naturalization of the Willett Branch from the Westwood II site to the Capital Crescent Trail within the South River District.** The Capital Crescent Trail (CCT) is an invaluable asset to the Westbard community and for those of us immediately surrounding the Westbard sector. With additional residential units proposed along and near the Willett Branch stream, this could become the "backyard" for these new residents as well as a public amenity for the community at large. Clean-up of the Willett branch and naturalization of part of the stream would also aid in decreasing pollution within the Potomac River and ultimately in the Chesapeake Bay.

As the neighborhood with the longest boundary with the Westbard Sector, we have given considerable thought to balancing the needs of the community with the needs of the developer and the county. Like the Planning Board and the County Council, we want the Westbard Sector Plan to set the groundwork for the redevelopment of a tired commercial and retail area. We want the redevelopment of Westbard to be a mixed use area that will be in and of itself an outstanding area in which to live and shop, but will also significantly enhance, not detract from, the quality of life for those of us in the single-family home communities that surround it.

Sincerely,



Phyllis R. Edelman
Pres., Springfield Civic Association

Addendum I
Zone Recommendations from the Springfield Civic Association
for Individual Parcels Listed in the August 15, 2015 draft Westbard Sector Plan

WESTBARD AVENUE DISTRICT

All parcel numbers refer to parcels noted on page 63, Figure 3.1.1 of the August 2015 draft Westbard Sector Plan.

Parcels 1 and 2 – (Also called Parcels 235 and 360 -- Giant site). -- Support of CRT 2.0 on Parcel 1 with height (Ht) of 50'. At the southern end of site 2, (Part of Parcel 360 and 235) support of 50' instead of 75' Ht.

Parcel 3 – (Parcel A, former Manor Care site.) This parcel should not be zoned as CRT but as a townhouse zone with a height no greater than 35'. It is directly next to a single family home and there are 20 homes on this Westbard Avenue block that are single-family homes, all part of the Springfield community. Townhouse zoning will protect the residential nature of that entire block. In addition, there should be no commercial establishments in the zoning provided for this parcel. If the intention of this sector plan is to protect Montgomery County's valued single-family home developments, then zoning this parcel, which is on the fringe of an R-60 neighborhood as townhouses with no commercial establishments will do that.

Parcel 4 (Westwood II site. Southern part of Parcel A). If, as has been indicated within the draft Sector Plan Westbard Avenue will be redirected, this parcel will be extremely small, especially since it backs up to the Willett Branch and much of the property will be within the 100 foot stream bed. The draft recommends a CRT 1.5 with a HT of 50'. Springfield supports this provided any structure on this parcel allows for naturalization of the stream in that area.

Parcel 5 [Parcels 143, 175, 238, 240. This includes parking for Westwood Towers (HOC/Westwood Towers building) behind American Plant and the Roof Center, and the parking in front of the HOC building.] Instead of a CRT with a 75' height, these buildings should be CRT with a 50' height. We have heard that these buildings may include up to 140-150 MPDUs or affordable housing. We are concerned about density in this area, particularly as it relates to the possibility of increasing overcrowding in our already overcrowded Whitman cluster schools. Therefore, we would like lower buildings and less overall density and we recommend that these units be designated for senior housing. Senior housing will not add to the burden on our already overcrowded schools. In addition, since the Westbard area has a senior population that is double the percentage of seniors in Montgomery County as a whole, this will address a housing need within our area.

Parcel 6 (Parcels 303, 357, Citgo Service Station, Bowlmor site.) The sector plan suggests a height of 75'. Again, because of Springfield's concern with overall density in our area, our already overcrowded schools and traffic intersections, a height of 50' would be more in keeping with the overall neighborhood.

Parcel 7 (Parcels 466, 576, 519, 510 and 401 – Park Bethesda Building). The Planning Board has proposed a CRT zone with a height of 50' for this parcel. Along the southern end of this parcel it would be more appropriate for 35' and a townhouse zone. The topography of the parcel is 20 feet higher than the abutting townhouses on Crown St. Given that extra 20', a CRT zone of 50' will have buildings that are significantly taller than the adjacent townhouses. On other parts of the property, further away from the existing townhomes, a CRT designation with 50' is appropriate.

