

A Case Study in Stupid Growth: The Currently Proposed Revision of the Westbard Sector Plan

The Question is Why?

Why is the Montgomery County Planning Department recommending a dramatic three-fold increase in population density within the Westbard Sector? ¹

Why has the Project Manager for the Westbard Sector stated that the heights of buildings and densities of population being discussed for the Sector are in line with the heights and densities recommended for communities like **Kensington**? ²

Why has the Director of the Planning Department made it quite clear that increasing the population density within the Westbard Sector is priority one for the Department because Montgomery County is going to have to accommodate population growth — 200,000 more people on top of the 1 million already residing in the County? ³

Why is it being recommended that the Westbard Sector Plan area be designated as an **Urban Area** for the application of New Road Code Standards? ⁴

Why has the Planning Department clearly shown itself to be a formidable advocate for: (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 within the Westbard Sector?

The Answer?

It would seem that these experts have chosen not to understand that Montgomery County already has in place the plans, the places, and the courses of action by means of “Smart Growth” and “Regional Activity Centers” to accommodate the County’s anticipated population growth.

The Problem

The Westbard Sector is NOT a “Regional Activity Center” as they are defined and identified. Recommending a three-fold increase in population within the Westbard Sector is NOT “Smart Growth” as it is clearly defined.

What is a “Regional Activity Center”?

As of October 2013, there were 139 Regional Activity Centers in the National Capital Region. ⁵ **Regional Activity Centers** are designated as hubs that will support and promote the majority of the region’s growth over the next thirty years. They are all located along existing (or planned) high capacity transit, or major highways. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. ⁶ By focusing population growth in Regional Activity Centers, the intent is to improve connections between housing and jobs, reduce environmental impact, and

make better use of limited funds. There are 24 Regional Activity Centers in Montgomery County; for example: Rockville, Twinbrook, White Flint, Grosvenor, **Kensington**, Glenmont, Wheaton, Bethesda, Silver Spring, Friendship Heights, and 14 more. The Westbard Sector is not shown as a “Regional Activity Center”.⁷

What is “Smart Growth”?

In order for a development plan or project to be considered to be smart growth it must, among other considerations, include these characteristics:⁸

- high-density mixed land use must be located at a node or in a corridor with efficient, high-capacity transit that either currently exists or is programmed for construction.
- development must be staged so that it occurs only when alternative transportation is in place.
- the project’s density must be appropriate for its proposed location.

A second tier consideration is that a project should positively contribute to the livability of the neighborhood, while working within the scale and architecture of its community.

The Westbard Sector is a special case among Sector areas in the County:

1. Westbard is not located at a node or in a corridor with efficient, high-capacity transit that either currently exists or is programmed for construction.
2. Although Westbard contains businesses and light industry, it does not have a “central business district” or “town center”.
3. Westbard is a relatively small area not (as yet) characterized by “intense development”.

Because the Westbard Sector is a special case, it is not unreasonable to insist that maintaining the fabric of our community should be the paramount consideration in developing a positive new plan for the Sector. The businesses and light industries currently in the Westbard Sector are effectively serving the surrounding communities. There is no groundswell of motivated citizens seeking a dramatic change in the character of the Westbard Sector. Change in the form of reasonable amenity and infrastructure improvements would be welcomed. What would not be welcomed is a dramatic upward change in the density of population within Westbard. Residents in the surrounding communities are not interested in having Westbard used as a dumping ground for population growth and intense retail / commercial development.

The Triple Threat to Westbard:

The total number of existing residential units in the Westbard Sector is 1,104. The current Sector Plan for Westbard allows for an addition of 580 residential units for a total of 1,684. The Planning Department is recommending raising the total residential

units permitted within Westbard to 3,200! ⁹ That would allow for an additional 2,096 residential units, essentially **tripling** the existing population density!

Proposing to Designate the Westbard Sector an Urban Area:

The Director of the Planning Department has laughingly told citizens that, "I know that you will not want to hear this," but Traffic Analysis shows that the road network can support up to 3,200 residential units within the Westbard Sector. ¹⁰ Of course, by proposing that Westbard be designated an **Urban Area**, traffic congestion that would otherwise be rated at best a "C" can be rated an "A". We are not interested in more traffic resulting from the number of people generated by tripling the number of residential units within the Westbard Sector. ¹¹

Ignoring Ridiculously Increased Public School Overcrowding:

The Planning Department is aware of the demographic shift that is occurring in the neighborhoods surrounding the Westbard Sector: Single-family homes are being sold by elderly empty-nesters to young families with children. ¹² By itself this adds to the already overcrowded neighborhood schools, quite apart from the number of school age children that will come from an additional 2,096 residential units within Westbard.

Proposed Increased Building Heights are Off The Scale:

A stated goal of the Planning Department is to accommodate its planned dramatic increases in population within the Westbard Sector by allowing for new buildings to be up to 75 feet in height (approximately six stories). ¹³ Given that the Westbard Sector is NOT a Regional Activity Center, how is such an increase in density of population and scale of buildings in any way compatible with the existing residential neighborhoods that surround Westbard? ¹⁴

Equity One, a principal and currently active developer within the Westbard Sector, has presented a generally attractive building plan. However, when asked if Equity One would be willing to limit the heights of its proposed residential buildings to 50 feet, Michael Berfield, Executive Vice President of Development stated that Equity One will follow the Planning Department's much higher suggested building heights of 75 feet. He said that Equity One did not purchase the property in Westbard looking for later handouts (in the form of permission to build high density residential buildings) in order to make money on its investment. According to Mr. Berfield, Equity One purchased the property within Westbard with full confidence that it would be profitable under the then existing zoning limitation of 45 feet for building heights. ¹⁵ (Apart from any changes in the Westbard Sector Plan, a new zoning code and zoning map, adopted by the County Council in the Spring of 2104, became effective on 30 October 2014 revising the 45-foot limitation to 50 feet. ¹⁶)

Majoring in a Minor:

The Planning Department uses the cost of daylighting and naturalizing the Willet Branch Stream as an argument for permitting developers to make higher profits by building high density residential buildings within Westbard in order to assess them for that cost — otherwise known as making changes to the Westbard Sector Plan that will “incentivize property owners” to make desired investments. ¹⁷

While daylighting (uncovering) and naturalizing (eliminating concrete stream beds) any stream is a commendable goal, doing so for a very small stream (the Willet Branch) while ignoring the major stream that it flows into (the Little Falls Branch) is obviously a misplaced priority. While it is just outside the bounds of the Westbard Sector; nevertheless, the very large concrete-lined stream bed of the Little Falls Branch that runs from River Road to Little Falls Parkway should be the focus of corrective attention to eliminate thermal water pollution (water in concrete ditches heated by the sun), not the Willet Branch. ¹⁸ The pictures that the Planning Department shows of before and after stream naturalizing closely fit the topography and general appearance of the Little Falls Branch, not the Willet Branch. ¹⁹

Most of the approximately 2,700 feet of Willet Branch stream bed between River Road and Little Falls Parkway is already piped and covered-over (1,550 feet). From a map inspection, it appears that: ²⁰

- the first 200 feet of stream bed emerging from under River Road is concrete ditch
- the next 300 feet of stream bed is piped and covered-over
- the next 950 feet of stream bed is concrete ditch
- the last 1,250 feet of stream bed is piped and covered-over

Thermal pollution would be mitigated if all of the approximately 2,700 feet of Willet Branch stream bed between River Road and Little Falls Parkway were to be piped and covered-over. Why? Because the piped water would be cooled by the surrounding ground fill which would be approximately 55 degrees year-round.

If the 950 foot section of concrete ditch were piped and covered-over:

- erosion from the steep slopes surrounding the current concrete ditch would be eliminated
- the land above the course of the pipe could be transformed into a bicycle and pedestrian trail link to the Capital Crescent Trail with the opportunity to plant trees and add other amenities along the new trail link

Using the CRT Zone Designation to “Incentivize Property Owners”:

By recommending that more areas within the Westbard Sector be designated CRT (Commercial Residential Town) zones, coupled with the recommendation that essentially triples the permitted population density, the Planning Department can reliably expect that commercial property owners so “incentivized” will flip their commercial property to residential use.

The Planning Department recognizes that the Westbard Sector serves the surrounding residential community as a center for retail activity for neighborhood goods and services. It is home to a diverse mix of businesses involved in many light industrial uses; such as, food catering, veterinarians and dog kennels, several self-storage facilities, building/maintenance, automotive sales and repair, landscape contractors, electronics repair, and metalworking shops — which provide important services that support the local economy. Given Westbard's inside-the-Beltway location, local businesses are able to be in close proximity to their customers in the County and District of Columbia. As a result, both vacancy rates and tenant turnover have been low; certain businesses have called Westbard home for several decades and even expanded their operations there.²¹

However, given the Planning Department's overall population cramming agenda for the Westbard Sector, the Department also recognizes that because many of the light industrial businesses currently serving the surrounding communities have few local relocation opportunities, they will probably remain in place only in the short term.²² Thus, the Department's recommendations will only allow the existing Moderate Industrial zones to remain, while providing flexible options for properties in the future if requested.²³ In short, CRT Zoning will be used to easily convert from commercial to residential property use.

Moreover, a long-term recommendation included in the Department's Plan is a street connection between River Road and Westbard Avenue at what is currently the American Plant Food Company and the Roof Center property.²⁴

If the surrounding communities like the current mix of businesses serving their neighborhoods, that is too bad. As the Planning Department's Plan unfolds, residents will have to travel long distances in their automobiles to find the diverse mix of businesses that at one time conveniently served their needs within the Westbard Sector. Thus, the Department's paramount agenda is **Stupid Growth**, which can be defined as pulling growth (population increases and large businesses) away from the designated places (Regional Activity Centers) already designed for such growth.

What Ought to be in any new Westbard Sector Plan:

Recognizing that anything that is not clearly spelled-out in the new Westbard Sector Plan will not happen, we seek relief from the vision of Westbard that the Planning Department intends to impose on our communities.

1. It should be explicitly stated that the Westbard Sector is not, nor is it intended to be a "Regional Activity Center" subject to "Smart Growth".
2. It should be explicitly stated that the Westbard Sector is not to be designated as an "Urban Area" for any purpose.
3. It should be explicitly stated that because the Westbard Sector is a special case among other Sectors in the County, the paramount consideration in developing any

new Sector Plan for Westbard must be to enhance the livability, quality, and character of the neighborhood by working within its existing population density and building scale.

4. There should be no change from the current Sector Plan for Westbard which allows for an addition of 580 residential units for a total of 1,684. Equity One (as well as any other property owner within Westbard) should be required to do its development within that limit.
5. All new building heights should be limited to a maximum of 50 feet. Equity One (as well as any other property owner within Westbard) should be required do its development within that limit.
6. Complete the piping and covering over of the approximately 2,700 feet of Willett Branch stream bed between River Road and Little Falls Parkway in order to eliminate thermal water pollution and erosion from the steep slopes surrounding the current concrete ditch that serves as a stream bed.
7. Transform the new land above the Willet Branch stream bed into a bicycle and pedestrian trail link to the Capital Crescent Trail with the opportunity to plant trees and add other amenities along the new trail link.
8. All zoning within the Westbard Sector should promote the retention of the many light industrial businesses currently serving the surrounding communities.

Endnotes

¹ Presented to the Planning Board on 30 Apr 2015 by the Planning Department.

² In an email to the author dated 22 Jan 2015, John Marcolin, Project Manager for the Westbard Sector Plan revisions stated, "We are not recommending building heights or densities that are like Bethesda. The heights and densities we have been discussing are much more in line with heights and densities recommended for communities like Kensington."

³ Public statements by Gwen Wright, during Community Meeting on 22 Apr 2015.

⁴ See page 26 of Westbard Sector Plan, Public Hearing Draft August 2015 (<<http://www.montgomeryplanning.org/community/westbard/documents/WestbardPublicHearingDraft.pdf>>), Maryland-National Capital Park and Planning Commission: "It is recommended that the Westbard Sector Plan area be designated as an Urban Area for the application of New Road Code Standards."

⁵ Regional Activity Centers: Keys to Stakeholder Engagement (<<http://www.mwcog.org/ire/projects/IREProj3.pdf>>)

⁶ Regional Activity Centers Definition (<<http://www.mwcog.org/planning/planning/activitycenters/>>)

⁷ Regional Activity Centers Map as of 13 Jan 2013 (<<http://www.mwcog.org/uploads/pub-documents/oV5cXVc20130813171550.pdf>>)

⁸ What is Smart Growth? (<<http://maryland.sierraclub.org/groups/montgomery-group/what-smart-growth>>)

⁹ See page 10 of PowerPoint presentation (“4.30.15 Planning Board Briefing”) from the Community Meeting on 22 Apr 2015 (<http://www.montgomeryplanning.org/community/westbard/documents/Westbard%20Recommendations%20to%20the%20Community%204-22-15_GLMW%20edits%20Print%20Version%20reduced.pdf>) Also, on page 70, “Max proposed in Plan with **Floating Zone: Up to 3,600**” residential units!! (Bolding and underscoring added.)

¹⁰ Public statements by Gwen Wright, during Community Meeting on 22 Apr 2015.

¹¹ Westbard Sector Plan, Public Hearing Draft August 2015, 3-4: “River Road and Massachusetts Avenue, major arterials, funnel thousands of cars each day through the Sector Plan area.” “More development will challenge the existing road network and require additional transportation options.” “Public transit options within Westbard are limited.” **So, why is there any consideration for deliberately planning for dramatic increases in population within the Westbard Sector?**

¹² Public statements by Gwen Wright, during Community Meeting on 22 Apr 2015. See also Westbard Sector Plan, Public Hearing Draft August 2015, 3-4: “Additional residential units inhabited by families with children could put stress on local public schools already constrained by increased student enrollment generated by the existing neighborhood.” **So, why is there any consideration for deliberately planning for dramatic increases in population within the Westbard Sector?**

¹³ Westbard Sector Plan, Public Hearing Draft August 2015, 16: “In general, the Sector Plan aims to create a **new land use vision** for Westbard [that includes] responsibly **planning for future growth . . .**” (Bolding added.) See also 44: “**Goal 1:** Accommodate future growth in Westbard by allowing building height increases” *Translation:* **Incentivize property owners to construct new residential six-story buildings (up to 75 feet in height) in order to accommodate the deliberate planning for dramatic increases in population within the Westbard Sector.** See ¹⁷ below re “incentivize property owners”.

¹⁴ Westbard Sector Plan, Public Hearing Draft August 2015, 9: The words “Appropriate density and scale” appear here but have a dramatically different meaning than how the neighborhood residential communities surrounding the Westbard Sector understand the words.

¹⁵ Comments by Michael Berfield at a presentation and meeting with Sumner citizens on 17 Mar 2015.

¹⁶ <<http://www.montgomeryplanning.org/development/zoning/>>

¹⁷ Westbard Sector Plan, Public Hearing Draft August 2015, 8: “The goals of the Sector Plan are to provide the land use, zoning and urban design recommendations that will **incentivize property owners** to make investments and improve the quality of life in Westbard.” [Bolding added.]

¹⁸ See page 28 of Westbard Sector Plan, Briefing Book September 2014, Montgomery County Planning Department.

¹⁹ Westbard Sector Plan, Briefing Book September 2014, 17

²⁰ Westbard Sector Plan, Public Hearing Draft August 2015, 51 (Figure 2.5.1: Westbard Watershed)

²¹ *Ibid.*, 3, 18 and 19.

²² *Ibid.*, 4.

²³ *Ibid.*, 18. Also in the Department’s scheme, in cases of redevelopment where businesses do not own their properties, some existing businesses could be displaced by larger retailers.

²⁴ *Ibid.*, 34. *Translation*: Bye-Bye two retail establishments that are important to the surrounding communities.

MCP-CTRACK

RECEIVED
0904

SEP 24 2015

From: Martin Schnider <Mschnider@fschnider.com>
Sent: Wednesday, September 23, 2015 4:26 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

Sent from: Mschnider@fschnider.com
Date: 09-23-2015

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

Dear Chair Anderson 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 applaud Equity One\'s collaboration with the community and believe the new Westwood will be first class. It will significantly improve and enhance our community and I appreciate their strong belief and investment in Westwood.

Name: Martin Schnider
City: Bethesda
Zip: 20817

From: Ben McMakin <blm@vnf.com>
Sent: Wednesday, September 23, 2015 7:29 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

Sent from: blm@vnf.com
Date: 09-23-2015

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

Dear Chair Anderson 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 fully support the plan to redevelop the Westwood Shopping Center and surrounding properties - to transform our neighborhood from one that necessitates car travel to a more vibrant and walkable community. This is a unique opportunity to enhance our neighborhood with assets that will build community. I encourage the county to move forward with this project at the earliest opportunity.

Name: Ben McMakin
City: Bethesda
Zip: 20816

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SEP 24 2015

From: Steve Kahn <stevekahn58@gmail.com>
Sent: Wednesday, September 23, 2015 8:15 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

Sent from: stevekahn58@gmail.com
Date: 09-24-2015

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

Dear Chair Anderson 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: Steve Kahn
City: Bethesda
Zip: 20816

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SEP 24 2015

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

From: david johnson <dcjohnson47@yahoo.com>
Sent: Wednesday, September 23, 2015 8:39 PM
To: MCP-Chair
Subject: Statement for Westbard Sector Plan Hearing 9/24/2015, in lieu of live testimony

Dear Montgomery Planning Board:

Please accept this statement Re: the Westbard Sector Plan in lieu of live testimony.

My name is David Johnson. I am an orthopedic surgeon who has lived in Kenwood since 1981. I have attended every charette meeting since the Planning Commission introduced the Westbard Sector Plan to the affected neighborhoods. We were asked what we, as a community, would like or need in such a redevelopment plan and what services would benefit us. What I heard repeatedly from all was "low height, low density, more green space" and to preserve the character and look of the communities and the small businesses and services already there. What we got was exactly the opposite: More height (75-80 feet instead of the what was previously zoned at 35-45 feet), more density (more than triple to quadruple, from 512 rental units to 2358, as stated in your Working Draft 5/15, and from 1104 to 3200 units from the several presentations from you), and very little green space. Instead of preserving the character of the community, we are presented with a "destination"; instead of preserving the look of the mature surrounding community of single family homes, we get high-rise "New Urbanism" and "infill"; instead of preserving the stable services and long-term businesses we have been depending upon for the past decades, we are presented with more and "bigger retail establishments (2 1/2 times existing), with the loss of the services we have been depending on. We are a mature suburban community: we are not 14th street in the District, Silver Spring, or even downtown Bethesda. Big box establishments and retail destinations don't belong here! It's painfully apparent that none of the Planning Board has lived in this community or appreciates what makes these surrounding neighborhoods special.

And all this increased density, we are told, will not affect the traffic on River Road, Westbard Avenue, Little Falls or Massachusetts Avenue—all already heavily trafficked commuter routes. In the last 35 years of living in this area, I have noticed a steady increase in traffic and wait times at traffic lights—I drive to and from the hospitals in the area every day—and I can assure you that quadrupling the density at Westbard (as well as the increased traffic expected from the 3000 new workers commuting to the ICCB Campus), and the increased retail space to create a "destination" at Westbard and along River Road, will choke the already congested traffic patterns—which will lead to increased cut-through traffic in the surrounding neighborhoods (the fastest way to get to Bethesda from River Road, for example, is straight through Kenwood). Your plan has the capacity to destroy this community of quiet streets. You have assured us that you have hired experts from elsewhere that have done traffic studies, but the best consultants you could ever have for what would work best here are the people who have been living here. Why haven't you listened to us?!

And then there are the schools that will receive this increased population. Already the area high schools are at capacity, with BCC, for instance, holding classes in trailers on the tennis courts. Have you planned for this? In answering the questions recently posed to you by the Kenwood Citizens' Association, you replied that this wasn't part of your concern—that MCPS will have to deal with this. Are they planning for this? Do they have the funds? What have they told you?

Finally, please remember who your true constituents are—we the citizens of Montgomery County who live in these mature single-family neighborhoods around the Westbard area—and not the real estate developers whose main goal is to maximize their investments and not to preserve the quality of the surrounding community. Their investment, large though it may be, pales next to ours. Your responsibility is to protect us against them. We pay your salary with the considerable taxes we render. Remember what makes these neighborhoods different and special in Montgomery County, and what you may be thoughtlessly destroying by a plan that does not fit into the character of the community.

Thank You for your consideration.

David C. Johnson, MD
5301 Oakland Road
Chevy Chase, Maryland 20815
301-652-2476 (H); 301-922-3633 (C)
dcjohnson47@yahoo.com

From: Monty Oppenheim <docnitrous@yahoo.com>
Sent: Wednesday, September 23, 2015 9:47 PM
To: MCP-Chair
Cc: Monty Oppenheim
Subject: The Westbard Housing Developement

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

Chair:

I'm a homeowner in River Falls in MC and am concerned about the Westbard Housing Development (The single family housing development planned for the area at the Giant Shopping in the Westbard shopping center off River Road.) Specifically, I'm worried about the effects it might have on my 4 children's education.