RIVER ROAD CORRIDOR

All parcel numbers refer to parcels noted on page 69, Figure 3.2.1 of the August 2015 draft Westbard Sector Plan.

Parcel 2 (Parcel 029, Whole Foods). Although currently commercial, this site is directly adjacent to single-family homes in Kenwood on one side, and townhouse homes on the other side (by the Whole Foods parking lot). Again, if the sector plan is to protect our single-family home neighborhoods, this parcel should not be CRT 3.0 with a height of 75', which is wholly incompatible with single-family homes. This parcel should be rezoned for townhouse units with a maximum height of 35'. In addition, since this property borders on Willett Branch, at least this side of the property could allow for the naturalization of the stream bed.

Parcel 3 (Parcel 002 – Storage Facility) – This parcel is directly adjacent to homes on Lawn Way within the Kenwood community. In the draft Sector Plan it has been recommended that this parcel be zoned CRT with a 50' height. As another "fringe" area, directly adjacent to single family homes, this is an inappropriate zone if this property should ever be redeveloped. It would be more in keeping with the single-family home neighborhood if this was rezoned for townhomes with a height of 35' maximum.

NORTH RIVER DISTRICT

All parcel numbers refer to parcels noted on page 75, Figure 3.3.1 of the August 2015 draft Westbard Sector Plan

Parcel 1 (Parcel 050 and 103, Washington Episcopal School). The draft sector plan has recommended that the Washington Episcopal School (WES) zone be changed from PD-28 to a CRT zone. Our understanding is that WES does not plan to move in the near future, however, if the school were to move, it should be given an appropriate zone such that Montgomery County Public Schools could consider buying the property for a future public school site. We all know that property in the down county area that is large enough for a public school is scarce. With all the proposed building that will result in the Westbard area within the next 5-15 years, having an additional property for a school – especially a site that is already a school – should be preserved by the Planning Board.

Mr. Anderson & Members of the Planning Board
November 18, 2015

SOUTH RIVER DISTRICT

See parcels described on page 79, Figure 3.4.1 of the draft Westbard Sector Plan

Maintain the Moderate Industrial (IM) zone for properties adjacent to the Willett Branch and the Capital Crescent Trail (CCT) (parcels 191, 242, 243, 244, 245, 296 on page 81). The CCT is currently a very heavily used recreational trail and, to a lesser extent, a bicycle commuter trail. Naturalizing the Willett Branch stream would be an additional public amenity that would be a valuable asset to all Westbard communities.

MCP-CTRACK

From: David Neal <dneal@strategicmediaservices.com>
Sent: Wednesday, November 18, 2015 9:27 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.

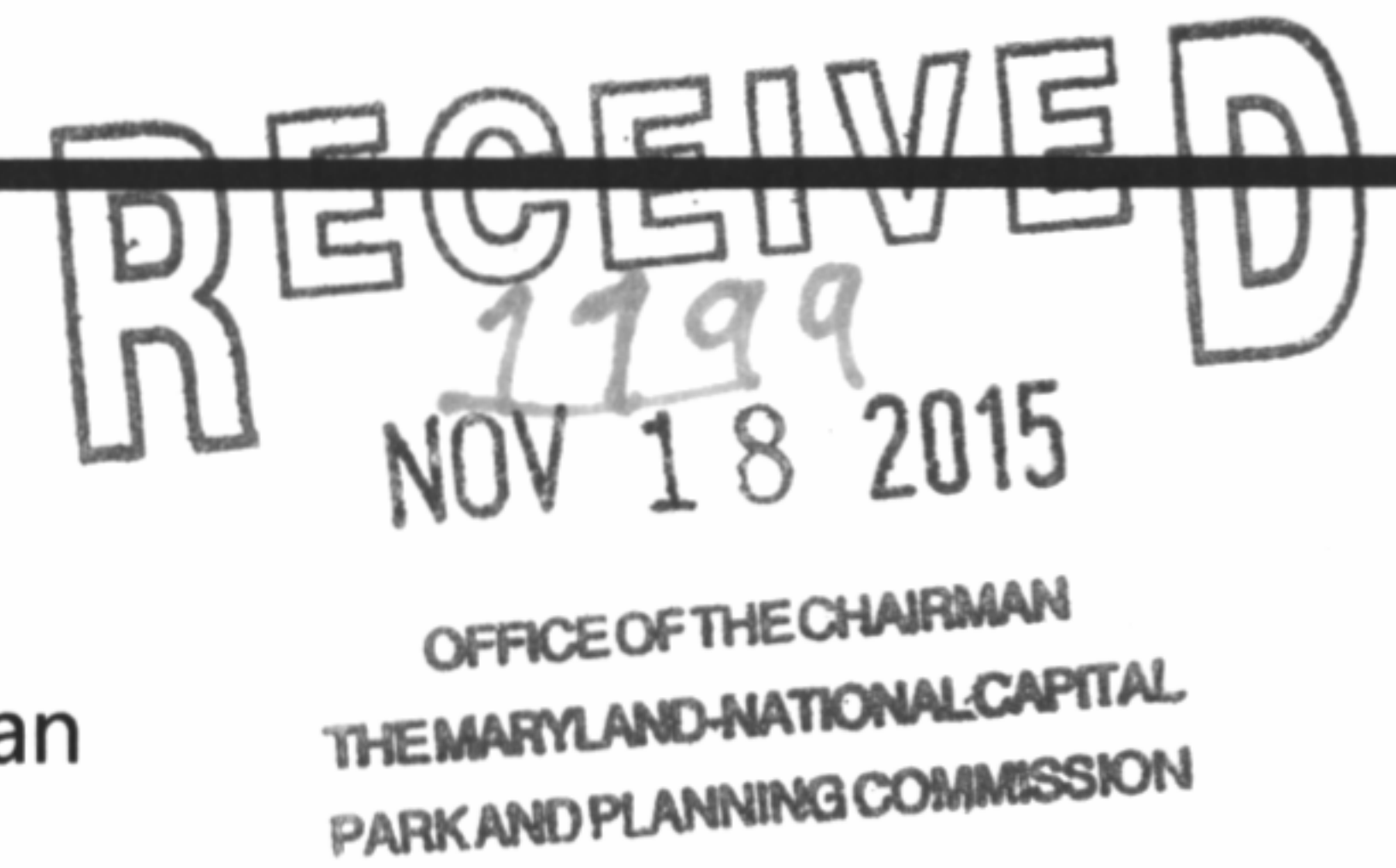
You can protect our community and earn my support by limiting the heights of all buildings in the Westbard sector to 50 feet, and limiting the number of permitted residential units to 1,600, which is already 500 over the current allowable capacity.

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

Regards,
David Neal
5502 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Amor Tahari <atahari@aol.com>
Sent: Tuesday, November 17, 2015 8:51 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.

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,
Amor Tahari
5506 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Helen Thompson <newview20854@yahoo.com>
Sent: Tuesday, November 17, 2015 10:58 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: newview20854@yahoo.com

Date: 11-17-2015

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.

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: Helen Thompson
Address: 5131 Willet Bridge Rd
City: Bethesda
Zip: 20816

MCP-CTRACK

From: rachbeemer@yahoo.com
Sent: Tuesday, November 17, 2015 1:28 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.

shuttle to metro and new restaurants are keyy to plan

Name: Rachel Beemer

Address: 6313 Crathie Lane

City: Bethesda

Zip: 20816

MCP-CTRACK

From: marenlp@yahoo.com
Sent: Tuesday, November 17, 2015 1:29 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.

support is contingent on the benefit and care of the small businesses in the shopping area