The added number of families and their children will either increase the number of kids at already overcrowded schools, or, worse still, mean a redistricting of our community to send our kids to a different set of schools.

My wife and I researched and chose the schools we wanted our kids to go to when we bought our home. We bought a home in River Falls only after knowing our kids would go to T. W. Pyle Junior High School and Walt Whitman High School.

If hundreds of added children enter our community, new facilities will be needed. Respect should be shown to those families who were districted to go to Pyle and Whitman. They should not be forced out because of a new Developement.

Monty Oppenheim, MD
10505 Bridle Lane
Potomac MD 20854
202-345-1789

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SEP 24 2015

From: Aline <Kwokaline@gmail.com>
Sent: Wednesday, September 23, 2015 9:30 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

Sent from: Kwokaline@gmail.com
Date: 09-24-2015

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

Dear Chair Anderson 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 would like to see Jordan Road opened up to West wood. Also would like to see dedicated shuttle buses to Metro station

Name: Aline
City: Bethesda
Zip: 20816

SEP 24 2015

From: Rodrigo Mendoza <mendoza99@gmail.com>
Sent: Wednesday, September 23, 2015 9:57 PM
To: MCP-Chair
Subject: Westboard Sector Plan- Testimony

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

This email contains testimony regarding the proposed Westboard Sector Plan.

- The current plan fails to adequately consider the impact on the school cluster and ultimately the surrounding community (less than 10% of the content of the plan)
- 2096 new homes (p8.) are likely to result in overcrowding at the schools
- The generation rates of multifamily housing (not county averages) are much higher than those used in the study
- Pyle Middle School is at 118% capacity and is already the largest middle school in the country, natural growth alone should be reason enough for a moratorium on further development
- Adding 500-600 new students to a school already beyond capacity is unrealistic and irresponsible and a failure of the duty of board members.
- At the very least, a thorough analysis (with multiple points of view) of school capacity should be performed and it should have a significant >30% weight on the sector plan (Schools are #1 concern for residents)

Regards.

Rodrigo Mendoza
7124 Greentree Rd
Bethesda, MD 20817

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SEP 24 2015

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

From: Tiago Soromenho <tiago.soromenho@gmail.com>
Sent: Wednesday, September 23, 2015 10:00 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: tiago.soromenho@gmail.com
Date: 09-24-2015

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

Dear Chair Anderson 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:
This is LONG overdue.

Name: Tiago Soromenho
City: Bethesda
Zip: 20817

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SEP 24 2015

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

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Wednesday, September 23, 2015 8:28 PM
To: MCP-Chair
Subject: Statement from Les Nicholson re the Westbard Sector Plan

Please find below at statement from Les Nicholson, a resident of Kenwood and member of the Kenwood Committee for River Road/Westbard:

My theme was that the Planning Board and its staff are public servants charged with the responsibility of listening to and implementing the legitimate legal desires of the majority of the residents and tax payers in each sector. That is the essence of democracy and representative government.

On its face, the process appears to be designed to accomplish what the residents want. But when the residents keep telling the staff that they don't want higher buildings, greater density or more traffic and the staff continues to propose changing the current sector plan rules to allow higher heights, greater density and increased traffic, the process is perverted to the detriment of the thousands of residents who have bought homes and paid taxes in the Westbard sector.

The Board, as public servants, must not allow this to occur. The sector plan should reflect the desires of the majority of the residents to protect and enhance the quality of life in their neighborhoods, not requests from the relatively few people, who bought property under the existing rules, to change those rules to make their property even more valuable.

My apologies for not knowing about the 24 hour rule. I erroneously thought my email just had to be submitted today. Les

Les Nicholson | Executive Vice President and Chief Legal Officer

Facchina | www.facchina.com

P: 240.776.7175 | C: 301.652.5222 | F: 240.776.7369

102 Centennial St, Suite 201, La Plata, MD 20646

SEP 28 2015

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

From: Sue Hendrickson <sah62@aol.com>
Sent: Wednesday, September 23, 2015 7:15 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: sah62@aol.com
Date: 09-23-2015

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

Dear Chair Anderson 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 moved to Bethesda from DC seven years ago. What we left in DC was a vibrant, walking community where you could go out for a meal and stroll through the neighborhood afterward to have an ice cream or go browse at a store or two. With the exception of downtown Bethesda we have nothing similar here so let me tell you how THRILLED my husband and I are that this new development is going in at the Giant Westbard location! I think it will be a huge bonus to the neighborhood - to have a spot where the community can come together and I think it make our neighborhood feel less suburban. I also think it will benefit our property values down the road. We have three children in the Whitman Cluster and have no issues with this development going in in terms of the over-crowding issues I hear about. The school are over-crowded but I am not convinced that adding additional housing is going to equate into a huge flux of kids attending our schools. What the county needs are more young professionals who will eventually settle down and have children and stay in the county - this is the kind of development that will attract them as well and those leaning toward retirement who will can live and walk in a more manageable environment not to mention the access to public transportation. We can't wait for this development to start and look forward to it's completion!

Name: Sue Hendrickson
City: Bethesda
Zip: 20816

MCP-Chair

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09/24

SEP 24 2015

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

From: Charles Levy <charlesmlevy@gmail.com>
Sent: Thursday, September 24, 2015 1:21 PM
To: MCP-Chair
Subject: Westbard Sector Plan Hearing

As a past president of the Kenwood Citizens Association, who has fought to enforce the zoning provisions of the 1982 Sector Plan, I find the current proposal far too dense in terms of new tall buildings which would exceed reasonable heights, particularly at River Road, Westbard. Moreover, the new road proposal will certainly result in increased traffic flowing into Kenwood along Brookside Drive, a thoroughfare with no sidewalks that currently offers elderly folks like myself, the opportunity to walk to markets in the local shopping center. Many of us fear that the current proposal will result in more cut through traffic in our neighborhood and the parking of more cars on our streets by visitors to the new proposed development (by Equity One).

Our neighbors' views are succinctly stated below.

Kenwood is a beautiful, quite, closely knit and somewhat historic neighborhood without access to public mass transit. It is adjacent to other neighborhoods of different histories but similar character.

We will most zealously seek to protect that character from greatly increased density and height and the inauthentic, sameness of construction of retail space which is not needed to serve the residents who live in the adjacent neighborhoods. That is what already happened in Bethesda and is about to happen in Chevy Chase Lake. Our concerns relate to quality of life, namely, aesthetics, the environment, traffic, education, safety and services. "New urbanism" is the creation of the 1990's, and it is time for new suburbanism that preserves rather than destructs local communities.

Kindly, help us to preserve the character of our neighborhood and contiguous communities by lessening the density, height and traffic flow that may be permissible under the current sector plan and revert to the local character of the former plan which contemplated hardware stores and the like to serve local communities, not regional malls and urban development.

Respectfully,
Charles M. Levy

SEP 24 2015

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

From: Cadi Simon <cadi.simon@gmail.com>
Sent: Thursday, September 24, 2015 10:44 AM
To: MCP-Chair
Subject: Testimony to the Planning Board on the Westbard Sector Plan

To the Chair and the Planning Board:

My name is Cadi Simon and I live 2 blocks behind the proposed development in the Springfield neighborhood at 5416 Kirkwood Drive. I am a 28 year resident of this area and I am firmly opposed to the density, the proposed heights and current design proposed by the sector plan. I respectfully request that the Westbard Sector Plan as proposed be rejected and sent back for revision.

The plan does not in any way reflect the sentiments of any of the many neighborhood residents who spoke up in the many meetings I attended. The plan certainly does not reflect my own expressed opinions and repeated requests, in person and in writing, to the planning board. The objections we have raised as residents have been dismissed in practice, and met with pablum-like comments alleging that we fear change, or that we're behind the times. Nothing could be further from the truth. We welcome measured, thoughtful sustainable additions to our community with open arms. We welcome change that will take our area forward, preserve its family oriented suburban environment and allow for controlled growth. However, this is not the case with the Westbard Sector plan as presented, and I strongly urge you to reject the plan as designed.

Those of us who live here have spent our lives ensuring that our communities are as attractive as they are, and the schools as good as they are, through our hard work, our thousands upon thousands of volunteer hours, and of course our own financial investment in our homes. Equity One spent 150 million dollars on the Westbard purchase. This number has mesmerized some members of the planning committee as reflected in their public statements at the charette and in subsequent meetings. However, in my neighborhood alone, our homes collectively are worth far more. In terms of financial investment, the Equity One purchase pales utterly in comparison to the collective worth of the private properties of our surrounding neighborhoods. Not only are we voters and residents, but as investors we are far more heavily invested in this area than they are and are greater financial stakeholders in this decision.

The role of the planners is obviously neither to ruin neighborhood character nor to diminish the quality of life of those of us who live here, but I believe that the current Westbard Sector plan, as designed will do just that. However well intended, the planners have failed in their duty to our enhance our county's future. This is an environmentally, fiscally, socially and strategically unsound plan, that flies in the face of accepted and innovative current urban design and planning concepts and principles. It also shoves the burden and cost of infrastructure onto the county, state and federal coffers, from school crowding to transportation, to postal service to police, fire and emergency medical services, to trash disposal, and is dangerously short sighted.

Specifically, the plan proposes @1500 new residential units, in addition to the undeveloped @500 already on the books. In other words, prospectively 2,000 housing units MORE than we already have. That means at least 4,000-5000 new residents, and conservatively 1500-2000 new cars based in our neighborhood. I urge you to keep our density appropriate to our area, or a total of 800-900 units - the 500 currently on the books, and an additional 400. In addition to rejecting the number of new residential units proposed, I urge you to amend the proposed building heights currently in the plan as well as the use, and keep the current height restrictions in place. The Westbard sector plan current height recommendations will not only allow the density and development that is vastly out of place with this low profile, suburban area,

The infrastructure to accommodate the kind of influx called for in the plan is simply not there. This is a suburban area, without Metro access, with already inadequate bus service and, judging by reports about the WMATA budget, that's not likely to change. So people will be driving: residents will be driving to and from work, parents will be

driving their kids to activities several times a day, workers and shoppers at the new vast retail complex in the plan will be driving in. None of us: seniors, young families, people rushing home from work to prepare dinner, will be doing our weekly grocery shopping by bicycle or on foot.

People from other neighborhoods will not be walking here to dine or shop.

And this development will not happen in a bubble: in addition, there's another new town house development coming up on neighboring Goldsboro road about 2 miles away. There will also be a vast influx of thousands of daily commuters coming to the new US government facility being built on Sangamore Road. Collectively, we're looking at a staggering increase in the number of people, cars, noise, traffic over a very short period of time and our commuting arteries on River Road and Massachusetts Avenue will be overburdened. Add to that the proposal to cut the width of River Road and add curb cuts, and commutes that already take too long will become simply unendurable not only for us but for neighborhoods all up and down these arteries.

This kind of traffic will create safety hazards and the practical narrowing of Westbard Avenue, with the addition of on street parking, as well as a bike lane will create a far more, and not less, dangerous environment.

As for other implications: this kind of density will create immeasurable stress on our schools, which are already at capacity. There is no question that our schools and our educators will suffer. The options proposed to counter this argument are currently in the realm of wishful thinking (like the Episcopal School vacancy) and not practical solutions. And if the school reputations decline because of overenrollment, so too will the attractiveness of our neighborhood to stable families.

Finally, the calls for far too little green space or parks, inexplicably using an urban, instead of suburban, designation. It also doesn't take our handicapped or seniors into account in any way. Neither is acceptable, and both greatly affect quality of life for our children, our elderly and our handicapped.

Given all the above, I urge you to send the Westbard Sector plan back to the drawing board, so that the ultimate result is measured, sustainable, affordable growth that will benefit current and future residents of this area and this county and allow all of us to maintain the quality of life we have worked so hard to create in this area.

Sincerely yours,

Cadi Simon

CADI SIMON
LIFE & EXECUTIVE
COACHING

www.cadisimon.com T 202 468 2769
cadi.simon@gmail.com F 301 320 4727



MCP-CTRACK

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SEP 24 2015

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

From: Robyn Funkhouser <rfunkhouser@amrcommercial.com>
Sent: Thursday, September 24, 2015 11:32 AM
To: MCP-Chair
Cc: Jack Alexander
Subject: REVISED Written Testimony for the Record on the Westbard Sector Plan
Attachments: JCA Testimony on Westbard Sector Plan before the MoCo Planning Board
09-24-2015.pdf

Importance: High

Good morning,

On behalf of John C. Alexander, I am sending you the below and attached **REVISED** written testimony as a back-up to the testimony that he will be providing today at the Westbard Sector Plan hearing. **Please discard the testimony I previously sent on behalf of John C. Alexander.**

Please let me know if you need anything else.

Thank you.

Sincerely,

Robyn Funkhouser

Testimony of John C. Alexander

September 24, 2015

Good afternoon and thank you for allowing me to weigh in today on the Westbard Plan. I am Jack Alexander, President of AMR Commercial in Bethesda and Past President of the B-CC Chamber of Commerce and the B-CC Rotary Club. I am also a Limited Partner in Butler Road, LLC (owner of the Kenwood Veterinary Hospital building), a Limited Partner in River Road Storage (owner/operator of Security Public Storage), a General Partner in Kenwood Building Limited Partnership, and Whitman Class of 1982, which also happens to be the last time the master plan was updated in Westbard and we are starting to plan our 35th reunion!

My family's roots run deep in Westbard; my mother-in-law has lived on Gloster Road in Woodacres for over 50 years. A few fond memories include birthday parties at River Bowl and Farrell's (now Whole Foods and Anglo Dutch respectively), buying my back-to-school jeans and cords at the Pants Corral located in the back of Giant, going to Roy Rogers after Whitman football games and buying beer for the victory party at Talbert's, pizza from Mario's, and searching for the lowest gas price at one of the five gas stations on River Road. I could go on and on but that is the past. It is now time to look forward to the next 50 years.

As to the plan at hand, my partners and I have owned the Kenwood Office Building for almost 20 years. It was built almost 50 years ago and is and has always been approximately 90 feet in height and an FAR of about 3, so you can imagine our concern and dismay when the current public hearing draft came out in August stating on page 47 that our existing zoned building height is 45 feet, and on page 48 that the proposed height called for is 45 feet, and on page 69 an FAR of 1.5 is recommended, or roughly half of what has existed there for almost 50 years. The good news is that page 21 has our property shaded for mixed-use which we believe is what it should be going forward. **We strongly hope at a minimum that the new plan acknowledges and maintains our existing height and density and places the same CRT zoning on our property that is proposed for every other commercial property in the River Road Corridor so at some point we could potentially join together for a cohesive development.**

Finally, as to the heights and density being proposed in the Plan, we are in favor of increased heights, especially on the property owned by Equity One as they are in a position to immediately and most positively improve the area by adding a variety of product types, amenities, dining options and housing options. This would attract and welcome both our children just starting out looking for their first place and our parents in their golden years, not only providing a desirable, vibrant, green place to live and shop, it would also eliminate

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JCA:rf



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Testimony of John C. Alexander

September 24, 2015

Good afternoon and thank you for allowing me to weigh in today on the Westbard Plan. I am Jack Alexander, President of AMR Commercial in Bethesda and Past President of the B-CC Chamber of Commerce and the B-CC Rotary Club. I am also a Limited Partner in Butler Road, LLC (owner of the Kenwood Veterinary Hospital building), a Limited Partner in River Road Storage (owner/operator of Security Public Storage), a General Partner in Kenwood Building Limited Partnership, and Whitman Class of 1982, which also happens to be the last time the master plan was updated in Westbard and we are starting to plan our 35th reunion!

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JCA:rf

SEP 24 2015

From: Margaret White <mwhite29@att.net>
Sent: Thursday, September 24, 2015 11:39 AM
To: MCP-Chair
Cc: Margaret White; Estel White
Subject: Impact of the new Westbard Sector Plan on Westwood Mews

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

Letter for the Montgomery County Planning Board Public Hearing on the Westbard Sector Plan to be held on Thursday, September 24th, 2015.

The new Westbard Sector Plan has the potential to make our community, Westwood Mews, an even greater place to live or to devastate it with highways running through it and tall buildings towering over it. I would like to bring to your attention to the following two issues that, if implemented, would have a catastrophic impact on our community. These two issues are pertinent to Westwood Mews and do not directly impact other communities.

The two key issues pertaining directly to Westwood Mews are the Connector Road linking River Rd to Westbard Ave and the height of new buildings along the boundaries of Westwood Mews with Park Bethesda.

1. The building heights on Park Bethesda:

- The Park Bethesda land (currently a parking lot) is significantly higher than Westwood Mews, by as much as 22 ft. We would be more impacted by the height of new buildings on the Park Bethesda parking lot than if we were all on the same level.
- Such natural topography benefits the county planners where Kenwood Place is on higher ground than the Giant store area, permitting the new buildings that will replace Giant to be relatively high. This relative height approach should be used also where Park Bethesda is adjacent to Westwood Mews.
- The parcel designated 576 (see below), as well as the southern end of parcel 519, should not be allowed to exceed 35' in order not to overshadow Westwood Mews. Currently these are being proposed at 50'. The remainder of the Park Bethesda area can be 50'. Therefore parcel 519 should have a gradual height restriction that reduces from 50' to 35' at its southern end, and parcel 576 should have a height restriction of 35' across its entirety.



- The existing green buffer between Park Bethesda and Westwood Mews will be even more important to our community when new town houses are built on the Park Bethesda parking lot adjacent to Westwood Mews. This existing green park land area should be formalized into the plan.

2. Planned connector road from River to Westbard:

- If the Connector Rd (between River Rd and Westbard Ave) is necessary it MUST take the high road route up on the Park Bethesda parking lot and join Westbard Ave near the current entrance to Park Bethesda, as stated on the current planning documents.

Any other route which might take it through Crown St would be catastrophic for our community and destroy significant green space, plus create a dangerous junction at the entrance to Westland Middle School. The homeowners of Westwood Mews appreciate the planners taking our needs into account in the work done so far in this respect and ask the Planning Board to insist that the above is the only viable option for this Connector Road.

Regards,
Margaret White
5301 Crown Street

MCP-Chair

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PARK AND PLANNING COMMISSION

0909

From: Phyllis Raynor <phyllisraynor1942@gmail.com>
Sent: Thursday, September 24, 2015 11:55 AM
To: MCP-Chair
Subject: Westbard plan/Westwood Mews

We own a townhouse at 5305 Crown Street in Westwood Mews.

Looking at the proposed plan, our property is located significantly below Park Bethesda, that is parcel 519 and parcel 576. Any building higher than 35' would overshadow our property and would not be appropriate planning. The current proposal is 50' and should be reduced to 35' and we formally submit that request.

In addition, we must insist that If the Connector Rd (between River Rd and Westbard Ave) is necessary, the only viable option would be as stated in the current planning documents to TAKE THE BETHESDA PARK ROUTE AND CONNECT WITH WESTBARD AT THE PARK BETHESDA ENTRANCE. And please protect our green space!!!!

We hope the planners will show proper respect for our quiet community which was developed over 30 years ago. This is our home.

Sincerely,

George and Phyllis Raynor

Sent from my iPad

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SEP 24 2015

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

From: Leanne Tobias <leanne.tobias@malachitellc.com>
Sent: Thursday, September 24, 2015 11:59 AM
To: MCP-Chair
Cc: Leanne Tobias; Leanne Tobias
Subject: Leanne Tobias, Westbard Sector Plan Testimony
Attachments: WESTBARD ORAL TESTIMONY OF LEANNE TOBIAS.pdf; WESTBARD WRITTEN TESTIMONY OF LEANNE TOBIAS.pdf

Attached please find Leanne Tobias's oral and written testimony on the proposed Westbard Sector Plan, for your review and inclusion in the public record. I have been a homeowner in the Springfield neighborhood adjacent to Westbard for over 20 years, am a career commercial real estate executive who has helped to develop over \$3 billion of property across the United States, and am a green real estate professional.

Should you have any questions, please contact me at 202-355-5270, leanne.tobias@malachitellc.com.



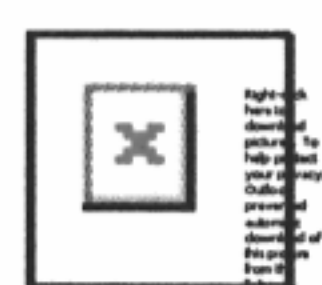
Leanne Tobias
Managing Principal CRE, FRICS, LEED AP
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**ORAL TESTIMONY OF LEANNE TOBIAS, MALACHITE LLC
SPRINGFIELD COMMUNITY RESIDENT
5809 RIDGEFIELD ROAD, BETHESDA, MD 20816**

Thank you for this opportunity to testify. I am Leanne Tobias of 5809 Ridgefield Road in the Springfield Community near Westbard Shopping Center. I testify as a more than 20-year homeowner in Springfield, as a career commercial real estate executive who has helped to develop over \$3 billion in projects, and as a green building professional.