Name: Maren Proulx

Address: 7821 Hampden Lane

City: Bethesda

Zip: 20817

MCP-CTRACK

From: psc511@aol.com
Sent: Tuesday, November 17, 2015 2:42 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: Paige Rosenfeld

Address: 7603 Elmore Ln

City: Bethesda

Zip: 20817

MCP-CTRACK

From: willdavis@aol.com
Sent: Tuesday, November 17, 2015 3:57 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: Will Davis

Address: 6312 Newburn Dr

City: Bethesda

Zip: 20816

MCP-CTRACK

From: sharon_curry@yahoo.com
Sent: Tuesday, November 17, 2015 4:10 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: Sharon Curry

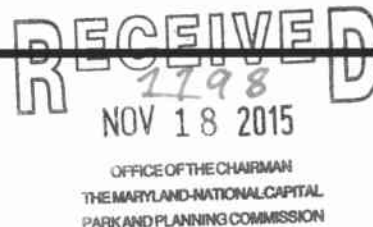
Address: 8404 Westmont

City: Bethesda

Zip: 20817

MCP-CTRACK

From: Mary Morrissey <maryeileenm@aol.com>
Sent: Monday, November 16, 2015 1:37 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,
Mary Morrissey
6212 Kennedy Dr
Chevy Chase, MD 20815

MCP-CTRACK

From: Anne barter <aibarter@aol.com>
Sent: Monday, November 16, 2015 8:14 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,
Anne barter
5968 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

From: Patricia Sweeney <psweeney2000@yahoo.com>
Sent: Monday, November 16, 2015 8:40 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,
Patricia Sweeney
5810 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Maureen Sweeney <psweeney2000@yahoo.com>
Sent: Monday, November 16, 2015 8:41 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,
Maureen Sweeney
5806 Wiltshire Dr
Bethesda, MD 20816

MCP-CTRACK

From: Mary Clay <marymgclay@aol.com>
Sent: Monday, November 16, 2015 2:11 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 Clay
5609 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

From: sah62@aol.com
Sent: Monday, November 16, 2015 2:29 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Sue Hendrickson

Address: 5505 Christy Drive

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Pratt24Brent81@aol.com
Sent: Monday, November 16, 2015 2:29 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Brent Pratt

Address: 929

City: Baltimore

Zip: 20878

MCP-CTRACK

From: lilcbarnguild@aol.com
Sent: Monday, November 16, 2015 2:38 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Mitchell Michael

Address: 5329 West Bard Street

City: Bethesda

Zip: 20816

MCP-CTRACK

From: ns_greene@yahoo.com
Sent: Monday, November 16, 2015 2:42 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Nicole Greene

Address: 7608 Shadywood

City: Bethesda

Zip: 20817

MCP-CTRACK

From: sheleygoldstein@yahoo.com
Sent: Monday, November 16, 2015 2:47 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

I support a revised 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: Sheley Goldstein

Address: 7126 Darby Road

City: Bethesda

Zip: 20817

MCP-CTRACK

From: pdsonnenreich@aol.com
Sent: Monday, November 16, 2015 3:24 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: Debbie Sonnenreich

Address: 7532 Royal Dominion Drive

City: Bethesda

Zip: 20817

MCP-CTRACK

From: DSuzy192003@yahoo.com
Sent: Monday, November 16, 2015 3:54 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: Thierry Fontaine

Address: 5325 Westbard ave

City: Bethesda

Zip: 20816

MCP-CTrack

From: jhildreth23@aol.com
Sent: Monday, November 16, 2015 4:52 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: Jennifer Hildreth

Address: 6110 Wiscasset Rd

City: Bethesda

Zip: 20816

MCP-CTRACK

From: amysturla@yahoo.com
Sent: Monday, November 16, 2015 5:15 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: Amy Sturla

Address: 6001 Mckinley Street

City: Bethesda

Zip: 20817

MCP-CTRACK

From: htomes@aol.com
Sent: Monday, November 16, 2015 5:20 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: Henry Toms

Address: 4515 Willard Avenue

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: yolandamosby17@yahoo.com
Sent: Monday, November 16, 2015 5:24 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: Tyrone Johnson

Address: 4402 Georgia Avenue

City: Washington DC

Zip: 20011

MCP-CTRACK

From: Maryann Egan <maegan64@aol.com>
Sent: Monday, November 16, 2015 6:26 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,
Maryann Egan
5142 Newport Ave
Bethesda, MD 20816

MCP-CTRACK

From: Jaime Hayes <jaimekeddie@yahoo.com>
Sent: Monday, November 16, 2015 8:00 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.