I am eager to see the successful mixed-use redevelopment of the Westbard Sector as a vibrant, livable, walkable area. But the proposed sector plan **grafts an inappropriate “edge city” in the wrong place, violating best practices in urban planning, green design and the new urbanism.**

The proposed plan is simply **too high and too dense:**

Proposed building heights of up to 75 to 100 feet permit construction on scales for Metro-served downtowns. The plan adds up to 2,500 residential units, 5,000 people and a conservatively estimated 3,100 to 4,000 cars, leading to school overcrowding, traffic congestion and road safety issues. The capital expenditures needed to transform Westbard into an “edge city” would be better spent on improving access and amenities for areas of Montgomery County best suited for high density development, like White Flint, and the downtowns of Rockville, Silver Spring and Bethesda.

On traffic: Additional congestion on River Road will divert traffic into surrounding residential areas and onto Massachusetts Avenue. Massachusetts Avenue is already the scene of pedestrian and bicycle fatalities—most recently the tragic death of Gulf War veteran Timothy Holden on August 28. Congestion and road safety will become more problematic with the forthcoming relocation of 3,000 workers to the new Intelligence Community Campus on Sangamore Road. Has the new campus been incorporated in the traffic models for the Westbard Sector?

On school overcrowding: Westbard Sector public schools already exceed capacity. Montgomery County Public Schools has not addressed how the County will provide capacity for additional students if the sector plan is adopted.

A scaled back Westbard Sector Plan is imperative to create manageable and sustainable growth, rather than school overcrowding, traffic congestion, road safety issues and fiscal stress.

- **Building heights should be limited to 50 feet, and to 35 feet adjacent to existing single-family and townhome communities**
- **The number of additional residential units in the Westbard Sector should be capped at 1,000 or fewer.**
- **Structured parking should be prohibited.**

Montgomery County deserves a more thoughtful and responsible redevelopment plan for the Westbard Sector, not an “edge city”. Thank you.

WRITTEN TESTIMONY OF LEANNE TOBIAS, MALACHITE LLC
SPRINGFIELD COMMUNITY RESIDENT
5809 RIDGEFIELD ROAD, BETHESDA, MD 20816

EXECUTIVE SUMMARY: The proposed Westbard Sector plan grafts an ill-conceived “edge city” on a largely single-family community, inflicting school overcrowding, congestion and unsafe traffic conditions. While well-intentioned, the current plan violates best practices for green development, urban planning and the new urbanism and acts to the detriment of both the County’s legitimate urban centers and the Westbard area.

A revised Westbard Sector Plan is imperative. Building heights across the Westbard Sector should be limited to no more than 50 feet, and to 35 feet adjacent to existing single-family and townhome communities, including but not limited to the Ridgefield Road Manor Care site, the Crown Street townhomes, and areas adjacent to the Kenwood neighborhood. The number of additional residential units in the Westbard Sector should be limited to 750-1,000. The construction of structured parking should be prohibited.

This revised strategy would more than double the residential density of the Westbard Sector, allow commercial landowners to develop profitable and exciting mixed use and retail projects, and allow for manageable growth.

This testimony reflects the views of Leanne Tobias of 5809 Ridgefield Road in the Springfield Community adjacent to the Westbard Shopping Center. My husband and I have owned our home in the Springfield community for over 20 years. I am also a career commercial real estate fund manager who has participated in the successful development and management of over \$3 billion in diversified commercial real estate across the U.S., and a LEED Accredited Professional who has spearheaded the growth of the \$260 billion sustainable commercial real estate industry by creating and quantifying the investment case and presenting it worldwide to developers, investors and government officials. As well, I serve on advisory boards for the U.S. Environmental Protection Agency and the National Institute of Building Sciences.

Like the Montgomery County Planning Department, the Planning Board, Equity One and EYA, I am eager to see the successful mixed-use redevelopment of the Westbard Sector using sustainable principles. The daylighting of the Willett Branch stream is a wonderful idea, as are suggestions to use art and signage to create a renewed sense of place throughout the redevelopment area. But the proposed sector plan is **too dense, permits building heights incompatible with surrounding neighborhoods, violates best practices in green development, urban planning and the new urbanism**, and would **graft an inappropriate “edge city”** on a largely single-family area, inflicting school overcrowding, congestion and unsafe traffic conditions.

It is important to note that the Westbard Sector proposal violates best practices in urban planning, green design and the new urbanism. While vibrant, livable, walkable communities are the correct goal, height and density should be calibrated to the capacity of available infrastructure and the scale of the surrounding area. The Westbard Sector lacks the appropriate infrastructure for the proposed heights and densities, and the scale of the proposed sector plan is incompatible with surrounding uses. Specifically:

- **The Planning Department’s proposed densities, building heights and structured parking uses are excessive for Westbard, which is neither an employment nor a transportation hub and is ill-suited to become one.** The Planning Department’s proposal more than quintuples the number of rental units within the Westbard Sector to over 2,500, would increase population by up to 5,000, and would add an estimated 3,140 to 4,000 cars.¹ The proposed plan incorporates structured parking, and permits building heights of up to 100 feet in Kenwood, up to 75 feet along Westbard Avenue, and up to 80 feet on the Giant parcel near the single-family neighborhoods on Albia and Jordan Roads. These terms facilitate the construction of commercial buildings on the same scale as in Metro-served areas, including downtown areas in Bethesda, Friendship Heights and portions of Washington, D.C. The proposed densities and building heights and the inclusion of structured parking are inappropriate for an area developed for and dedicated substantially to single-family housing and neighborhood amenities.
- **The proposed Westbard Sector plan is incompatible with best practices in urban planning, green development and the new urbanism movement, which seek to restrict development of significant density to high volume employment and transportation nodes.** In Montgomery County, such nodes include the White Flint corridor and the downtown areas of Friendship Heights, Bethesda, Silver Spring and Rockville. High density development should be concentrated in these areas, which offer the appropriate infrastructure for sustained growth. The capital expenditures needed to transform Westbard into an “edge city” would be better spent in improving access and amenities to those areas of Montgomery County best suited for high density development. The current plan thus short-changes both the Westbard Sector and areas appropriately designated for higher density redevelopment.
- **Transportation infrastructure is insufficient to accommodate the proposed Westbard Sector plan.** With respect to LEED green building certification, the U.S. Green Building Council’s “access to quality transit” standard specifies that development or redevelopment projects be located within a half a mile of rapid transit such as Metro or within a quarter mile of comprehensive bus, streetcar or informal transit stops. The Westbard Sector is roughly 1.5 miles from the nearest Metro, and bus service is spotty. There is no guarantee from WMATA or Ride-On that bus service to the sector will be improved, nor has the fiscal viability of transportation improvements been evaluated.

In combination with the thousands of new vehicles that would be added under the proposed plan, the Planning Department’s recommendations to narrow lanes on River Road will create a bottleneck in an already congested area and divert commuter traffic into surrounding neighborhoods and onto Massachusetts Avenue. Massachusetts Avenue, already the scene of pedestrian and bicyclist fatalities—most recently the death of retired Navy Seal and Gulf War veteran Timothy Holden on August 28, 2015—presents a significant safety issue, one that will become worse with the forthcoming relocation of 3,000 workers to the Intelligence Community Campus now being constructed on Sangamore Road. The diversion of additional traffic flow from River Road would worsen already precarious safety conditions.

¹ Conservatively estimated at 1.5-1.9 cars per household for 2096 dwelling units, with totals rounded. The median number of cars per household in Bethesda is 2.1 (CLRSearch 2012), and 89% of households own cars.

- **Education infrastructure within the Westbard Sector is ill-suited to a population increase of 5,000, including a conservative estimate of some 600 new public school students.** All schools within the Whitman cluster are overcrowded as of 2015. Wood Acres Elementary School is undergoing its second expansion in 13 years. Pyle Middle School is at 119% of available space and Whitman High School is at 101% of capacity. Bethesda-Chevy Chase High School, while slated for a new addition, is at approximately 106% of capacity. To date, Montgomery County Public Schools has offered no concrete plans as to how school overcrowding will be addressed if the Westbard Sector Plan is implemented as proposed.
- **The proposed scale of the Westbard Sector Plan overpowers the amenities proposed by the Planning Department.** A daylight stream, greenbelts and tree plantings are welcome improvements, but it will be difficult or impossible to enjoy them amidst 75 foot to 100 foot buildings, substantially increased density, structured parking and the congestion associated with several thousand new cars. While the Planning Department proposes to create a sense of place by using signage to reference such historic structures as the Spinning Wheel Tavern, the Springfield Plantation, and the Bethesda Blue Granite Quarry, the proposed Westbard Sector plan will in fact produce a sterile and congested “edge city”.
- **A better vision: a sustainable Westbard Sector, geared to the scale of the surrounding community and accommodating manageable population growth and vibrant, profitable green development.** A compromise plan would provide:
 - **The addition of 750-1,000 rental units.**
 - **The restriction of building heights to 35 feet in areas adjacent to existing single-family and townhome neighborhoods—including the Manor Care site on Ridgefield Road, the Crown Street townhouses and the Kenwood neighborhood-- and 50 feet elsewhere.**
 - **The elimination of structured parking.**

This revised configuration would harmonize with the scope and scale of existing development and infrastructure; more than double the population of the sector; allow for manageable and profitable mixed use development; ease congestion, traffic safety and school congestion problems; and allow area residents to enjoy proposed green amenities. A less dense, lower-rise redevelopment plan would also facilitate the retention of small merchants focused on neighborhood-scale service.

Montgomery County deserves a more thoughtful and responsible redevelopment plan for the Westbard Sector, not an “edge city”.

From: Juliet Hoopes <jspagliardi@yahoo.com>
Sent: Thursday, September 24, 2015 1:06 PM
To: MCP-Chair
Subject: Westbard Sector Plan COMMENTS for Public Hearing TODAY

Dear Sir or Madam,

I am a resident of the Whitman Cluster with three children slated to attend Pyle Middle School and Whitman High School. I am writing regarding my concern in the Westbard Sector Plan and how I believe it will negatively impact the schools in the area by overcrowding.

I am highly concerned that, despite being the biggest concern for local residents, schools are only discussed in 2 short paragraphs in the 94-page staff draft of the Westbard Sector Plan. What's more I strongly object to the student generation rates MCPS uses to calculate the impact of this plan on the Whitman cluster schools.

- o MCPS uses generation rates averaged across the entire southwest quadrant of the county.
- o Yet generation rates for multifamily housing on the Whitman cluster side of Westbard are 2 to 5 times higher than the rates used by MCPS.
- o Using these localized generation rates, we believe the plan could add more than 600 students to the Whitman cluster alone.

Within a county that touts best public schools in the country, how can Pyle possibly be expected to absorb the 100+ additional students that Westbard can bring its way?

I hope my comments below will be included in today's hearing.

Thank you,
Juliet Hoopes
Ewing Drive Bethesda

MCP-Chair

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SEP 28 2015

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

From: Holly Townsend <hmt@townsend-group.com>
Sent: Friday, September 25, 2015 9:01 AM
To: MCP-Chair
Subject: Westbard Sector Plan

Dear Mr. Anderson,

I am writing to express my profound concern about the direction that the Westbard Sector Plan seems to be headed. As a resident of Kenwood, I would like to go on record to oppose the planned high density and tall buildings. This kind of development will add significant traffic and congestion along River Road and through Kenwood. I join my neighbors in opposing this in the strongest possible terms.

Sincerely,

Holly Townsend
6004 Brookside Drive
Chevy Chase, MS 20815

MCP-Chair

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SEP 28 2015

From: Barbara Zeughauser <b.zeughauser@gmail.com>
Sent: Friday, September 25, 2015 7:50 AM
To: MCP-Chair
Subject: Submission on behalf of CCCFH

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

As Vice-Chair of the Citizens Coordinating Committee for Friendship Heights (CCCFH), I am submitting the Overarching Goal/Guiding Principles of the CCCFH, concerning the Westbard Sector Plan. Should you have any questions or comments, please feel free to contact me directly at b.zeughauser@gmail.com.

Many thanks-
Barbara Zeughauser

WESTBARD SECTOR PLAN

Overarching Goal

The River Road-Westbard sector plan specifies community-oriented development that serves the needs of the surrounding neighborhoods.

Guiding Principles

- Residential housing and retail buildings should be low-density, e.g., town houses and low-rise buildings.**
- Any new residential development must have minimal impact on local public school enrollment.**
- Development plans must curtail any increases in traffic congestion, cut-thru traffic and also improve pedestrian and bicyclist safety.**
- Commercial development must focus on retail services for surrounding communities.**
- Plans should include significant public amenities including generous green spaces and improved access to the Capital Crescent Trail.**
- All new development should improve the environment by using pervious surfaces, green areas that offset hardscape and other measures that improve water quality in the Little Falls Watershed.**

SEP 28 2015

From: Sara McNamara <saramcnamara@me.com>
Sent: Friday, September 25, 2015 11:34 AM
To: MCP-Chair
Subject: Kenwood Traffic Concerns

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

Casey Anderson:

I'm writing to echo the 9/24/15 testimony of my Kenwood neighbors. The current development plan for Westbard says nothing about handling cut-through traffic even though a recent County study showed 2880(!) cars coming through on Dorset Ave in a 12 hour period—and that's before any development with higher density takes shape. We insist that the planning board protect our existing neighborhood from cut-through traffic that the proposed development will cause.

My husband & I purchased our home in this neighborhood specifically because of the quiet peaceful streets. We do not want busier streets. Traffic will destroy the charm of this historic neighborhood. Kenwood has a long standing history of providing a safe, quiet community in which to raise a family. In the 4 years that we have lived here we have seen a huge influx of young families moving into our community. I recently counted 120+ school age children in our neighborhood directory. Our narrow streets and lack of sidewalks mean that pedestrians have to walk in the streets. Children ride their bikes and scooters in the streets. Elderly couples regularly walk around in the streets. Dog walkers walk along the side of the streets. People from other communities come here to walk, bike and jog on our streets. They are attracted by the natural beauty of the cherry trees that line our streets and the lack of traffic on some of our quieter streets.

I support Kenwood's position which our representatives presented to your committee. With regard to the proposed development, we advocate lower height buildings, lower density and **control of cut-through traffic**. **Please don't allow our historic neighborhood to become a automotive thoroughfare between retail destinations in Westbard & Bethesda.** This would kill the essence of our community. Our quiet streets are an asset to Kenwood residents as well as many other pedestrians who wander in off the Capital Crescent trail. Every spring we are a sought after destination by nature lovers from near & far. In planning for the future, please preserve and protect the attributes of this community which have endured over many years. Future generations have a right to enjoy the unique qualities of Kenwood.

Sincerely,

Mrs. Sara E McNamara
6411 Highland Drive
Chevy Chase, MD 20815

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SEP 28 2015

MCP-Chair

From: Meera Trehan <meera.trehan@gmail.com>
Sent: Friday, September 25, 2015 12:10 PM
To: MCP-Chair
Subject: Westbard sector plan

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

Hello,

I am a resident of the neighborhood Somerset and would therefore be affected by the Westbard plan. I am concerned that the plan expands development without a commensurate increase in public resources--schools, parks, recreational facilities, traffic management, etc.. While I've read the plan and understand that some mention is made of these, the amount of green space (a .5 acre park?!) and vagueness about when and whether new schooling would be built is unacceptable, in my view. The neighborhood schools, pool and road are already overcrowded and it's completely irresponsible to expand development on the scale of the proposed plan without a guaranteed and commensurate increase in public resources.

Thank you,

Meera Trehan

SEP 28 2015

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

From: Smith, D. Jacques <Jacques.Smith@arentfox.com>
Sent: Friday, September 25, 2015 12:43 PM
To: MCP-Chair
Subject: Westbard Sector Plan

TO: Casey Anderson, Chair, Montgomery County Planning Board

INTRODUCTION.

By way of introduction, my family and I reside at 5214 Parkway Drive in the Kenwood neighborhood. I have attended several hearings and meetings among county officials and Westbard developers. I have also viewed the various plans and proposals online.

I write in QUALIFIED SUPPORT of the Westbard Sector Plan, but ask that the Montgomery County Planning Board exercise its discretion and common-sense in addressing the following two issues that have not yet been adequately addressed: high density and increased traffic through our neighborhood.

1. HIGH DENSITY.

Based upon my review of the various plans from the County and developers, the proposed density is TOO HIGH. The proposed changes are a dramatic increase and pushes the limits on County services in the area: schools, fire, police, libraries. The plan also fails to adequately address the impact such increased density will have on the existing County roads and infrastructure. Of note, the intersection of River and Little Falls is often at gridlock at peak times and requires multiple cycles of lights before one can cross. This is already unacceptable and the proposed plan does not fix the current problem. Until and unless these issues are corrected, the plan should not be approved as drafted.

2. INCREASED TRAFFIC THROUGH KENWOOD.

My review of the various plans from the County and developers, indicate that there is NO PLAN for dealing with the increased traffic that will cut through the Kenwood neighborhood. Even without the approval of the new proposal, hundreds of cars per day (many illegally) cut through the Kenwood neighborhood via Dorset Ave. to get from River Road to Wisconsin Ave. Others cut through Brookside Drive to get to and from Bethesda. This problem is most problematic at peak times and leads to dangerous conditions for our neighbors and their children as many cars speed past our homes. In addition, because Kenwood does not have sidewalks, the increased cut through traffic poses a dangerous threat to public safety. The current cut through traffic is already unacceptable and the proposed plan does not fix the current problem. Until and unless the issue of cut through traffic is addressed, the plan should not be approved.

RECOMMENDATION.

If the County can adequately address the issues related to high density and increased traffic through the Kenwood neighborhood, then I favor the proposed re-development. However, the current plans do not adequately address these concerns. Therefore, the Montgomery County Planning Board should exercise its discretion and direct that the developers re-submit their proposals to adequately address these concerns. Until and unless these concerns are adequately addressed, the Westbard redevelopment should not occur.

I am happy to discuss this further and can be reached at the below contact information.

Best Regards,

Jacques

D. Jacques Smith
Partner

Arent Fox LLP | Attorneys at Law
1717 K Street, NW
Washington, DC 20006-5344
202.857.6154 DIRECT | 202.857.6395 FAX
jacques.smith@arentfox.com | www.arentfox.com

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SEP 28 2015

From: maren.matal@comcast.net
Sent: Friday, September 25, 2015 1:20 PM
To: MCP-Chair
Subject: Input on the Westbard Sector Plan

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

Dear Planning Board:

Please consider asking the developer of the Westbard Sector to set aside some of that land for schools since there is no empty land to build the additional classrooms that will be needed with the addition of new dense residential units.

We live in the BCC Cluster. Although we are happy to see a new middle school being built, it's unfortunate that park land was the only available land. That's just the reality of living in a close-in suburb that was developed long ago.

With the Westbard Sector, there is a lot of land at stake. There is a real opportunity here to require that, if you are going to add thousands of new residents to an existing neighborhood (which has schools that were not designed to accommodate them), the developer must set aside land for additional schools.

My husband Joe and I have 3 kids and care a lot about the MCPS schools. We bought our house here in 2002 because we thought MCPS had such a great reputation. We hope our planners will attempt to restore and preserve that once-great reputation.

Thank you.

Sincerely,
Maren & Joe Matal
5109 Westridge Road
Bethesda MD 20816
(301) 320 9580 (home)
maren.matal@comcast.net

MCP-Chair

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SEP 28 2015

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

From: Kristen Khanna <kkhanna@animalci.com>
Sent: Friday, September 25, 2015 2:41 PM
To: MCP-Chair
Subject: Testimony from Kristen Khanna on 9/24/2015, re: Westbard
Attachments: Westbard development - schools fall 2015.pdf

Please see attached for my submitted testimony from yesterday's hearing. Many thanks to the Committee for their careful review.

Warm regards,
Kristen

H 301-654-5602
C 202-489-6402

Make your decisions in action, not from your chair.
- Hamdi Ulukaya

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Westbard Planning Board Testimony
2015.09.24

Hello, my name is Kristen Khanna. I have a son in 8th grade and a daughter in 6th grade at Westland Middle School and I am the former PTA President at Somerset Elementary. I am here today because I want to address the impact of the Westbard development on the public schools.

I am specifically concerned about Montgomery County Public School's inability to conduct long-range planning and, more importantly, to integrate accurate predictions with the work of this Planning Board. I want to make sure our schools continue to attract, and really beyond that, *welcome families with children* into new development projects such as those proposed at Westbard.

I recognize predicting school enrollment is a challenging task, but getting it right has never been more important. Our schools are overcrowded and, as a result, are simply not what they used to be.

To speak to the challenge of prediction, Somerset Elementary has nearly doubled its enrollment in the past 7 years (going from 307 to 590 students). When my daughter was four years old and would get into some mischief she used to say, "No consequences, no consequences!" but we're not four years old and we cannot simply wish away the consequences. Somerset Elementary has 590 students when full capacity is 516. There is not a single classroom available; music class is being held in the teacher lounge.

Westland Middle School has 1,312 students with a capacity of 1,097. B-CC High School is projected to reach 2,067 in 2016. Two thousand, sixty-seven students in a high school built with a capacity for 1,683.

I see the numbers and hear stories of the same from the Whitman cluster. This is not a B-CC versus Whitman cluster battle of who has it worse, so please don't let MCPS or anyone convince you that it can be reduced to that. We are actually on the same team.

How will the people who want to live in the new Westbard development find the schools? Adequate? Maybe. Excellent? I'm not so sure. I want to be sure that the MCPS school system doesn't shortchange any of our students – whether they come from families moving into our community or from families who live in existing communities; whether the children live in single-family housing or multi-family housing.

So I ask, in a planning process in which the so-called "Schools Appendix" to the Westbard Plan has gone missing, has MCPS provided you evidence they have undertaken the study needed and the uniqueness of the situation into account? I will provide just one example to consider -- MCPS and the Planning Board should understand that in both clusters we have many children of foreign nationals that cycle through our schools – in the year I was PTA President at Somerset there were 33 "first-languages" spoken at the school. These families are an amazing asset to the educational culture that is created by their presence and are part of what make predicting the school population a uniquely difficult situation – and make underrepresenting the number of

school-aged children in various types of housing so likely. To complicate matters, these families are often on a schedule other than our school year, which creates great flux in our classrooms and means the true numbers are often not captured in the numbers published by MCPS.

We simply cannot project there will be no or very few school-aged children in a new development with as many as 2,096 units because of its location, or because of a price point.

I believe this new development – by EQUITY ONE or the others to come - will be attractive to families whether they are moving here from Pittsburgh or Poland, just as the apartments along Willard and Park Avenues have been for years, and Archstone and other newer developments have been more recently. And with such attractive new places to live, as we see in the current Westbard plans, they are likely to increase the interest in our schools.

MCPS should not be expected to read the future any better than the rest of us, but predictable changes can be better understood at the local level and must be incorporated into your plans for the Westbard. We ask in this process that you be intellectually honest that school age children will be present in any type and any price of housing, and that you make decisions about the housing allowed in a development with an understanding that it affects the kind of community you will create, how successful it will be economically and otherwise, and how welcomed the future residents will be by the existing community. Thank you.

Kristen Khanna
5412 Uppingham St
Chevy Chase, MD 20815
Mobile: 202-489-6402

Comment added post-meeting:

I neglected to mention the fact that Westland Middle School uses the Westbard parking lot as overflow parking on many occasions throughout the year. In fact, the Principal recommends it as a place to park in her reminders about certain school-wide events, which are relatively infrequent - perhaps once a month. I understand the same may be true for the Church of the Little Flower, which I believe would mean overflow use at least weekly. Encouraging other means of transit is one possibility, but with new businesses and housing in the area I suspect it will not be that simple.

I do not know of a remedy besides parking further away along Westbard Ave. or Massachusetts Ave., which I perceive as not safe for the parkers who become pedestrians. An awareness that a newly created lack of overflow parking for the churches and public school in the area should be considered in the Plan.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: Jgoodwinb <jgoodwinb@aol.com>
Sent: Friday, September 25, 2015 4:03 PM
To: MCP-Chair
Subject: Westbard Sector Plan

Dear Sirs,

We strongly oppose the proposed Westbard Sector Plan. The plan will have detrimental effects on the areas surrounding Westbard with no offsetting public benefits.

In particular, if implemented as proposed, the plan will aggravate traffic congestion in an area with poor mass transit service and result in excessive height buildings and high density to the detriment of Kenwood, Somerset and surrounding areas. The Board has not identified any important, funded benefits that would accrue from the implementation of the plan.

The Planning Board and the Commissioners must reject the proposed plan

Jackson and Rosanah Bennett
6211 Kennedy Drive
Chevy Chase, MD

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

Statement of The Westbard Mews Condominium

Public Hearing on Draft Westbard Sector Plan, September 24, 2015

I am Richard Mathias, President of the Westbard Mews Condominium, a group of 36 town-homes located at the corner of Westbard and Massachusetts avenues. Next door to us, north on Westbard Avenue, are the very similar townhouses of the Westwood Mews Association. These two groups of low-rise three-story homes were established over 30 years ago. We live within the Westbard Sector itself; so your decisions will bring major changes to our immediate neighborhood.

Our primary concern is that you preserve the smaller scale of our community, which indeed is the stated vision of your draft Sector Plan. The plan, on page 6, envisions we will enjoy a "vibrant village center". We agree with that basic concept and agree that it requires limiting new building heights in the Westbard Avenue District to 50 and 75 feet levels, as set forth on page 63 of the plan. A "village center" does not have 120 foot high office or apartment towers; at a maximum it has 75 foot six-story type mixed-use buildings like the one shown on the cover of your draft plan. Where new buildings will be near low-rise residences or on the west side of Westbard Avenue, the maximum heights should be limited to 50 feet. In one small parcel, number 576, the limit should be only 35 feet as proposed by the Westwood Mews Association.

You must reject the push from developers to build high-rise towers. The owners of the existing eleven-story Park Bethesda apartment building argue its existence shows they should be able to build more high-rises next to it. We say the very existence of this monster building proves they should not. It was built in the 1960's and used as a federal government office building. When later converted to apartments, it was "grandfathered" as a zoning exception. It is completely out of scale in our neighborhood and not something to allow to happen again.

We know that your plan will bring major increases in population density, which you forecast as 2,096 new rental units, with adverse impact on traffic and our already over-crowded schools. Hopefully, the improvements will help offset those negatives. But most important to us is that you stay true to your own vision and your plan by not permitting high-rise towers in the new "village center" of our community.

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PARK AND PLANNING COMMISSION

ROYCO. INC.

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

September 24, 2015

Montgomery County Planning Commission
8787 Georgia Ave.
Silver Spring, MD. 20910

RE: Westbard Sector Plan Comments

Ladies and Gentlemen:

Royco and its founder have owned the Kenwood Station (Whole Foods) property since 1934. We are concerned about the future of Westbard and our property. We are investors and not developers. Our comments are based on our plan to own this property as a single income producing asset far into the future.

The DRAFT Westbard Sector Map promotes higher density, a mix of uses and other Sector wide improvements to access, mobility, public space and thoroughfare improvements – in the interest of a more sustainable, pedestrian oriented neighborhood. Through the large lens, the Westbard Sector Plan is generally beneficial to both residents and developers. However, through a more refined lens, there are specific impacts to Parcel 029 which need to be considered carefully before embracing the Sector Plan as drafted. The following pages outline a few key elements in the Sector Plan that directly (and in some cases, negatively) impact the Kenwood Station Site.

It is most important that the County consider language in the Plan that embraces **flexibility and accommodation on a site-by-site basis when development**

scenarios do occur – every site is different, and specific requirements for *all* sites may prove to be a disincentive to owners' redevelopment activity.

LAND USE AND ZONING

Parcel 029 is 117,281 SF (roughly 2.7 total Acres) with 39,825 SF of retail use, and a surface parking lot. The current zoning for this parcel is CRT 0.75 which allows a mix of 0.75 FAR of Commercial Use and 0.5 FAR of Residential Use which may be combined to allow a maximum development intensity of 1.25 FAR and a maximum building height of 40'.

The proposed Zoning increases the FAR substantially, to 3.0, by increasing Commercial FAR to 0.75 and Residential FAR to 2.75. Building height allowance will also increase by the equivalent of 3 floors of development.

Proposed FAR	Existing FAR
Commercial 0.75	Commercial 0.75
Residential 2.75	Residential 0.5
Height 75'	Height 40'

Under the proposed conditions, for Parcel 029, the maximum development potential (before any potential density increases):

+/- 87,960 GSF of Commercial Space
+/- 322,523 GSF of Residential Space
75' Maximum Height

The new zoning designation provides enough development potential to contemplate redevelopment that would include almost 2.5 times the amount of commercial development currently on the site. However, it remains to be seen, given setbacks, flood plain constraints and other considerations, whether this amount of density is actually achievable. The 75' height limit will also more than likely weigh heavily on the total amount of *achievable* density.

The numbers provided here are only *maximum areas*, determined solely through mathematical means. Physically fitting buildings with appropriate building dimensions, efficient parking scenarios, access, and appropriate setbacks will further reduce the amount of actual yield. Additionally, the map designation (Figure 3.2.1) tends to propose a lot consolidation which may not be economically achievable nor in the best interests of Royco.

Recommendations: It is important to consider whether the market realities in the future will be in step with the proposed land use mix percentages. **The Plan should provide for the rebalancing of the mix of density (Residential vs Retail) be allowed with future redevelopment requests. The potential exists that in the future** the retail part of the equation may need to be increased in order to properly consider the need for retail tenant attraction *and* retention.

OPEN SPACE

The Sector Plan calls for a very deliberate and specific public open space to be located on the Parcel 029 (at the Creek and adjacent to River Road)

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 Parcel 029. 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. 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 Parcel 029 develops on its own, the open space becomes a much more considerable factor in determining future plausible development scenarios.**

Recommendations: We recommend re-consideration of the location and size of this open space. 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 should bear the burden of easements, buffers or other restrictions when *other* properties that include the entire creek width, do not. In short, Willet Branch along the side of Royco's property is on residential property owned by the residents of Kenwood and not by Royco.

TRANSPORTATION

The Westbard Sector Plan recommends large scale changes to the transportation infrastructure in the River Road Corridor. Most, if not all, will positively impact the access and mobility to the property. The Sector Plan also recommends that improvements to River Road (and other thoroughfares) will occur "within the right-of-way" and will therefore not result in any additional private land being used for roadway expansion or new roads. These improvements include wider and more complete sidewalks, a cycle-track to be incorporated into the River Road right-of-way, and other recommendations about locations of curb cuts and access ways.

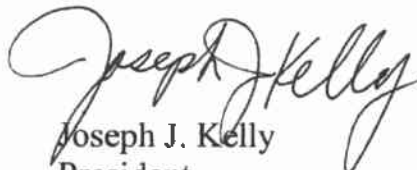
All of these recommendations will generally improve access and mobility. However, more specific interventions need to be considered more fully, such as traffic signalization, turn lanes crossing the cycle track, etc. Where will they occur? When two modes of transport such as bicycles and motor vehicles intersect, what will that require in turning lanes and signalizations?

Recommendation: Generally, further coordinated efforts with agencies and property owners need to follow to determine precisely where improvements will take place. It is important to reinforce the statement that roadways can and should be improved *without* widening any current infrastructure and negatively impacting any private development opportunities through a reduction in developable land. The required River Road sidewalks at 15' suggest (in plan and section) that River Road is a "Front". However, the design for The Kenwood Parcels shows buildings fronting a north-south street into the property. With other impacts reducing site area (the park for instance) it is important to understand what additional restrictions may be placed on the development as it faces River Road.

Buildings on this site will most likely **NOT** be best served by requiring River Road-facing retail for example, as this will likely be the narrowest side of the potential development. We therefore recommend adding language to the plan that will provide the necessary design flexibility in the future.

We appreciate the efforts of the Planning Staff and thank them for a professional approach to a difficult task. We are available at any time to discuss these comments and welcome the opportunity to do so.

Sincerely,



Joseph J. Kelly
President

MCP-CTRACK

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SEP 28 2015

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

From: Cynthia Green <cpgreen@verizon.net>
Sent: Friday, September 25, 2015 6:36 PM
To: MCP-Chair
Subject: Westbard Sector Plan--written testimony by Cynthia Green
Attachments: CGreenWestbardSectorPlan092315.docx

Greetings!

Attached is a copy of my complete testimony delivered on September 24, 2015.

Thank you for giving me and other community residents the opportunity to present our views.

Sincerely,
Cynthia P. Green
5512 Westbard Ave.
Bethesda, MD 20816

Westbard Sector Plan Testimony

by Cynthia P. Green, Ph.D.

Good afternoon. My name is Cynthia Green, and I live at 5512 Westbard Ave. in Bethesda. I have lived one block away from the Westwood Shopping Center for 31 years. Luckily for us, the County and the developers left our area alone while packing high-rises into Friendship Heights and downtown Bethesda. During this time, the traffic in this area has become much heavier at all hours of the day and the schools have become overcrowded.

I have five major concerns:

1. **The rapid transformation of our suburban neighborhood** to a cityscape filled with high-rises
2. **Severe traffic congestion** worsened by inadequate access to public transportation
3. **Loss of basic services**, especially full-service gas stations
4. **Dangerous traffic on my block**
5. **Skepticism that the community amenities will materialize**

Soaring high-rises. The plan allows 75 foot heights in the Commercial Residential Town (CRT) zones along Westbard Avenue. This height is not appropriate for our residential area, which is neither an employment nor a transit hub. The proposed sector plan allows for 2,100 new residential units to be built; this would more than double the number of existing units. A more sensible plan for our small area would be to add no more than 750 new units for the entire sector.

Traffic gridlock. Already our two major commuter routes—River Road and Massachusetts Avenue—carry a heavy load of traffic, which will only become worse as outer areas that are not well served by public transportation become developed. Widening these two roads would be difficult, and in any case the portions in Washington, DC are unlikely to be widened because they are lined by private homes. The proposed plan offers no solutions for mitigating traffic congestion. To state the obvious, our nearest Metro stop is 1.5 miles away. Walking to the Metro is not practical because of the narrow sidewalks along River Rd., the lack of pedestrian crosswalks, and the risk of being mugged, even in daylight. The T2 and the 23 Ride On buses run only every half hour between roughly 6:30 am to 7:30 pm. Metro's Red Line suffers from frequent breakdowns, delays and severe overcrowding. It does not make sense to plan development around Metro stops unless the County is willing to invest more resources to ensure that Metro becomes reliable and safe.

Loss of basic services. As we've seen in downtown Bethesda, the price of transforming a neighborhood into a bustling cityscape is the disappearance of the basic services we rely on. These include full-service gas stations, car repair shops, dry cleaners, pharmacies, and pet products and care facilities. With low profit margins, these small businesses cannot afford the

higher rental fees that typically accompany new development. While the plan claims to facilitate aging in place, the two gas stations on Westbard have been deleted from the plan, leaving fewer places to obtain routine car care such as repairing a flat tire.

Dangerous traffic on my block. One aspect of the proposed sector plan that I am in favor of is the re-alignment of Westbard Avenue at River Road—specifically redirecting the block of Ridgefield Road between River Road and Westbard Avenue (between the Manor Care site and the Westwood II shopping center). We Westbard Avenue residents in the block between River Road and Ridgefield Road are tormented by heavy traffic zipping off of River Road at 45 miles per hour and zooming down our block, despite signs near three speedhumps indicating 15 MPH and a sign stating a speed limit of 25 MPH. Even worse, despite the signs stating “NO THRU TRUCKS OVER 7,000 LBS G.V.W.,” many heavy trucks come down our street. We are often awakened in the middle of the night as they rattle over the speedhumps. Most residents on our street would like to close off the street at River Road to reduce the traffic and make the street safer for children. Reorienting the Ridgefield Road block from River Road to link directly with Westbard Avenue towards the shopping center might help reduce the traffic on our street.

Skepticism that community amenities will materialize. I’m in favor of the restoration of the Willett Branch stream, but I’m not optimistic that this work will ever be done because of the large number of landowners that own small pieces abutting the Willett Branch. It seems as if the County is relying on developers to do the restoration work, and they have little incentive to invest in this project. The previous Westbard Sector Plan included a community park; today there are four houses in that lot.

In summary, the proposed Westbard Sector Plan does not offer the community any tangible benefits—only more traffic and congestion. The plan does not propose any county facility buildings or other county-funded amenities. The only amenities mentioned must be negotiated with the developers.

I appreciate the hard work and dedication of the planning team. They have endured a lot of criticism from the community and have persevered to complete their task. Many factors are beyond their control, yet we expect them to solve every problem.

I thank the Planning Board for giving me this opportunity to speak and hearing my concerns. My written testimony details the points I have made today.

MCP-CTRACK

RECEIVED
SEP 28 2015

From: Ralph Hofmeister <hofmeister@earthlink.net>
Sent: Saturday, September 26, 2015 9:03 AM
To: MCP-Chair
Subject: testimony for Sept. 24 Westbard Sector Plan hearing
Attachments: L.hofmeister westbard testimony 9.24.15.doc

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

Attached please find September 24 testimony before the Montgomery County Planning Board re: the Westbard Section Plan

--

Ralph & Liz Hofmeister
6759 Brigadoon Drive
Bethesda, Md 20817
301-229-6341

Elizabeth Hofmeister September 24, 2016, testimony
before the Montgomery County Planning Board
re: the Westbard Section Plan

Good Afternoon Chairman Anderson and members of the board

My names in Elizabeth Hofmeister and I am a resident of the Bannockburn Community, which is located about two miles west of the Westbard Shopping Center along River Road

I am a member of Bethesda Friends Meeting, which is a member congregation of Action In Montgomery. I am speaking today as an area resident who shops regularly at several of the stores at Westbard.

In its consideration of revisions to the Westbard Sector Plan, I strongly urge the Planning Board to make the changes to the plan necessary to allow for an increased number of affordable housing units in any redevelopment of Westbard, beyond the 12.5% that is required by county regulation.

In shopping at Westbard, I interact several times a week with employees of Giant, Rite Aid, Capital One bank and other shops. Data collected by county shows that of the 1,800 workers in the Westbard Sector, 59% earn less than \$40,000/year. Virtually none of them live near where they work. On that kind of salary, they cannot afford to.

A number of these lower-wage Westbard sector employees work in the small store and light industry establishment of the sector that has been referenced in the testimony today. These employees make long daily commutes to provide the services that area residents say are so important to them.

The redevelopment of Westbard presents an opportunity to increase the county's affordable housing stock, which currently has a deficit of some 40,000 units. This board has the authority to make revisions to the sector plan that will enable a developer for Westbard to include more affordable units. The employees whom I speak to weekly, who bag my groceries and who direct me to the right aisle for an item, who are unfailingly helpful and pleasant, should have the option of living near where they work.

I urge you to see that this happens.

Thank you.

MCP-CTRACK

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SEP 28 2015

From: Karen M Karch <karenmkarch@aol.com>
Sent: Saturday, September 26, 2015 10:50 AM
To: MCP-Chair
Subject: Westwood Development

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

Please do not ruin our neighborhood.

Do not placate Park Bethesda developers by allowing Crown Street to become an access road . By changing the purpose of Crown St, neighborhood children will be put at increased risk from more traffic. Please do the right thing for current residents. Thank you. Karen Karch Sent from my iPhone

From: Cmloser@aol.com
Sent: Saturday, September 26, 2015 12:29 PM
To: MCP-Chair
Cc: richard@telecommstrategies.com; lauren.attard@gmail.com; barrientospaz@gmail.com; cfmco@aol.com; udaniels@me.com; adrianaelias@hotmail.com; louisaghart@gmail.com; caroline0815@yahoo.com.tw; alajacobs@gmail.com; pkjacobs@gmail.com; karenmkarch@aol.com; dan_kelleher@verizon.net; norako@mac.com; cmloser@aol.com; cathymartens1@gmail.com; NinaAmyS@gmail.com; hyeyongos@yahoo.com; LillianPatrician@hotmail.com; phyllisraynor1942@gmail.com; markryan1983@gmail.com; jordanbschwartz@gmail.com; fhamdjd@gmail.com; charleswsherman@gmail.com; jwkeepsake@aol.com; Estel.White@dia.mil; Mwhite29@att.net; winhelen@gmail.com; wongsoonshing@yahoo.com; arzme@aol.com; bridgetbzarate@gmail.com; sue@telecommstrategies.com; theimg@aol.com
Subject: Westbard Mews/Park Bethesda-Development

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

Chair:

Montgomery County Planning Board

We, Raquel and Claudio Loser, and our family have been home owners of Westwood Mews for a long time. Westwood Mews is a wonderful, well established, and balanced community. It is an anchor of middle class stability, combining working families, with children, and responsible and active seniors.

As responsible members of the community at large, we view the proposed actions in the Westbard community as entailing progress and renewal. However the new Plan should balance the preservation of what is good and valuable to our neighborhood, the community at large, and the elements of change.

We at Westbard Mews feel strongly that in developing the area it would be a major mistake to run a connection from Westbard Rd. to River Road through Crown Street for three reasons:

1. Given the configuration of the terrain, the cost involved would be extremely high, compared through an alternative road through Park Bethesda
2. The damage to the community, in terms of insecurity, green space, loss of equity, loss of quality of life, and possible loss of lives, would be enormous.
3. The damage to the tax base for the county that one can broadly estimate at about \$200,000 a year, would be significant, as property values will most likely sink.

In contrast, private developers may claim gains to the community. In addition to the justified and justifiable profit motive, the project may not involve any short or medium term gain to the county, because of tax incentives and exemptions, and County infrastructure contributions that developers will certainly obtain.