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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,
Jaime Hayes
5421 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Radigan <mrr5508@yahoo.com>
Sent: Monday, November 16, 2015 10:41 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 Radigan
5508 Dorset Ave
Chevy Chase, MD 20815

THE WESTBARD SECTOR PLAN

Testimony of Danuta Wilson

September 24, 2015

Dear Chairman Anderson and Commissioners:

Thank you for the opportunity to submit comments on the Westbard Sector Plan. My name is Danuta Wilson and I live in Bethesda. Although there are many aspects of the Westbard Plan that require further discussion, I am going to focus on the one factor that has not been addressed at all, i.e. the lack of a detailed action plan showing that Montgomery County is well prepared to accommodate the increase in the number of students resulting from re-development of Westbard.

When I began following the discussions of the changes coming to the Westbard area almost a year ago it was immediately clear to me that the school issue was going to be the most challenging one to address. However, at the same time it was encouraging to hear assurances from Councilmember Roger Berliner that he would not approve the project if the County planners and MCPS could not come up with a viable action plan for expanding school capacity. I communicated with our County Planning Department and elected officials regarding this issue numerous times and was told that I should expect to have a clearer picture of what can be done in terms of schools as the project takes shape, or at least by the time the Plan is submitted to the Planning Board. The Plan has already been submitted but I am no closer to seeing any specific solutions addressing school capacity.

The lack of a detailed plan and the constant ambiguity surrounding the so called “solutions” also make it very difficult for any member of the public to provide meaningful input today. The only information about schools presented in the 94 page long Public Hearing Draft of Westbard Sector Plan is a list of the following options:

1. Re-open closed school sites
2. Build additions to schools capable of expansion
3. Potential redistricting
4. Locate a new school site
5. Provide additional infrastructure to support MCPS recreation

Until recently I had been under the impression that the list was somehow specific to Westbard until I learned that the same list (1 – 4) was presented at a community meeting about development at White Flint last week. It is clear that the solutions proposed lack any true analysis and therefore lack meaning and quality.

After receiving no satisfactory feedback to my inquiries asking for more specifics, I tried to gain a better understanding of the background behind this decision making by looking deeper into the planning process. I asked for, and then examined publicly available documents that consisted primarily of communications between the County Planning Department and MCPS with regards to Westbard. What I saw was a deficient and haphazard process, one in which our County has not been willing to address in any of the development projects that are currently underway. Communication between MCPS and the County Planning Department staff revealed ambivalence on the part of the MCPS to plan ahead and commit to any particular school option, while the goal for the planners appeared to be to move the Westbard project along unimpeded and as quickly as possible.

On April 21, 2015, John Marcolin, Project Manager for the Westbard Sector Plan at the Planning Department asked Bruce Crispell, Director of Long Range Planning for the school system the following question via e-mail: "Will MCPS be doing anything differently with this plan to get ahead of the curve on anticipating student generation rates? I have to ask this question because IT IS ONE THAT THE COMMUNITY HAS ASKED". The answer from Bruce Crispell at MCPS was "We can't do anything different....There are lots of master planned housing units around the county, but none of them are in the enrollment forecast until the property owner has taken the step of going to preliminary plan and getting it approved". Consequently, what we are seeing in the Westbard Sector Plan is a product of this approach.