In that sense a compromise involving a reasonable development plan of Park Bethesda with a road at that level is, in my opinion and I am sure that of all our community, the right approach.

Please strive for progress with roots.

Best regards

Claudio Loser and Raquel Loser

Owners

**5306 Crown Street,
Bethesda MD 20817**

**Claudio M. Loser
cmloser@aol.com
claudio@centennial-group.com
(C) 301-523-2860
(H) 301-340-2860**

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SEP 28 2015

From: Judy Webster <jwkeepsake@aol.com>
Sent: Saturday, September 26, 2015 2:00 PM
To: MCP-Chair
Subject: Westward developement

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

Dear Planning Board,

I have lived on Crown Street for 20 years. I moved here because of the location. Slowly things have changed. I am not happy about the possibility of having Crown St. extended to reach River Rd.

It would ruin our neighborhood and lower the value of our townhouse community.

Park Bethesda lied to us years ago when they said a small storage facility was going to be built for the residents. Instead a huge storage facility appeared. I do not trust them.

Now they want to build high rises where their parking lot sits, adjacent to Westwood Mews.

Let's not overbuild this area. We do not want it to turn into another Bethesda Ave. Right now the traffic is manageable but with more apartments, townhouses, retail shopping, etc. it will not be. We like things to be improved, if it is for the good of the public, not for the profits of Park Bethesda and the developers involved. Remember, we live here and do not want our neighborhood transformed in the name of someone else's idea of progress. Thank you.

Judy Webster

Sent from my iPhone

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SEP 28 2015

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

MCP-CTRACK

From: Danuta Wilson <danutawilson@hotmail.com>
Sent: Saturday, September 26, 2015 7:02 PM
To: MCP-Chair
Cc: county.council@montgomerycountymd.org; Marcolin, John
Subject: The Westbard Sector Plan comments

Dear Chairman Anderson:

I submitted my extensive comments on the Westbard Sector Plan prior to the public hearing, but I focused exclusively on an issue that has not been addressed at all i.e. the impact of redevelopment of Westbard on school capacity. Following the hearing I would also like to add my support for the overwhelming majority of the speakers who urged you to reject the proposed plan. The following are the issues I would like to stress. All of them have been addressed at length at the hearing:

I agree with other community members that buildings on River Road should be 3 – 4 stories high at the most. The proposed heights are out of character for the area. The entirety of River Road is one of the most beautiful roads in our County and to destroy it would be a tragedy. No one wants a concrete canyon along River Road.

I agree with PTA cluster coordinators who want you to halt excessive growth in the County until a solution can be worked out for school capacity. The fact is that no capacity solutions at the middle and high school levels in the Westbard area have been identified. There is only one very short and generic paragraph about schools in the entire Sector Plan.

I agree with other speakers that the proposed density is excessive.

I agree with area residents that the proposed plan has the potential to do irreversible damage to our neighborhoods. Many speakers pointed out that the Planning Board seems to be working for the developers rather than residents and taxpayers. We want to live in a SUBURBAN community, not an urban community.

I was pleased that so many expressed their opposition to this submitted Plan so once again you were able to hear for yourself what the taxpayers and residents of the area think about it. I feel that, on occasion, the staff of the County Planning Department has misrepresented our position which was clearly the case at the initial presentation of the Sector Plan on April 30, 2015. I am glad that the record has been straightened out by the community once again.

I am asking you to reject the proposed Westbard Sector Plan.

Thank you.

Danuta Wilson

4917 Redford Road

Bethesda MD 20816

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SEP 28 2015

From: Allison St. John <astjohn@gwmail.gwu.edu>
Sent: Sunday, September 27, 2015 2:32 PM
To: MCP-Chair; Marc St. John
Subject: Testimony regarding proposed Westbard development plan

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

Dear Casey Anderson:

I'm writing in support of the 9/24/15 testimony given by my Kenwood neighbors. The current development plan for Westbard does not address the handling of cut-through traffic through Kenwood. This is alarming to us given that recent County study showed 2880(!) cars coming through on Dorset Ave in a 12 hour period—and that's before any development with higher density takes shape. I am a mother, of four small children. Understandably, I am terrified of the anticipated cut-through traffic the proposed development will cause.

As background, my husband and I stretch our financial position to buy a home in Kenwood in 2005 when we learned we were expecting our first child. At the time, we were one of VERY few families with a young and growing family. Why did we choose Kenwood? Specifically for its peaceful and quiet streets, the historic charm, and SAFETY of the community within which we hoped to raise our family. Today, just 10 years later, the Kenwood neighborhood has exploded with young families and we regularly see children riding bikes, walking to friends houses, the playground, and waiting for the bus. It is a delight and a much cherished aspect of our historic neighborhood.

In my opinion, Kenwood is an asset to the community, not only for its well known cherry trees in the spring, but throughout the year for the peaceful respite and beauty it offers people from the surrounding community to enjoy. Year round I observe artists with easels and sketch pads capturing the beauty of our serene oasis. I see young couples with the new babies picnicking by our brook. We frequently meet families on bike and pedestrians off the Capital Crescent trail enjoying our playground and our quiet streets. Even several local retirement committees travel to Kenwood for walks and sight seeing. Given that our narrow streets already lack sidewalks due to our cherry trees, these bikers, pedestrians and our own children and elderly residents must walk in the streets. Imagine the liability, which increased cut through traffic, would incur!

I am not given to hyperbole but the proposal, as it stands, is an outrageous oversight of the planning committee and must be amended.

I support Kenwood's position which our representatives presented to your committee. With regard to the proposed development, we advocate lower height buildings, lower density and **control of cut-through traffic. Please don't allow our historic neighborhood to become a automotive thoroughfare between retail destinations in Westbard & Bethesda.**

Sincerely,
Dr. Allison St. John

Licensed Psychologist
5480 Wisconsin Avenue

Suite 210
Chevy Chase, MD 20815
Phone: 301-986-8550
Fax: 301-986-8551
www.drallisonstjohn.com

MCP-CTRACK

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SEP 28 2015

From: john frink <frinkjg@gmail.com>
Sent: Saturday, September 26, 2015 9:39 PM
To: MCP-Chair
Cc: Marnie Shaul; Vicki Frink
Subject: Westbard Sector Plan Testimony

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

Dear MC Planning Board,

I was at the 9/24/15 Westward hearing and am submitting this for the record. I am gravely concerned that the impact studies on school enu that were referenced at meetings and earlier versions of the plan were not included in the proposed sector plan. Quantitive studies are critic these incredibly important aspects. Please direct staff to do the studies.

There appears to be a lack of coordination between County and State agencies on the proposed Westbard development, especially with reg infrastructure. The Planning Board seems to say, "All new development is good, no matter how overloaded the schools, public transit and Please coordinate with the other Government stakeholders.

Thank you for the outreach to the community by you and your staff.

Sincerely,

John Frink
4507 Cumberland Ave
Chevy Chase, MD (Somerset)

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SEP 28 2015

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

From: Tina Adler <tmadler2@verizon.net>
Sent: Sunday, September 27, 2015 11:19 AM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: tmadler2@verizon.net
Date: 09-27-2015

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

Dear Chair Anderson 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 make sure there's lots of green space and a healthy environment in the Westbard plan, including trees and accessibility for walkers and bikers. thanks!

Name: Tina Adler
City: Cabin John
Zip: 20818

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SEP 28 2015

MCP-CTRACK

From: Jolie Golomb <jbg5129@aol.com>
Sent: Wednesday, September 23, 2015 7:11 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

Sent from: jbg5129@aol.com
Date: 09-23-2015

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

Dear Chair Anderson 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: Jolie Golomb
City: Bethesda
Zip: 20816

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SEP 24 2015

MCP-CTRACK

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

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Wednesday, September 23, 2015 8:28 PM
To: MCP-Chair
Subject: Statement from Les Nicholson re the Westbard Sector Plan

Please find below at statement from Les Nicholson, a resident of Kenwood and member of the Kenwood Committee for River Road/Westbard:

My theme was that the Planning Board and its staff are public servants charged with the responsibility of listening to and implementing the legitimate legal desires of the majority of the residents and tax payers in each sector. That is the essence of democracy and representative government.

On its face, the process appears to be designed to accomplish what the residents want. But when the residents keep telling the staff that they don't want higher buildings, greater density or more traffic and the staff continues to propose changing the current sector plan rules to allow higher heights, greater density and increased traffic, the process is perverted to the detriment of the thousands of residents who have bought homes and paid taxes in the Westbard sector.

The Board, as public servants, must not allow this to occur. The sector plan should reflect the desires of the majority of the residents to protect and enhance the quality of life in their neighborhoods, not requests from the relatively few people, who bought property under the existing rules, to change those rules to make their property even more valuable.

My apologies for not knowing about the 24 hour rule. I erroneously thought my email just had to be submitted today. Les

Les Nicholson | Executive Vice President and Chief Legal Officer

Facchina | www.facchina.com

P: 240.776.7175 | C: 301.652.5222 | F: 240.776.7369

102 Centennial St, Suite 201, La Plata, MD 20646

SEP 24 2015

From: Ginanne Italiano <gitaliano@bccchamber.org>
Sent: Thursday, September 24, 2015 9:30 AM
To: MCP-Chair
Cc: jrussel@rodgers.com
Subject: Written Testimony for the Record on the Westbard Sector Plan
Attachments: BCC Chamber Testimony on Westbard Sector Plan befor Montgomery County Planning Board -9-24-15 by Jennifer Russel.pdf

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

Good morning. As a back-up to the testimony that Jennifer Russel will be providing today on behalf of the Greater Bethesda-Chevy Chase Chamber of Commerce at the Westbard Sector Plan hearing, below and attached is our testimony in writing. Please let us know if you need anything else. Thank you.

Sincerely,

Ginanne Italiano

**THE GREATER BETHESDA-CHEVY CHASE CHAMBER OF COMMERCE
TESTIMONY BEFORE THE PLANNING BOARD ON
WESTBARD SECTOR PLAN
September 24, 2015**

Good afternoon. I am Jennifer Russel, Vice President of Economic Development and Government Affairs for The Greater Bethesda-Chevy Chase Chamber of Commerce, representing over 630 member businesses and nonprofit organizations in Montgomery County.

The BCC Chamber has long-supported the Westbard Sector Plan, and in particular mixed-use redevelopment and revitalization of this area of Bethesda.

Many areas in Westbard are in dire need of redevelopment and revitalization. For example, the Westwood Shopping Center parcels are an important opportunity to redevelop a large parcel with a mix of uses that achieve major goals of the Sector Plan. The BCC Chamber supports the plan prepared by Equity One and commends it to the Board for inclusion in the Sector Plan. The Equity One parcel is unique in that one owner controls a significant portion of the Sector Plan area, and redevelopment of its properties could have a substantial and immediate beneficial impact on the area, serve as a catalyst for further redevelopment of the Sector Plan area, and advance numerous goals of the Sector Plan. In this sense, the Sector Plan and its recommendations for the Westwood Shopping Center represent an important opportunity that should not be lost.

As is recognized in the draft Sector Plan, additional and more diverse housing options are sorely needed in the Westbard area, and this should include an appropriate level of affordability. To this end, the BCC Chamber recognizes the presence of the Housing Opportunity Commission ("HOC") in the Sector Plan area and supports their efforts along with Equity One to further develop the properties currently improved with the Westwood Towers on Westbard Avenue and to increase affordable housing in the area.

The BCC Chamber also supports the Sector Plan's goals of reimagining the streetscapes in the Sector Plan area to make them more pedestrian and bicycle friendly, and increasing the number and type of green and open

spaces in the area. Anyone who has travelled on River Road or Westbard Avenue has experienced the auto-centric focus of these streets, largely devoid of greenery and safe bicycle and pedestrian passage.

While the BCC Chamber supports the improvement of Willet Branch, it is concerned about the impacts restoration of the stream valley and its associated buffer areas will have on adjacent properties. The BCC Chamber suggests that the Planning Board and Planning Staff examine more closely what a realistic vision for this amenity may be, the extent of its impacts on adjacent properties, and how the project could be implemented such that it simultaneously allows for redevelopment of adjacent parcels to proceed.

The BCC Chamber recommends that the proposed heights in the Sector Plan area also be more closely examined to ensure they will allow for and foster the type of redevelopment envisioned and provide architectural interest and green areas. In some instances, increased height is appropriate to allow for more open space on the ground level, or to account for impacts to properties brought on by other Sector Plan objectives, such as restoration of the Willet Branch. Moreover, given the heights of a number of existing buildings in the area, increased height is appropriate in many locations. The Planning Board should not shy away from assigning appropriate heights where deemed necessary to achieve the larger housing, green space, and other important goals of the Sector Plan.

We thank you for the opportunity to submit these comments, and look forward to continuing to monitor the progress of this important Sector Plan.

Ginanne M. Italiano, IOM

President & CEO

The Greater Bethesda-Chevy Chase Chamber of Commerce

7910 Woodmont Ave., Suite 1204 Bethesda, MD 20814

P: (301) 652-4900 F: (301) 657-1973 C: (240) 508-7233

www.bccchamber.org

Check out the Chamber's video - [Click Here!](#)



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CHAMBER OF COMMERCE

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**THE GREATER BETHESDA-CHEVY CHASE CHAMBER OF COMMERCE
TESTIMONY BEFORE THE PLANNING BOARD ON
WESTBARD SECTOR PLAN
September 24, 2015**

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The BCC Chamber also supports the Sector Plan’s goals of reimagining the streetscapes in the Sector Plan area to make them more pedestrian and bicycle friendly, and increasing the number and type of green and open spaces in the area. Anyone who has travelled on River Road or Westbard Avenue has experienced the auto-centric focus of these streets, largely devoid of greenery and safe bicycle and pedestrian passage.

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We thank you for the opportunity to submit these comments, and look forward to continuing to monitor the progress of this important Sector Plan.

Richard Barnett Testimony to Public Hearing on Westbard Sector Plan – 24 September 2015

I am Richard Barnett and I own 5311 Crown Street which is part of the Westwood Mews development of town houses, located just off Westbard Ave.

Our community is immediately adjacent to Park Bethesda and the Capital Crescent Trail. It is a very peaceful area, many parts of it set back from Westbard Ave, and our owners and residents value this highly.

I have two points to mention:

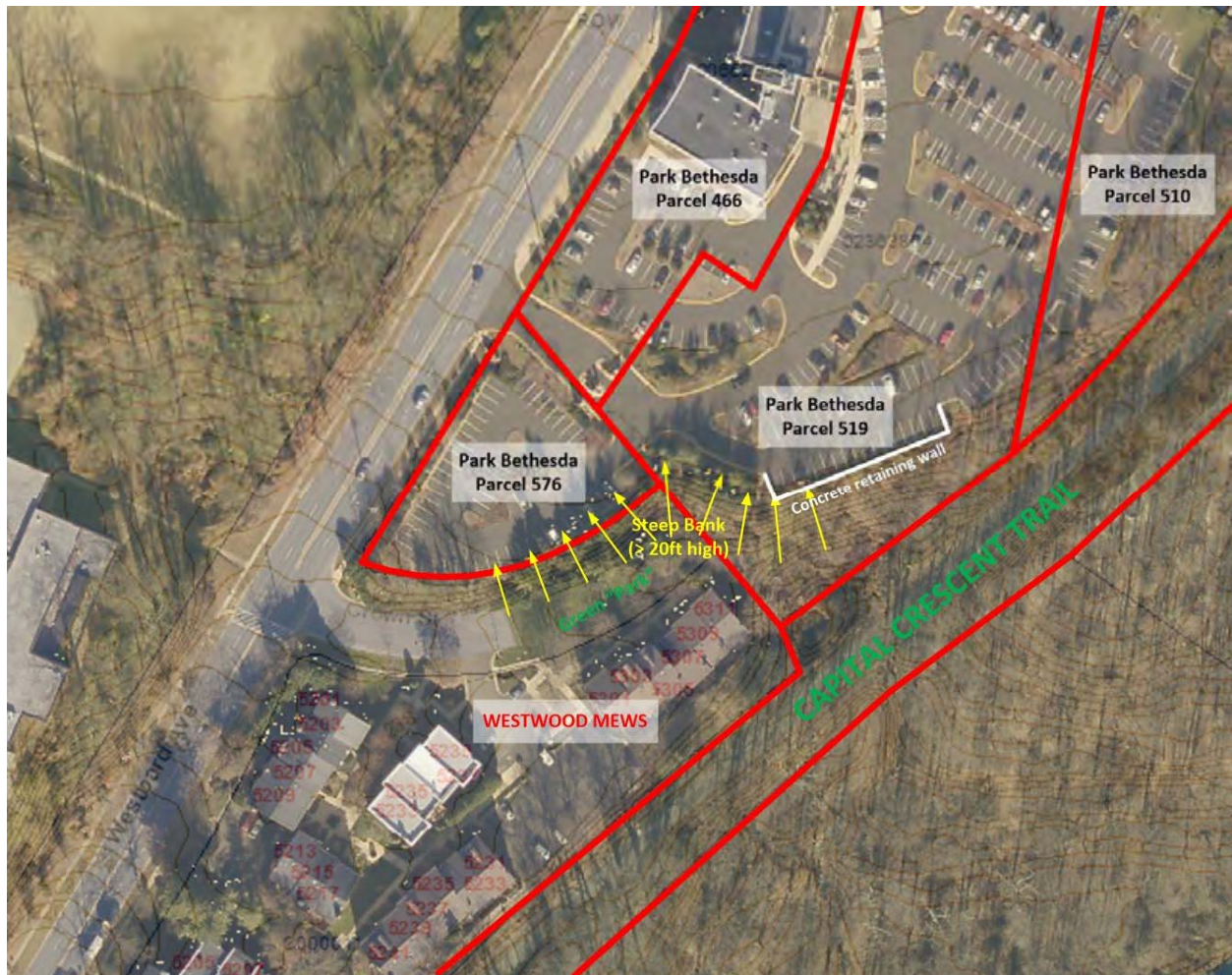
Firstly, last Fall our community participated fully in the Charrette held by the Montgomery County Planners. From that came the realization by all that the Connector Road between River Rd and Westbard Ave, if it is to exist at all, MUST take the high road over the Park Bethesda parking lot and enter Westbard Ave approximately where the current entrance is to the Park Bethesda property. Any other solution would devastate our community of town homes because of the close proximity of the Connector Road, as well as creating a dangerous road junction right at the entrance to the Westland Middle School. Furthermore it would destroy a green space that our neighborhood has maintained for >30 years (see attached photo). It would also be very expensive to build because of the steep terrain beside the Capital Crescent Trail (see attached map). Our entire community obviously feels VERY strongly about this and we want the planning board to reaffirm the current route of the Connector Road as stated in the current planning documents, where the Connector Road joins Westbard Ave at the current Park Bethesda entrance.

My second point relates to what my neighbor Frank Anderson explained to the Board this afternoon about the heights of the townhouses that will be built on the southern end of the current Park Bethesda parking lot. These maximum heights must be reduced to no more than 35 ft as they get closer to the boundary with Westwood Mews, on both parcels 576 and 519, because those new town houses will be towering over our existing houses due to the height difference between the sites which is greater than 20 ft (you can see this from the contour lines on the attached map and the yellow arrows pointing up the steep banks). Because of this significant height difference we also need the green buffer on our boundary with Park Bethesda to be maintained or preferably improved and the steep sloping green bank between us and Park Bethesda, at the southern end of parcel 519, to remain as is but with better native plantings, so as to soften the transition from the high parking lot to the level of the land right outside our homes. (You can see all of this on the map I have provided). We don't want any more concrete retaining walls facing our homes. We also don't want the Park Bethesda plateau to encroach any more on the Capital Crescent Trail than it currently does, because the height difference there is more than 30 ft. We request that these important aspects be made part of the Plan so everyone is clear what can and cannot be done in the future, as Park Bethesda tries to maximize its useful area at the expense of its neighbors and the users of the Capital Crescent Trail.

We are very grateful to John Marcolin and the whole team of planners involved with this project for listening to us last Fall and for taking the first steps towards safeguarding our community.

Testimony to Public Hearing on Westbard Sector Plan – 24 September 2015

by Richard Barnett, 5311 Crown St, Bethesda, MD 20816 (Tel. 240-476-8969)



Boundary issues due to height difference between Westwood Mews and Park Bethesda

- Greater than 20 ft difference in height from Westwood Mews to Park Bethesda parking lot.
- Greater than 30 ft difference in height from Capital Crescent Trail to Park Bethesda parking lot.



Green "Park" at Westwood Mews



Close-up of steep bank along boundary



Jeffrey Z. Slavin
Mayor

TOWN OF SOMERSET

4510 Cumberland Avenue
Chevy Chase, MD 20815
301-657-3211
town@townofsomerset.com



Rich Charnovich
Town Manager/Clerk-Treasurer

Statement of Jeffrey Z. Slavin, Mayor of Somerset

Chairman Casey Anderson and Members of the Planning Board, thank you for this opportunity. With me today are two members of our Town Council.