At public meetings and in correspondence, the Planning Department staff responded to questions from the community about school capacity in a rather vague manner, as per MCPS recommendations. Some of the information and slides prepared by the planners were never shown to the public because they were deemed by MCPS too controversial or not generic enough. The option of redistricting from the Whitman school cluster to B-CC cluster was added on the eve of a community meeting at Whitman High School last April. As this was the first and the most prominent option presented, my impression was that it was intended to lower the anxiety level about schools that was evident at the meeting with the Whitman community.

I am glad that the Planning Board acknowledges that the discussions surrounding school capacity need to be broader, but those discussions should have happened before this hearing to enable the public to come to today's meeting fully prepared to discuss schools. Residents are being kept out of the loop regarding what is, or is not planned in terms of addressing overcrowding resulting from excessive development. The Cross Agency Workgroup on Alternative School Designs that has been meeting since April 2015 to discuss non-traditional school facilities has refused to allow community members to observe its sessions.

There is a legitimate concern that the County is rushing into projects, one after another, believing in infinite growth possibilities, while ignoring its biggest stakeholder group. Clearly, the staff at the Planning Department acknowledged that they are aware of community concerns. Yet, no steps have been taken to improve the process and make sure that residents can see a clear plan for adequate school facilities before any projects are submitted for approval.

Hence, what we have in the Westbard Sector Plan right now is a mix of school options that are designed to give the appearance that the County has many solutions to choose from, when in fact this is not the case. None of the options mentioned during community meetings over the last few months are viewed as viable or desirable. The Little Falls Library and the Waldorf School are just some of the examples of that.

The Little Falls library that has been proposed as an elementary school site currently serves as one of our most prized community assets. It is a safe place for students from the two neighboring schools to go to after 3 pm. The residents already spoke out against any plans to re-purpose/move the library. Moreover, the specific topography of that site would make a building project very difficult and very costly. Even Mr. Bruce Crispell, Director of MCPS Division of Long Range Planning agreed with that when we spoke, although he added that it was not impossible to build there. The size of the library grounds (4 acres) is half of the recommended site for an elementary school which would result in a substandard facility. The library and the two neighboring schools are located at a very busy and dangerous intersection. I cannot imagine that anybody would want to add more congestion to that area with hundreds of students spilling onto narrow sidewalks and crossing busy roads on the way from school.

Also, the County planners suggested that the Waldorf School be turned into a MCPS school, possibly middle school. The size of the property (5.6 acres) is too small even for an elementary school. The Waldorf School has a long term lease with MCPS that can be terminated early under certain conditions, but undoubtedly trying to re-claim the property right now would not happen without costly legal maneuvers considering the investment that the current school has made to its site. Many students from our area who attend the Waldorf School would be displaced, possibly moving to the public school system, if faced with a long commute.

Although finding sufficiently large property to accommodate an elementary school would be difficult, there is no mention whatsoever in the Sector Plan how the County intends to address the influx of new students at the middle and high school levels. B-CC High School sits in the middle of Downtown Bethesda with no ability to build out further. Students are encouraged to eat lunch outside because the cafeteria cannot accommodate all of them. Schools in the Whitman cluster are already large and overcrowded. In fact, this is perhaps the weakest link in the entire Westbard Sector Plan.

There is absolutely nothing wrong with our desire to be involved as taxpayers and community members in the process of making decisions about the type of school facilities that we would like to have in our area. Schools are our biggest community assets. Building additions to the already large schools is not a desirable option. There is a lot of research, including a recent study conducted by the State of Maryland that shows that students perform poorer at very large schools, have fewer extracurricular opportunities, and face greater stress. So far residents' concerns about this have not received serious consideration.

In sum, MCPS claims that it cannot factor Westbard development in its projections until the preliminary plan approval, but once development gets underway it can react quickly. Based on the

information that has so far been presented and the reality of the situation in our County it is unlikely that this can happen quickly through a process that is transparent and inclusive of community involvement. MCPS needs to plan for Westbard impact now. Please do not approve the Westbard Sector Plan until the County Planning Department and MCPS have presented a solid and realistic plan showing how they intend to accommodate the additional student growth from Westbard, and until the community has had an opportunity to comment on it.

Thank you for your consideration.