We have been participating in the discussions of the sector plan for more than a year and have appreciated the willingness of the Planning Department staff to work with us.

Somerset is a caring community. We are excited about the possibilities for improvements in Westbard—new shops, green space, sit-down cafes. In addition, we welcome economic diversity in our area, which new housing can bring. And we like the plan's environmental vision, especially daylighting the Willett Branch.

Westbard is a suburban area that is primarily auto oriented and is surrounded by single family homes. It is not a metro stop nor does it have much public transit. Our residents want to feel that their neighborhood is respected and that they get real benefits from the development envisioned in the plan.

Somerset residents have expressed some concerns about the possible effects of planned development. A major issue is how densely the site is developed because too much density can lead to more traffic and to over-crowding of our schools. Many parents, including parents from Somerset, turned out for earlier meetings with the Planning Department staff to discuss potential school over-crowding and feel very strongly about this issue. You will be hearing from at least two speakers today who will talk about school overcrowding. One of the speakers is from Somerset and is familiar with the Bethesda Chevy Chase cluster and the other is from the Whitman cluster. We realize that the Montgomery County Public Schools have participated in the planning process, but given that most schools in the area are over capacity, concerns remain.

Another major Somerset concern is about potential increases in cut-through traffic and the safety of our children who walk to Somerset Elementary School, as well as other pedestrians like dog

"Where People and Trees Have Deep Roots and Grow Strong"

walkers, and bikers. The plan is mainly silent on the potential effects of the plan on cut-through traffic in neighborhoods. During the November charrettes, Somerset representatives asked that the county's study include the intersection of Dorset and Little Falls, but unfortunately residential intersections were not included in the county's study.

To protect the safety of our residents, we request that the plan require the county to monitor cut-through traffic on Dorset Avenue in conjunction with each approval of each development phase and/or each significant project site plan approval. If cut-through traffic increases significantly, then the county will need to take mitigation measures. In this way, children walking to Somerset Elementary School, children biking to Westland Middle School, and other pedestrians, as well as bikers, can be better protected from cut-through traffic.

Thank you for the opportunity to comment on the draft plan. I'd like to turn now to my council colleagues who will be discussing other issues.

Marcolin, John

From: Charles Kauffman <charleskauffman7@gmail.com>
Sent: Friday, September 25, 2015 8:02 AM
To: Wright, Gwen; Marcolin, John
Cc: SUE SCHUMACHER
Subject: Comments on the Westbard Sector Plan
Attachments: Westbard Sector Plans - Concerns.docx

Sept 25th 2015

Gwen, John

Sorry I could not attend last night's meeting, but I would like you to consider my comments attached in your planning and recommendations.

In yesterday's testimony at the County Council, at which Pam Zorich was present, I noted the extraordinary skills of the Planning Commission and the superb outreach and information gathering and sharing.

Respectfully submitted,

Chuck

July 11th 2015

Re: Westbard Sector Proposal – Senior Concerns and Questions

Gwen:

I wish to commend you and the Planning staff on your excellent outreach and communication efforts and on achieving a fair balance of so many, often conflicting, interests. I live in The Westbard Sector for 15 years and it is indeed vastly underutilized and has great residential and commercial potential. I believe that the development of Westbard is inevitable and the vision embodied in “The Proposed Plan” is essential. On the whole I concur in your vision, design and the allocation of residential, recreational and commercial space.

I also want to thank you for your responsiveness to the COA 2014 Summer Study recommendations in assigning a high-level member of your staff to focus on issues of concern to older adults and for your enthusiastic engagement with the Senior Sub-Cabinet and other groups focusing on these concerns.

However, In October 2014 the Commission on Aging also recommended inclusion of a “Senior Section” in all Master Plans and Sector Plans and I note that this recommendation has not yet been implemented and is not incorporated per se in the Westbard Proposal.

A serious concern appears in the Transportation recommendations which to me are inadequate and based on assumptions emphasizing walkability and bicycle use which are inapplicable, impractical, inadequate and unrealistic. The over emphasis on the popular use of bicycles is unrealistic. . The proposal heavily over emphasizes “commuting and shopping on bicycles.”

- 1. 13 per cent of the population of Westbard is over 65 and is the fastest growing segment, approaching 20% in the next 10 years.**
- 2. Families: Serious biking is fine for young singles, highly unlikely for young couples or families, and extremely doubtful for seniors.**

3. Biking is weather and climate sensitive. Few people ride in rain, snow , hot or cold weather. We have in Montgomery County.
4. Biking is primarily recreational.
5. Few if any Seniors commute or shop on bicycles. Limited capacity for parcels restricts use. Note the size of shopping carts in current retail stores in Westbard.
6. Walkable distances. A recent study showed that walkability was generally limited to ¼ mile.
7. Shopping involves loading, carrying and bags from the store to home. Bicycles are inadequate to transport the “average” load of groceries, cleaning, and most “retail” purchases of any consequence especially for “family purchasing”.

Weather:

Nobody bikes in the Rain or Snow or in cold or hot weather The precipitation days in MC exceeded 115 in recent years . Snowfall is over 2 feet per year. Temperature: December through March average is freezing or below. (January 24.3 F.); July – September is extremely hot. (July 89 F). Comfort index is 43 (higher is better). My guess is that less than half the days of the year are suitable for biking and that use is mostly recreational across the board.

TRANSPORTATION

Access Transportation: I doubt that the “shuttle bus” from Westbard to the Metro will satisfy either the demand nor the “competitive” aspects of the Bethesda business community. While I agree that the shuttle is desirable I have long felt that the lack of a bus route from River Road to Bethesda Metro and stops in Bethesda denies an Westbard residents access to which they are entitled. Present Westbard buses are the T2 (Friendship Heights to Rockville); and the 23 (Friendship Heights to Sibley). Both Westbard and Bethesda would benefit by having access to the Bethesda Metro and downtown Bethesda). I think that the Bethesda Chamber of Commerce would be mollified by an augmentation of the bus routes adding a stop in Bethesda in view of the retail competition and the population growth which will follow development.

RIVER ROAD

The tree-lined “island” on River Road approaching the intersection of Little Falls Road p.28 is an obstruction and impediment to the flow of traffic. An variable direction middle lane would probably be desirable to accommodate the flow of traffic in the morning toward DC and away from DC in late afternoon. There are left and right turn destinations between Ridgefield and Little Falls that would increase danger by obscuring mobility and viewing of traffic to drivers in both directions. The public would be better served by additional lanes or the use of the variable lane suggested.

STOP LIGHT AT BUTLER ROAD

A stop light or signal at Butler and River Road was to be implemented with the development of the EPA Housing project on Butler Road.

TRAFFIC FROM LITTLE FALLS TO RIVER ROAD CAN BE REDUCED

Traffic should flow freely between River Road and Little Falls at the entrance WES and the parking lot behind Ridgewells.

Charles Kauffman
Attorney at Law
5101 River Road
Bethesda MD 20816
301 467 9336
charleskauffman7@gmail.com



Jeffrey Z. Slavin
Mayor

TOWN OF SOMERSET

4510 Cumberland Avenue
Chevy Chase, MD 20815
301-657-3211
town@townofsomerset.com



Rich Charnovich
Town Manager/Clerk-Treasurer

Statement of Marnie S. Shaul, Council Vice-President, Town of Somerset

Chairman Casey Anderson and Planning Board Members,

Like our mayor, I find many elements of the draft plan to be exciting opportunities for those of us who live in the Westbard area. However, it's very important that the entire vision of the plan be realized, not just what private property owners propose to do.

Somerset wants this plan to be more successful in the public realm than the 1982 plan. As this plan points out, "the 1982 Plan's design concepts for improving the public realm remain largely unrealized" because "they were not funded by the County's Capital Improvements Program (CIP) and/or the market did not make major redevelopment feasible". The 1982 vision included green spaces, the creation of a boulevard on River Road and improving the water quality of the Willett Branch. More than 30 years later, these same projects are important elements of the draft plan's vision, but just like the 1982 Plan, they will not happen without CIP funds or significant developer contributions. These projects are amenities that make redevelopment of Westbard worthwhile for our residents. Therefore, mechanisms must be developed to stage both private and public investment.

The draft plan envisions reducing reliance on automobiles by increasing reliance on other transportation modes. It says that bike and transit improvements and mixed-use zoning should provide a reduction in vehicle trips over the maximum development currently allowed. The plan's emphasis on bikeways and bike share stations and improved bus service with a transit hub with a real-time information display are welcome alternatives to the automobile. Shuttle service to the metro is also important for reducing reliance on cars. However, to ensure that traffic remains at the level envisioned in the plan, these alternatives to cars need to be funded and staged.

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One option for making transportation and other public investments a reality is to put them in the County's CIP when the Westbard Plan is considered by the County Council.

Another option is to append a Memorandum of Understanding to the Westbard plan that requires the County and/or developers to commit funding toward construction of these important plan elements at stages during development--for example at every 250 dwelling units or every 100,000 square feet of retail. These funds would go toward non-motorized transit improvements, daylighting of the Willett Branch, changing River Road to a boulevard and providing green space.

It is critical that mechanisms be developed during this plan approval process so that the entire vision of Westbard redevelopment occurs, and residents in Westbard and neighboring communities get the full benefit of the Plan's vision.

Thank you.

OCT 02 2015

From: Dennis B.Collins <dennisb.collins@verizon.net>
Sent: Friday, October 02, 2015 4:16 PM
To: MCP-Chair
Cc: Donna Fey Collins
Subject: Further Arguments Against Current Recommendations for Westbard Sector Plan
Attachments: Brief Against Westbard Sector Plan 22Sep2015.pdf

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

Office of the Chair
Montgomery County Planning Board —

The central argument in the Brief, for which you have acknowledged receipt, is that the current recommendations for revising the Westbard Sector Plan are completely out-of-bounds by treating the Westbard Sector as if it were a "Regional Activity Center" subject to the principles of "Smart Growth". Regional Activity Centers subject to Smart Growth are specifically identified by the Council of Governments as part of its overall plan to intelligently accommodate predicted population increases in the National Capital Region. The Westbard Sector is not so identified because it does not and will not have the set of infrastructure characteristics that even begin to make it a place appropriate for dramatic increases in population, building heights, and being designated an Urban area.

By treating the Westbard Sector as if it were a "Regional Activity Center" subject to the principles of "Smart Growth", the current recommendations for revising the Westbard Sector Plan are irresponsibly promoting **Stupid Growth** by planning to pull growth (population increases and large businesses) away from the Regional Activity Centers designated to receive such growth. For Westbard, such deliberately planned Stupid Growth will mean: (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.

Creating a Urban Area out of a Suburban Area without proper justification is capricious. The Montgomery County Council Members will not be pleased with the political and public relations fiasco resulting from such a misbegotten Westbard Sector Plan landing on their collective desks for approval.

— Dennis Collins

MCP-CTRACK

RECEIVED
0952
OCT 02 2015

From: Robert Thompson <rrbobb@gmail.com>
Sent: Friday, October 02, 2015 8:24 AM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

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

Sent from: rrbobb@gmail.com
Date: 10-02-2015

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

Dear Chair Anderson 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 fully support the plan for green space and improvements on the property. Westwood is a tired eyesore. It would be nice to have restaurants and shops that were within walking distance.

Name: Robert Thompson
City: Bethesda
Zip: 20816

MCP-CTRACK

RECEIVED
OCT 02 2015

From: Augusto Tono <architono@verizon.net>
Sent: Friday, October 02, 2015 10:34 AM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

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

Sent from: architono@verizon.net
Date: 10-02-2015

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

Dear Chair Anderson 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 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. I'm an owner at Kenwood Place Condos at 5301 Westbard Circle # 147 Bethesda, MD

Name: Augusto Tono
City: North Potomac
Zip: 20878

RECEIVED
OCT 02 2015

MCP-CTRACK

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

From: White, Estel E. <Estel.White@dodiis.mil>
Sent: Friday, October 02, 2015 11:06 AM
To: MCP-Chair
Cc: 'Richard Barnett'; 'To: Frank Anderson'; 'Lauren Attard'; 'Jorge & Maria Elena Barrientos'; 'Bobbi Bjonerud'; 'Ursula Daniels'; 'adriana elias'; 'Louisa Hart'; 'Hsu, Caroline Chaohui'; 'Alan Jacobs'; 'Paula Jacobs'; 'Karen Karch'; 'Dan Kelleher'; 'Nora Korc-Baum'; 'Claudio Loser'; 'Cathy Martens'; 'Nina Mrose'; 'Helena Park'; 'Lillian Patrician'; 'Phyllis Raynor'; 'Mark Ryan'; 'jordan schwartz'; 'Charles Sherman'; 'Judy Webster'; White, Estel E.; 'Margaret White'; 'Helen Winternitz'; 'Soon Shing Wong'; 'Alfredo Zarate'; 'Bridget Zarate'; 'Sue Barnett'; 'Dan Donohue'
Subject: Westbard Redevelopment - Westwood Mews

We, Estel and Margaret White are home owners and reside at 5301 Crown Street. As long time residents of Westwood Mews we strongly advocate FOR the connector road between River Road and Westbard Avenue via the current Park Bethesda entrance. We are AGAINST the connector road from River Road to Westbard Avenue going through Crown Street and fronting Westwood Mews.

The Crown Street option would create a significant SAFETY issue for Westwood Mews residents because of the close proximity to the "proposed" road and a dangerous junction for residents and visitors turning into and out of Westwood Mews as well as pedestrians crossing on this route. Additionally, this close proximity would cause significant DAMAGE to Westwood Mews brick and mortar homes due to the constant vibrations from traffic. The preservation of Westwood Mews greens space is very important and all of our residents enjoy this tranquil park-like setting for playing, sitting, parties and other events. The environmental impact, difficult terrain and the cost of the Crown Street option make this a completely undesirable option.

We will support a Park Bethesda building plan with a maximum height that does not tower over our Westwood Mews homes and preserves our green space as well as an environmentally friendly buffer zone. We strongly advocate for the Planning Board to support a plan with the connector road going through via the Park Bethesda parking lot NOT Crown Street and Westwood Mews .

Estel E. White
ATI-5A
DIA/ST/ATI/ATI-5A
(703-735-2563)

OCT 02 2015

From: ABK656@aol.com
Sent: Friday, October 02, 2015 11:15 AM
To: MCP-Chair
Subject: Westbard Sector Plan

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

Dear Sirs,

We reside on Westbard Ave in our single family home close to the River Road intersection.

Our concerns regarding the Westbard Sector Plan are:

- **Excessive speed of traffic making right turn from River onto Westbard.** We recommend either prohibiting right turn from River onto Westbard or reconfiguring the intersection to force cars to reduce their speed.
- **Excessive truck traffic exceeding posted weight limit on Westbard Ave.** We recommend reconfiguration of the Westbard/Ridgefield intersection to make it impossible for large trucks to pass through.
- **Westbard between River and Ridgefield is a purely residential block of single family homes, many with small children.** We recommend the former Manor Care site be restricted to town homes to maintain the residential environment of our street.
- **Overdevelopment will cause severely excessive congestion.** We recommend all building height limits be set at 45 feet (including River Road) to help address this.

Thank you for your consideration.

Farid and Alicia Khadduri

5526 Westbard Ave

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OCT 02 2015

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

From: Rachel Toker <toker.rachel@gmail.com>
Sent: Friday, October 02, 2015 11:40 AM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: toker.rachel@gmail.com
Date: 10-02-2015

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

Dear Chair Anderson 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:

On behalf of Urban Ecosystem Restorations, Inc., a Maryland 501(c)(3) nonprofit corporation, I hereby submit the following comments on the proposed Westbard Sector Public Hearing Draft. Urban Ecosystem Restorations, Inc. (UER) is a nonprofit urban conservation land trust created to work with landowners in the greater Washington, D.C. metropolitan area to preserve or develop value-enhancing green spaces that serve multiple ecosystem functions.* These special kinds of green spaces – also known as “eco-functioning spaces” – serve multiple environmental needs simultaneously, using landscape designs, plant selections, and the latest environmental science to clean the air, reduce heat island effects, provide habitat for birds and pollinators, and retain and filter rainwater. These spaces are also designed to engage people with nature, promote health & wellness, and teach people about the way natural processes support our quality of life. UER then works with the owners !
to protect these spaces, and their functions, over time.

There is a growing need to reverse the trends of air and water quality degradation, as well as species loss, throughout the D.C. area. The region’s ecosystems continue to deteriorate as natural areas continue to be converted to buildings and hardscapes. The magnitude of the problem requires a coordinated, private sector response beyond what the public sector alone can accomplish.

In the case of the Westbard Sector Plan, UER generally supports the proposed revisions to the sector plan and commends the County on its efforts to restore eco-function to the Willett Branch and transform it from an eyesore to a community amenity. UER also supports the general objectives of the revised plan and the proposed redevelopment.

However, UER urges the Planning Staff and the County to revise its current proposals for a ½ acre Civic Green within the Westwood Shopping Center site. The plan’s requirement to set aside such a large portion of green space for lawn area is counterproductive to its laudable environmental goals for the nearby waterways. Green spaces within the proposed privately-owned redevelopments should be set aside for eco-functioning spaces that complement the efforts to restore the Willett Branch. As noted above, eco-functioning spaces can not only restore clean air, water and habitat, but they can provide attractive and distinctive amenities that are substantially more beautiful and educational than “civic greens” – which are generally contemplated as large, grassy lawn areas. Grassy lawn areas serve very little ecosystem function – and often contribute to global warming and demand the use of toxins and pesticides to maintain them. They also often leave people baking out!

t in direct sunlight for many hours – which is contrary to public health guidelines. Many other spaces are available for civic gathering areas – including adjacent library and school facilities, as well as nearby areas in downtown Bethesda.

UER urges the Planning Staff and Planning Board to consider keeping the ½ acre on-site requirement for green space, but to shift the focus of the green area requirements governing privately-owned parcels toward environmental restoration and public health. UER also urges the creation of additional incentives for landowners to go beyond the ½ acre set-aside requirement wherever they choose to create green spaces that complement and restore our local ecosystem and habitat. The County should not be supporting (or requiring) the kinds of green spaces that contribute to so many of the gravest environmental dangers we face as a community today. Rather, the County should be acting as a thought leader – calling for place-making strategies that promote a truly sustainable future.

[*For these purposes, “ecosystem functions,” “eco-functions,” and “eco-services” are terms referring to ecological functions that occur on lands within normal, undisturbed ecosystems and that provide some of the basic necessities for human survival, such as: water retention/filtration, greenhouse gas sequestration and air filtration, decomposition/composting, and the provision of native habitats that support naturally-occurring food webs. These functions also include land and water temperature modulation that enables the growth of various native plant and animal communities.]

Name: Rachel Toker
City: Bethesda
Zip: 20816

MCP-CTRACK

RECEIVED

OCT 02 2015

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

From: Phyllis Edelman <predelman@gmail.com>
Sent: Friday, October 02, 2015 11:59 AM
To: MCP-Chair
Cc: Roger Berliner
Subject: Additional Items to Include in Springfield Testimony
Attachments: Springfield Written Testimony Additions 09-30-2015.docx

Dear Chair Anderson:

Attached, please find a some additions to the Westbard Sector Plan response that the Springfield Community would like to include with our previous testimony sent on September 23, 2015 and delivered orally at the hearing on September 24, 2015.

My thanks to you and the Planning Board for giving the Springfield community the opportunity to give our input to the draft Westbard Sector Plan.

Sincerely,
Phyllis R. Edelman
Pres., Springfield Civic Assn.

P.O. Box 644
Glen Echo, MD 20817
October 2, 2015

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

Dear Chair Anderson,

Although we understand this will not be in the official record sent to the County Council, the Springfield Civic Association would like to weigh in regarding three additional issues related to the Westbard Sector Plan, which we did not include in our letter of testimony emailed to you on September 23, 2015.

- 1. Support of our local businesses.** At the Planning Board meeting on September 24, 2015, you heard from numerous residents and from Darryl Trupp, one of the Westwood Shopping Center merchants, about how important our local merchants are to our community. On page 18 of the Sector Plan there are numerous recommendations regarding what the new development should do to support local retailers. **Without publicity and guidance from the state and county economic development agencies, our local retailers may not be aware of programs that can help them financially during the transition between the old and the new development of the Westwood shopping centers.** This is an important part of the equation in keeping our local businesses. We hope the Planning Department will make the effort to put our local merchants in touch with these agencies.
- 2. Staging of new development.** We understand that staging takes place after the sector plan has been approved, during site plan review. We feel it is important for the Sector Plan to include a timeline which will indicate when anticipated residential units will be developed. We feel strongly that staging oversight is needed to insure that development takes place at a moderate pace so that roads can be assessed for increased traffic and schools – both in the Whitman and Bethesda-Chevy Chase clusters -- can be evaluated periodically for increased overcrowding.
- 3. Burying utility lines underground as much as possible.** Under the Capital Improvements Program (Westbard Sector Plan, August, 2015, p. 93), there is a reference to “Underground of public utilities.” I have included for you some photos of the current unsightly and antiquated utility poles along Westbard Avenue. Not only would undergrounding utility cables be a visual improvement to the area, but using 19th century methods to convey 21st century technology is the ultimate anachronism. The cost for doing this should not be the sole responsibility of the developer or the taxpayer. We feel that contributions from the utility companies should be required as this is a benefit for all involved. We will be talking with our Councilman, Roger Berliner, to discuss the feasibility of this within the new development along Westbard Avenue.

Thank you for giving us the opportunity to speak at the September 24, 2015 hearing and to submit written testimony. We appreciate this opportunity to present these additional items that are important to the Springfield community.

Sincerely,

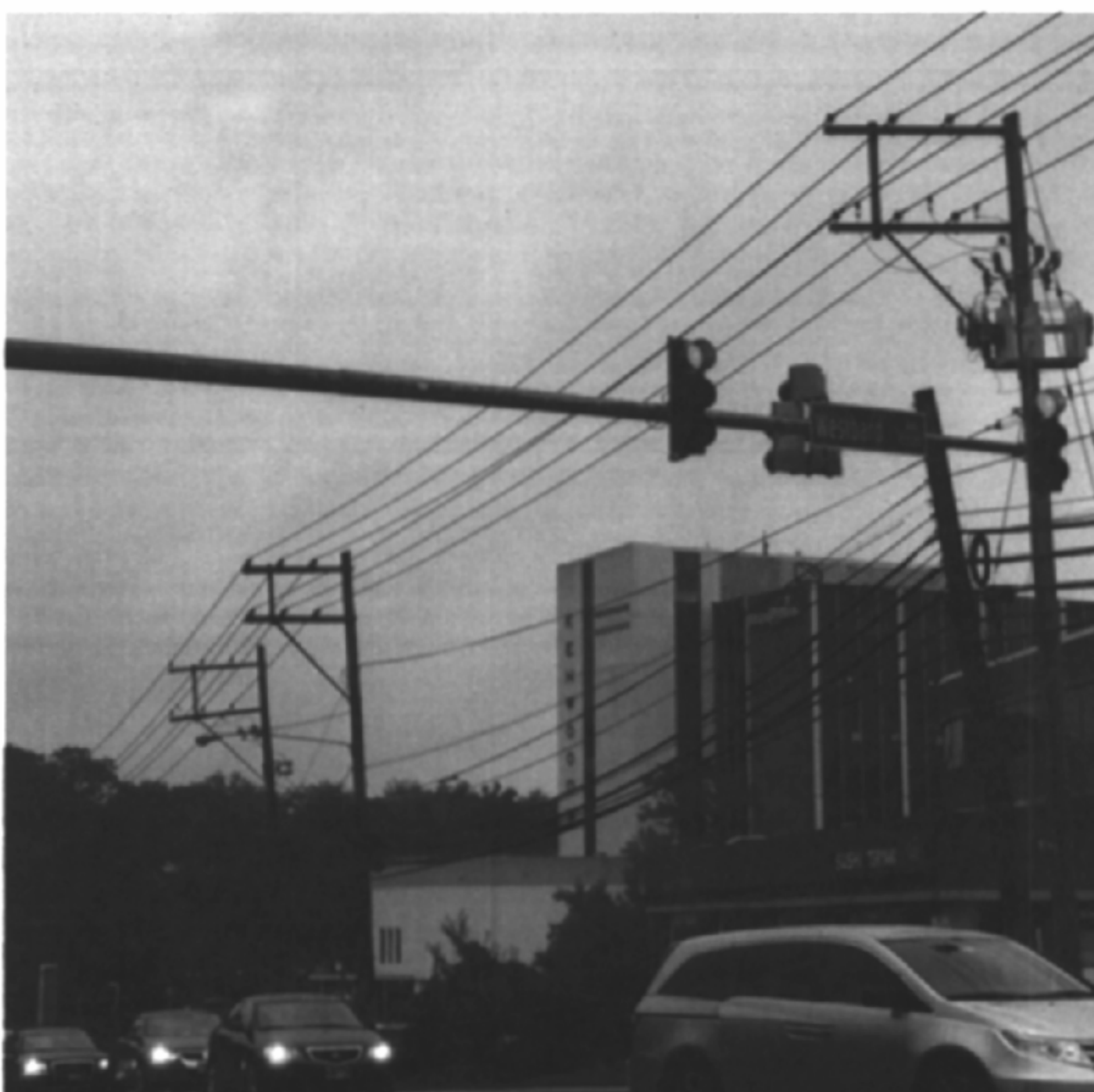
Phyllis R. Edelman

Phyllis R. Edelman
Pres., Springfield Civic Assn.
predelman@gmail.com

Westbard Photos



Westbard Avenue utility poles and lines by Westwood I.



Utility poles and lines on Ridgefield Road from Westbard Ave. to River Road.



Utility lines and poles at the corner of Westbard Ave. & Ridgefield Road.

MCP-CTRACK

RECEIVED

OCT 02 2015

From: Jennifer Devereux O'Keefe <jedeveux@gmail.com>
Sent: Friday, October 02, 2015 12:26 PM
To: MCP-Chair
Subject: Testimony for Westbard Sector Plan
Attachments: Sumner letter on Westbard 100115.docx

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

Attached, please find my written testimony on the Westbard Sector Plan.

Best,

Jennifer Devereux O'Keefe
President, Sumner Citizens Association

Friday, October 2, 15

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

Dear Mr. Anderson and Commissioners:

I was unable to attend the hearing on the Westbard Sector plan last week as I had a baby in early September. I have been involved in the previous hearings and have followed the developments with interest, both as the President of the Sumner Citizens Association, and as a resident and parent who plans to send her children to Montgomery County schools in the coming years.

The residents of Sumner, in a survey earlier this year, were supportive of the redevelopment of the Westbard Sector, with 90% agreeing that new development would be welcome if done responsibly, considering the impact on traffic, schools, and quality of life for neighbors. This caveat at the end seems to be where the challenge of planning lies. To that end, we ask that you consider the following:

Mitigate density increases: The primary concerns regarding the impact the new sector plan will have on traffic, schools and overall quality of life could be mitigated by decreasing the number of new residential units that could be created under the new plan. Adding a potential 2000+ new residential units seems like a large increase for a somewhat small geographic area. While I certainly understand why people would want to live in this area, the lack of public transportation (metro or major bus lines) makes it difficult to imagine our existing (or the proposed) road network supporting the increase in drivers this would certainly cause.

Develop a concrete plan for schools: Despite the fact that many citizens are concerned about the impact of the sector plan on schools, there is a surprising lack of details in the sector plan for how MCPS will absorb the new students into the school system. The lack of coordination between planners and MCPS makes it hard to have confidence in this plan, especially the track record of students at Wood Acres attending school in temporary classrooms. Furthermore, I understand that the generation rates for multifamily housing on the Whitman cluster side of Westbard are 2 to 5 times higher than the rates used by MCPS. Using these localized generation rates, the plan could add more than 600 students to the Whitman cluster alone. Which schools will be able to handle this increase? What specifically is the plan for Pyle Middle School? In the absence of concrete answers to these questions, it is difficult for me, as a parent, to support the scope of increased residential density. No public amenities or improved shopping is worth a sacrifice in the quality of education for my children.

Consider cut-through traffic concerns: With the upcoming opening of the new ICC-B campus and the improvements to the Westbard shopping area, the citizens of Sumner are very concerned

that our neighborhood will become a common route for workers from ICC-B who are going to Westbard for lunch, shopping or dinner after work. Our neighborhood is full of families with young children. An increase in cut-through traffic will present a safety concern for many of these families. Was this considered in the traffic studies and predictions?

Increase building heights sparingly: It is no surprise that members of our community recognize the correlation between building heights and increased residential density, which has led to a general feel that increasing building heights will create both circumstances we would like to avoid (increased traffic, school overcrowding) as well as aesthetics that are inconsistent with our vision of our larger neighborhood. Members of our community want to ensure that the Westbard sector remains a neighborhood destination (as opposed to a regional destination); many of us love that we can shop for groceries, toys for our children, and alcohol in one center... and possibly run into our neighbors and friends while doing so. We encourage you to embrace a 50' building height as the 'default' maximum height and use the 75' height sparingly. Specifically, it seems reasonable to have 75' height at the current bowling alley site, but not at the existing Westbard shopping center. 75' building heights on both sides of River Road seems that it will create a canyonization effect that is inconsistent with our view of the sector.

I understand that developing the Sector Plan is a complicated task with many different stakeholders. I truly appreciate all the hard work that the planners have put into developing the current plan and look forward to reviewing the next revision.

Sincerely,

Jennifer O'Keefe
President, Sumner Citizens Association
4916 Brookeway Dr.
Bethesda, MD 20816
jedevereux@gmail.com
202.257.6988

OCT 02 2015

From: Dennis B.Collins <dennisb.collins@verizon.net>
Sent: Friday, October 02, 2015 4:16 PM
To: MCP-Chair
Cc: Donna Fey Collins
Subject: Further Arguments Against Current Recommendations for Westbard Sector Plan
Attachments: Brief Against Westbard Sector Plan 22Sep2015.pdf

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

Office of the Chair
Montgomery County Planning Board —

The central argument in the Brief, for which you have acknowledged receipt, is that the current recommendations for revising the Westbard Sector Plan are completely out-of-bounds by treating the Westbard Sector as if it were a "Regional Activity Center" subject to the principles of "Smart Growth". Regional Activity Centers subject to Smart Growth are specifically identified by the Council of Governments as part of its overall plan to intelligently accommodate predicted population increases in the National Capital Region. The Westbard Sector is not so identified because it does not and will not have the set of infrastructure characteristics that even begin to make it a place appropriate for dramatic increases in population, building heights, and being designated an Urban area.

By treating the Westbard Sector as if it were a "Regional Activity Center" subject to the principles of "Smart Growth", the current recommendations for revising the Westbard Sector Plan are irresponsibly promoting **Stupid Growth** by planning to pull growth (population increases and large businesses) away from the Regional Activity Centers designated to receive such growth. For Westbard, such deliberately planned Stupid Growth will mean: (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.

Creating a Urban Area out of a Suburban Area without proper justification is capricious. The Montgomery County Council Members will not be pleased with the political and public relations fiasco resulting from such a misbegotten Westbard Sector Plan landing on their collective desks for approval.

— Dennis Collins

From: Jason Sartori <president@woodacrespta.org>
Sent: Friday, October 02, 2015 12:31 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov; Patricia_O'Neill@mcpsmd.org; Marcolin, John; 'Cathy Scherr'; 'Mary Karen Wills'; 'Laura Miller'; 'Heather Kraus'; 'Darcy Bellerjeau'; 'Anh LyJordan'; 'Amy Moore'; 'Yvonne Perry VanLowe'; 'jennifer Mccarthy'; Sally McCarthy
Subject: Westbard Sector Plan - Written Testimony Submission for Official Record
Attachments: Whitman Cluster Westbard Written Testimony.pdf

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

Chairman Anderson,
Attached, please find written testimony submitted for the record on the Westbard Sector plan from the PTAs and PTSAs of the seven schools in the Whitman Cluster.

We look forward to future discussions regarding this sector plan update.

Thank you,
Jason Sartori

Jason Sartori
WAES PTA President
7000 Radnor Road | Bethesda, MD 20817
president@woodacrespta.org



October 2, 2015

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Whitman Cluster Comments on the Westbard Sector Plan

Chairman Anderson and Planning Board Commissioners:

The seven schools in the Whitman Cluster open their doors daily to more than 6,100 students. The cluster serves largely suburban residential communities characterized primarily by detached single family homes. Families across the cluster have a wide range of opinions on the current content of the draft Westbard sector plan, but stand united in our concern over the plan's impact on schools.

Throughout the last 15 months, local residents have been extremely vocal about the importance of the Westbard sector plan's impact on schools. Yet the public hearing draft of the sector plan, which is 94 pages long, only includes 2 paragraphs about schools:

- Section 2.2.2 includes a bullet that ambiguously refers to the Montgomery County Public School system (MCPS) having "several options for addressing increases in student enrollment" (page 22).
- Section 1.2.4 lists the standard options that MCPS generically considers when addressing enrollment burdens across the county.

In March of this year, County Councilmember Roger Berliner hosted a public forum in conjunction with the Planning Department on the topic of Infrastructure and Growth. The main purpose of this forum was to address disconnects between county agencies, in particular the county Planning Department, MCPS, and the County Council. Planning staff and Planning Board members were active participants in the event, as were many PTAs leaders from across the county, including many of us from the Whitman Cluster. It was our hope that a new planning paradigm would emerge from the forum – one in which planning for schools was fully integrated in the sector planning process. The Westbard sector plan provided an opportunity to demonstrate this new coordinated planning effort, but the current draft falls disappointingly short. Considering all the discussion about schools and planning working closer together, it's a shame to see so little emphasis given to the plan's impact on schools and potential solutions.

At one point, the plan referred to an appendix related to schools. That reference, and the appendix itself, have since been struck from the plan. We strongly urge the Planning Board to reincorporate the appendix language into the main text of the plan. Further, we implore the Board to work with MCPS to identify specific solutions to the enrollment burden this plan will have on our schools. Challenge MCPS to answer questions such as:

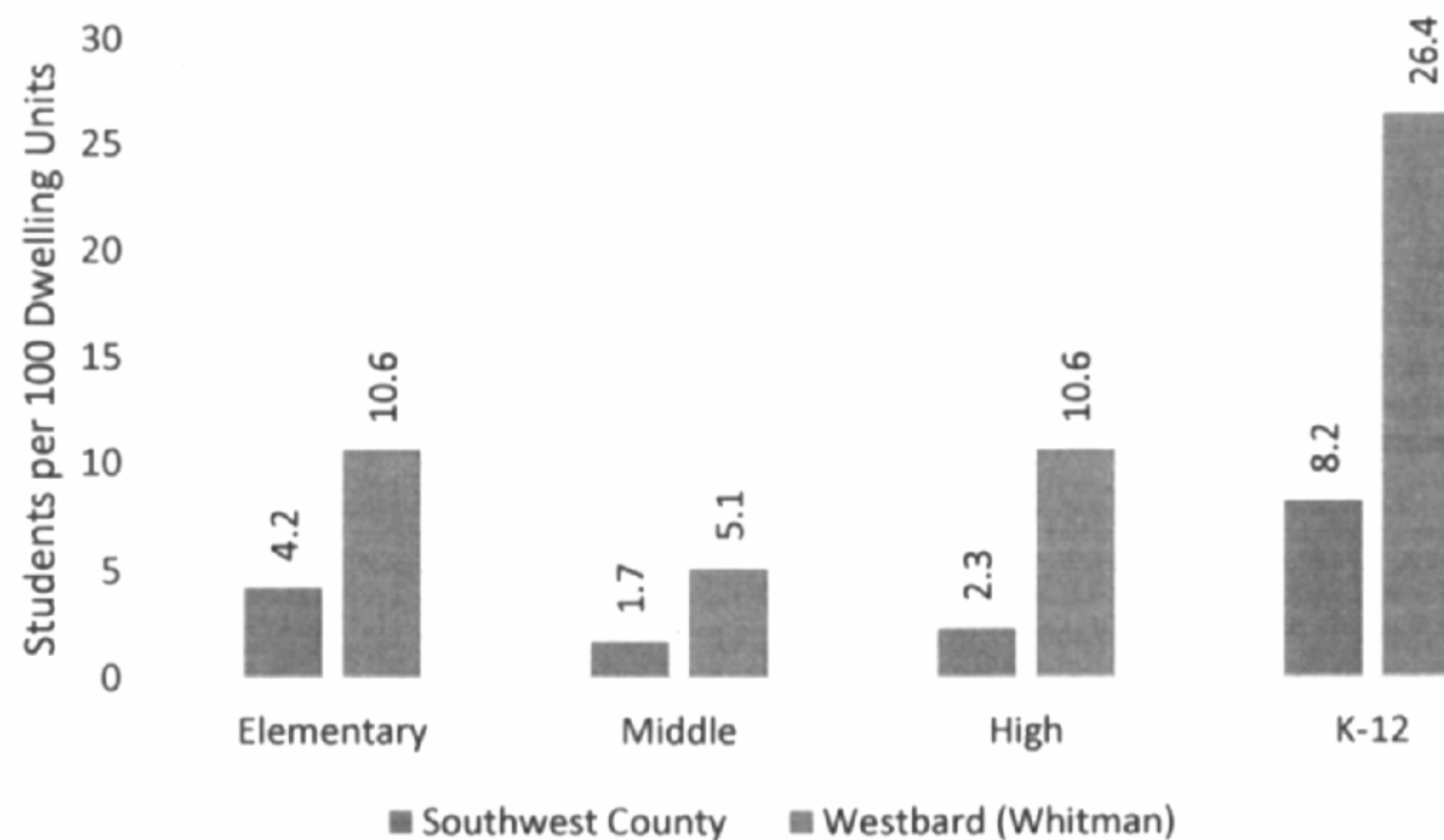
- Which school(s) in the Whitman Cluster could absorb Westbard's enrollment burden?
- Will it be necessary to redraw the boundaries within our cluster? If so, how would they likely be redrawn?

- Which school(s) would need to receive additions?
- Where can new schools (elementary, middle and high school) be built to relieve the burden on our schools and those in our neighboring clusters?
- Which former school sites would be reopened?
- Will it be necessary to redraw boundaries between different clusters? If so, how would they likely be redrawn?
- What other, non-standard options will MCPS consider (e.g., an intermediate school for 5th and 6th graders, or a local charter school)?

People do not move to our neighborhoods for the few jobs Westbard offers. They aren't attracted by Westbard's neighborhood shopping options. Westbard's lack of extensive mass transit service isn't the draw either. Families buy homes in our neighborhoods because of the schools. As such, parents deserve to know the future of our schools.

It's also important to note that we strongly object to the generation rates MCPS uses to calculate the impact of this plan on the Whitman Cluster schools. MCPS predicts it could add 348 students to the Whitman and B-CC clusters collectively.¹ To calculate this, MCPS uses generation rates averaged across the entire southwest quadrant of the county. Yet, as can be seen in the graph below, multifamily housing on the Whitman Cluster side of Westbard generates 2 to 5 times more students than the rates used by MCPS. Using these localized generation rates, we believe the plan could add as many as 382 students to the Whitman Cluster alone.

High-Rise Student Generation Rates



We've been told repeatedly that only three sets of Westbard property owners² have demonstrated any interest in redeveloping their properties after the plan is adopted. One important thing to note, however, is that all three of these sets of properties would send students to schools in the Whitman

¹ According to the "Public Schools" appendix that is no longer included or referenced in the draft sector plan.

² Equity One, Capital Properties (owner of the Park Bethesda site), and collectively the owners of the American Plant and the Roof Center properties.

Cluster (Wood Acres ES, Pyle MS, and Whitman HS). In other words, the impact on our cluster is imminent and will be seen immediately.³

Our cluster is experiencing overcrowding at all levels. Whitman High School has used all of its available capacity and has no classrooms left to accommodate future growth.⁴ Four of our five elementary schools are well over capacity. Our biggest concern, however, relates to Pyle Middle School. We don't have another middle school to absorb the impact of this plan. There are no closed middle schools in the cluster that we can reopen. There is no land available in the cluster on which MCPS could build a new middle school. As of two weeks ago, Pyle's enrollment was 1,522 students. As such, our middle school already:

- is as big or bigger than seven high schools in the county;
- is the largest middle school in the county (on the smallest plot of land not adjacent to a park);
- is the second largest middle school in the entire state; and,
- has the least amount of space per student among all secondary schools (middle schools and high schools) in the county.

At 118% of capacity, Pyle simply cannot absorb the additional students that Westbard will surely bring its way. Therefore, we urge the Planning Board to either cut the impact dramatically by reducing the sector plan's residential unit capacity, or proactively work with MCPS to identify creative solutions to the Whitman Cluster's enrollment burdens.

Sincerely,

Jennifer McCarthy
Sally McCarthy
Yvonne VanLowe
Whitman Cluster Coordinators

Cathy Scherr
President, Walt Whitman HS PTSA

Mary Karen Wills
President, Thomas W. Pyle MS PTSA

Heather Kraus
Laura Miller
Co-Presidents, Bannockburn ES PTA

Darcy Bellerjeau
President, Bradley Hills ES PTA

Anh LyJordan
President, Burning Tree ES PTA

Amy Moore
President, Carderock Springs ES PTA

Jason Sartori
President, Wood Acres ES PTA

Cc: Councilmember Roger Berliner, Montgomery County Council, District 1
President Patricia O'Neill, Montgomery County Board of Education

³ Furthermore, Capital Properties is actively lobbying to dramatically increase the height and density limits on its property. During the Westbard planning charrette in November 2014, Capital Properties representatives revealed their interest in building two new residential towers on their site – one 30 stories tall and the other 14 stories tall!

⁴ Whitman High School had a feasibility study conducted last year, which outlined options for an expansion to meet projected growth that does not yet include any impact from Westbard. Funding for an addition has not yet been programmed, and is many years away.

OCT 02 2015

From: zarate@bmedialysis.com
Sent: Friday, October 02, 2015 1:30 PM
To: MCP-Chair
Subject: Westbard re-development-

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

Chair

Montgomery County Planning Board

Our family has owned and resided at 5241 Crown Street for about 4 years and have enjoyed the residential and tranquil atmosphere and community type of living. We would like to join our voices to strongly object to the development of the area which includes opening a connector road through Crown Street and approving a multi-story apartment building in the area next to Westwood Mews. Our objection is based on all the reasons mentioned by our neighbors Barnett, White, Dr. Anderson, Loser in their correspondence with the Board or presentations made at hearings.

It would be of great benefit to the community at large to have the connector road go through the Park Bethesda parking lot. We do not think the Board should approve adding a multi-story building to the area next to Westwood Mews. It would be aesthetically much more attractive to have more townhouses in that area. We do not need more eye-sore buildings in the area!

Bridget Zarate and Alfredo Zarate, MD

Bridget: bridgetbzarate@gmail.com, 301-943-5072

Alfredo: zarate@bmedialysis.com, 301-512-4929

October 2, 2015

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Whitman Cluster Comments on the Westbard Sector Plan

Chairman Anderson and Planning Board Commissioners:

The seven schools in the Whitman Cluster open their doors daily to more than 6,100 students. The cluster serves largely suburban residential communities characterized primarily by detached single family homes. Families across the cluster have a wide range of opinions on the current content of the draft Westbard sector plan, but stand united in our concern over the plan's impact on schools.

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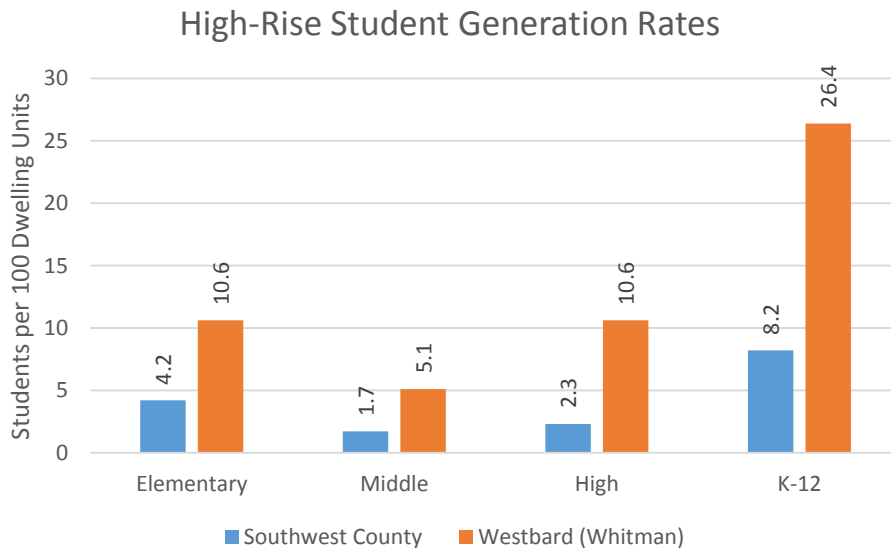
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² Equity One, Capital Properties (owner of the Park Bethesda site), and collectively the owners of the American Plant and the Roof Center properties.

Cluster (Wood Acres ES, Pyle MS, and Whitman HS). In other words, the impact on our cluster is imminent and will be seen immediately.³

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Sincerely,

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Sally McCarthy
Yvonne VanLowe
Whitman Cluster Coordinators

Cathy Scherr
President, Walt Whitman HS PTSA

Mary Karen Wills
President, Thomas W. Pyle MS PTSA

Heather Kraus
Laura Miller
Co-Presidents, Bannockburn ES PTA

Darcy Bellerjeau
President, Bradley Hills ES PTA

Anh LyJordan
President, Burning Tree ES PTA

Amy Moore
President, Carderock Springs ES PTA

Jason Sartori
President, Wood Acres ES PTA

Cc: Councilmember Roger Berliner, Montgomery County Council, District 1
President Patricia O'Neill, Montgomery County Board of Education

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⁴ Whitman High School had a feasibility study conducted last year, which outlined options for an expansion to meet projected growth that does not yet include any impact from Westbard. Funding for an addition has not yet been programmed, and is many years away.

MCP-CTRACK

RECEIVED

OCT 05 2015

From: Joseph schwarz <fluter2323@yahoo.com>
Sent: Thursday, October 01, 2015 10:34 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Sent from: fluter2323@yahoo.com
Date: 10-02-2015

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

Dear Chair Anderson 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:

While I would like to keep the bowling alley and realign Ridgefield Rd. differently preserving the current corner of Ridgefield and Westbard, the shopping center is sorely in need of rejuvenation and has so much wasted space that almost anything would be an improvement on what is there now which is dated, ugly and inefficient.

Name: Joseph schwarz
City: silver spring
Zip: 20905

RECEIVED
8962
OCT 05 2015

MCP-CTRACK

From: Farid and Alicia Khadduri <abk656@aol.com>
Sent: Friday, October 02, 2015 11:13 AM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Sent from: abk656@aol.com
Date: 10-02-2015

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

Dear Chair Anderson 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 Sirs,

We reside on Westbard Ave in our single family home close to the River Road intersection.

Our concerns regarding the Westbard Sector Plan are:

- Excessive speed of traffic making right turn from River onto Westbard. We recommend either prohibiting right turn from River onto Westbard or reconfiguring the intersection to force cars to reduce their speed.
- Excessive truck traffic exceeding posted weight limit on Westbard Ave. We recommend reconfiguration of the Westbard/Ridgefield intersection to make it impossible for large trucks to pass through.
- Westbard between River and Ridgefield is a purely residential block of single family homes, many with small children. We recommend the former Manor Care site be restricted to town homes to maintain the residential environment of our street.
- Overdevelopment will cause severely excessive congestion. We recommend all building height limits be set at 45 feet (including River Road) to help address this.

Thank you for your consideration.

Farid and Alicia Khadduri
5526 Westbard Ave

Name: Farid and Alicia Khadduri
City: Bethesda
Zip: 20816

MCP-CTRACK

RECEIVED
0964

OCT 03 2015

From: Sinisa Peric <s.peric@ieee.org>
Sent: Friday, October 02, 2015 10:37 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

Sent from: s.peric@ieee.org
Date: 10-03-2015

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

Dear Chair Anderson 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 realistically estimate an impact on surrounding public schools. There will be more students per residential unit in new Westbard than then for similar developments in most other parts of the county. Pyle Middle School will likely be the bottleneck with the new sector plan.

Name: Sinisa Peric
City: Bethesda
Zip: 20816

RECEIVED
OCT 05 2015

MCP-CTRACK

From: Manuel Ochoa <mtohoa@mac.com>
Sent: Friday, October 02, 2015 11:44 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

Sent from: mtohoa@mac.com
Date: 10-03-2015

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

Dear Chair Anderson 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 a higher density walkable community with retail. We need to change the outmoded shopping center and take the opportunity to develop it in a better more environmentally- friendly way with less surface parking. Please don't listen to naysayers only. Most working people can not attend meetings during the workday and residents with families have a hard time attending night meetings. The county should conduct a survey that is more representative of area residents.

Name: Manuel Ochoa
City: Chevy Chase
Zip: 20815

MCP-CTRACK

RECEIVED
2001
OCT 09 2015

From: Maureen DeBritz <maureendebritz@yahoo.com>
Sent: Monday, October 05, 2015 9:28 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 '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,
Maureen DeBritz
5405 Brookeway Dr
Bethesda, MD 20816

MCP-CTRACK

From: Sara Kodsi <MNartsygirl2@yahoo.com>
Sent: Tuesday, October 06, 2015 7:45 AM
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,
Sara Kodsi
4833 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Joan Ishimoto <rishimoto@yahoo.com>
Sent: Tuesday, October 06, 2015 8:36 AM
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,
Joan Ishimoto
7704 Beech Tree Rd
Bethesda, MD 20817

MCP-CTRACK

From: Lynn Gottschalk <gttschik@yahoo.com>
Sent: Tuesday, October 06, 2015 8:52 AM
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,
Lynn Gottschalk
5332 Allandale Rd
Bethesda, MD 20816

MCP-CTRACK

From: Elizabeth Cohn <elizabeth_schwinn@yahoo.com>
Sent: Tuesday, October 06, 2015 9:04 AM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Ms. Marye Wells-Harley,

I am deeply concerned about the proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department. The county council needs to be aware that local schools and other facilities cannot accommodate the suggested growth. As it is, the county will need to expand schools to accommodate the previously planned increase of 580 residential units. Adding thousands of units will require the county to build more schools and upgrade all of the local amenities, including the library. It makes no sense to designate this neighborhood as urban: it has a single, small strip shopping center and a handful of gas stations, it's not in walking distance of a Metro (try it yourself), and the homes in this area would be prohibitively expensive for the county to acquire for building a bus station or more shopping.

In addition, our neighborhood schools are already overcrowded. Westland MS has trailers. Wood Acres Elementary School is undergoing its second rebuild in 10 years (which doesn't fill me with confidence in the planning council's growth estimates). Wood Acres ES is already huge, which is hurting its reputation in the Whitman cluster. The Bethesda Pool is massively overcrowded in summer. The library has never been expanded.

In terms of traffic, River Road is severely overcrowded now. The expense of widening it to accommodate more traffic lanes would need to be factored in as well.

In short, 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. In order to preserve the neighborhood's mid-century character, as well as the county's stellar reputation as one of the most highly regarded counties in the United States. I urge you to come down to our neighborhood. Experience morning rush hour. Compare the size of our local elementary school to the one in your own neighborhood. Consider the benefits of protecting the environment and preventing the county from hurting its reputation by being known for having overcrowded schools.

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

Regards,
Elizabeth Cohn
5612 Marengo Rd
Bethesda, MD 20816

MCP-CTRACK

From: Geoffrey Cook <geoffrey.cook@yahoo.com>
Sent: Tuesday, October 06, 2015 10:27 AM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Ms. Marye Wells-Harley,

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Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

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Regards,
Geoffrey Cook
5225 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

From: Patricia Sweeney <psweeney2000@yahoo.com>
Sent: Tuesday, October 06, 2015 10:34 AM
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.

Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

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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,
Patricia Sweeney
5810 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

From: Douglas Durante <Durantes@aol.com>
Sent: Tuesday, October 06, 2015 10:41 AM
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,
Douglas Durante
34 Pepperell Ct
Bethesda, MD 20817

MCP-CTRACK

From: Jim Hathaway <Hathawayjd@aol.com>
Sent: Tuesday, October 06, 2015 1:16 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,
Jim Hathaway
6120 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Ann Peel <alpeel@aol.com>
Sent: Tuesday, October 06, 2015 2:27 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,
Ann Peel
6109 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Stephanie O'Neill <oneillcape@yahoo.com>
Sent: Tuesday, October 06, 2015 6:38 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,
Stephanie O'Neill
5419 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Clay <marymgclay@aol.com>
Sent: Tuesday, October 06, 2015 9:33 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,
Mary Clay
5609 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Radigan <mrr5508@yahoo.com>
Sent: Tuesday, October 06, 2015 10:03 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,
Mary Radigan
5508 Dorset Ave
Chevy Chase, MD 20815

MCP-CTRACK

From: Thirza iglesias <ithirza@aol.com>
Sent: Tuesday, October 06, 2015 10:10 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,
Thirza iglesias
6112 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Madeleine Longano <longanofamily@yahoo.com>
Sent: Tuesday, October 06, 2015 10:52 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,
Madeleine Longano
5906 Cranston Rd
Bethesda, MD 20816

MCP-CTRACK

From: Jaime Hayes <jaimekeddie@yahoo.com>
Sent: Wednesday, October 07, 2015 2:21 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,
Jaime Hayes
5421 Albia Rd
Bethesda, MD 20816

MCP-CTRACK

From: Amy Kemper-Moore <amyekmoore@yahoo.com>
Sent: Thursday, October 08, 2015 2:08 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,
Amy Kemper-Moore
5501 Pollard Rd
Bethesda, MD 20816

MCP-CTRACK

From: Catherine Greaney <fpgreaney@aol.com>
Sent: Thursday, October 08, 2015 2:13 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,
Catherine Greaney
5609 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

From: Mary Hamilton <nisi@aol.com>
Sent: Thursday, October 08, 2015 3:38 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,
Mary Hamilton
5607 Pioneer Ln
Bethesda, MD 20816

MCP-CTRACK

From: Faye Fager <frfager@yahoo.com>
Sent: Thursday, October 08, 2015 4:18 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,
Faye Fager
5705 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: JoAnn Nulsen <nulsenj@msn.com>
Sent: Thursday, October 08, 2015 8:50 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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 '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,
JoAnn Nulsen
5341 Falmouth Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 4:49 PM
To: DeOcampo, Marc; Marcolin, John; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

fyi

From: Lawrence Bou [mailto:lkbou@comcast.net]
Sent: Monday, October 05, 2015 4:43 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Lawrence Bou
6311 Wiscasset Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 4:50 PM
To: DeOcampo, Marc; Marcolin, John; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Diane Ty [mailto:ditycon@gmail.com]
Sent: Monday, October 05, 2015 4:23 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Diane Ty
5125 Waukesha Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 5:23 PM
To: DeOcampo, Marc; Williams, Melissa; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jeanne Wolfe [mailto:dj5wolfies@gmail.com]
Sent: Monday, October 05, 2015 5:12 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Jeanne Wolfe
5603 Parkston Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 5:23 PM
To: DeOcampo, Marc; Marcolin, John; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Patricia Kolesar [mailto:pkoles@verizon.net]
Sent: Monday, October 05, 2015 5:20 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Patricia Kolesar
5508 Jordan Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 6:14 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Richard Witt [mailto:sk8witt@gmail.com]
Sent: Monday, October 05, 2015 6:13 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Richard Witt
5600 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 6:15 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jocelyn Witt [mailto:sk8witt@gmail.com]
Sent: Monday, October 05, 2015 6:03 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Jocelyn Witt
5600 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 6:18 PM
To: Marcolin, John; Williams, Melissa; DeOcampo, Marc
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jocelyn Linke [mailto:beausire@verizon.net]
Sent: Monday, October 05, 2015 6:15 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Jocelyn Linke
5115 Cammack Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 6:20 PM
To: Marcolin, John; Williams, Melissa; DeOcampo, Marc
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Geralyn O'Marra [mailto:gomarra@gmail.com]
Sent: Monday, October 05, 2015 6:18 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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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,
Geralyn O'Marra
6100 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 8:09 PM
To: DeOcampo, Marc; Marcolin, John; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Mary Bird [mailto:birdm@si.edu]
Sent: Monday, October 05, 2015 6:35 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Mary Bird
5003 Wyandot Ct
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 8:10 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Brian Berns [mailto:brianberns@gmail.com]
Sent: Monday, October 05, 2015 6:37 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Brian Berns
4918 Brookeway Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:22 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Cc: Marcolin, John; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: PATRICIA MARTIN [mailto:patmartin82@verizon.net]
Sent: Tuesday, October 06, 2015 10:20 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
PATRICIA MARTIN
5604 Wood Way
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:18 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Bernadette Burns [mailto:bburns1158@verizon.net]
Sent: Tuesday, October 06, 2015 10:13 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Bernadette Burns
5102 Brookview Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:18 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Daniela Nobleman [mailto:danielaandreae@gmail.com]
Sent: Tuesday, October 06, 2015 9:41 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Daniela Nobleman
5007 Randall Ln
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:17 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Wendy Lachman [mailto:wendylachman@gmail.com]
Sent: Tuesday, October 06, 2015 9:40 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Wendy Lachman
5618 Newington Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:17 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: William Frank [mailto:whfrank@comcast.net]
Sent: Tuesday, October 06, 2015 9:34 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
William Frank
7509 Westfield Dr
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:16 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Matthew Carberry [mailto:mcarberry@sportseasia.com]
Sent: Tuesday, October 06, 2015 9:27 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Matthew Carberry
6622 Braeburn Pkwy
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 10:15 AM
To: Williams, Melissa; DeOcampo, Marc; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Colin Witt [mailto:sk8witt@gmail.com]
Sent: Tuesday, October 06, 2015 9:03 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Colin Witt
5600 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Sara Cooperrider [mailto:saracoop@comcast.net]
Sent: Monday, October 05, 2015 7:06 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Sara Cooperrider
5708 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: June Humbert [mailto:jrhumb62@gmail.com]
Sent: Monday, October 05, 2015 7:05 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
June Humbert
4901 Scarsdale Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Robert Lipman [mailto:BobbyLipman@gmail.com]
Sent: Monday, October 05, 2015 7:17 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
Robert Lipman
5100 Lawton Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Helen Martin [mailto:brookeway@gmail.com]
Sent: Monday, October 05, 2015 7:20 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
Helen Martin
4918 Brookeway Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Vicki Herson [mailto:vickiherson@gmail.com]
Sent: Monday, October 05, 2015 7:35 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Vicki Herson
8709 Burning Tree Rd
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:27 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: William Bernhard [mailto:liseb@mindspring.com]
Sent: Tuesday, October 06, 2015 8:09 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
William Bernhard
6520 Broxburn Dr
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:20 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Daniel Richards [mailto:danieladamrichards@gmail.com]
Sent: Monday, October 05, 2015 7:43 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Daniel Richards
6712 Landon Ln
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:20 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Allison Wohl [mailto:amhwohl@gmail.com]
Sent: Monday, October 05, 2015 7:45 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Allison Wohl
5120 Westpath Way
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Robert Branson [mailto:patricia.branson@gmail.com]
Sent: Monday, October 05, 2015 7:51 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Robert Branson
5013 Scarsdale Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Deborah Levy [mailto:deblevygriffin@me.com]
Sent: Monday, October 05, 2015 7:52 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Deborah Levy
5504 Albia Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: DeOcampo, Marc; Williams, Melissa; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Elissandra Roy [mailto:enroy@verizon.net]
Sent: Monday, October 05, 2015 8:03 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

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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,
Elissandra Roy
6011 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Liza Fues [mailto:fues@verizon.net]
Sent: Monday, October 05, 2015 8:05 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Liza Fues
7613 Winterberry Pl
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Joan Darby [mailto:joanmdarby@gmail.com]
Sent: Monday, October 05, 2015 8:15 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Joan Darby
5604 Parkston Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Joe Martin [mailto:joseph.l.martin@gmail.com]
Sent: Monday, October 05, 2015 8:29 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Joe Martin
5604 Newington Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jay Sommerkamp [mailto:jsommerkamp@gmail.com240-463-6541]
Sent: Monday, October 05, 2015 8:50 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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

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

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: Marcolin, John; Williams, Melissa; DeOcampo, Marc
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Elisa Glazer [mailto:ebuono@comcast.net]
Sent: Monday, October 05, 2015 9:01 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

I am a resident of the Sumner neighborhood and count myself 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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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.

As a parent who has already seen overcrowding at Wood Acres Elementary School, Pyle Middle School and Whitman High School, it is critical that we 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,
Elisa Glazer
5824 Rockmere Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:19 AM
To: DeOcampo, Marc; Williams, Melissa; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Stuart Reiter [mailto:sthrmm@gmail.com]
Sent: Monday, October 05, 2015 9:17 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Stuart Reiter
5220 Westpath Way
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:15 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: lois maloney [mailto:loisfmaloney@gmail.com]
Sent: Monday, October 05, 2015 9:23 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
lois maloney
5410 Newington Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:14 AM
To: Marcolin, John; Williams, Melissa; DeOcampo, Marc
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Lisa Hagesteary [mailto:murchkid@verizon.net]
Sent: Monday, October 05, 2015 10:31 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Lisa Hagesteary
6916 Granby St
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:14 AM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Linda Chaletzky [mailto:lchaletzky@eversco.com]
Sent: Monday, October 05, 2015 10:51 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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.

The proposed plan will be good only for those who live within its boundaries. Residents who live even half a mile outside of the new Westbard plan will be prohibited by congestion and traffic to access the amenities within the development, making it more difficult to shop for food, fill up the car and frequent local businesses. The plan will serve those who live within it and be a disservice to those who currently use Westbard but cannot walk to the location.

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Regards,
Linda Chaletzky
6801 Whittier Blvd
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:13 AM
To: Williams, Melissa; DeOcampo, Marc; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Michael Carter [mailto:6006corewood@gmail.com]
Sent: Tuesday, October 06, 2015 6:57 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Michael Carter
6006 Corewood Ln
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Tuesday, October 06, 2015 8:13 AM
To: Williams, Melissa; DeOcampo, Marc; Marcolin, John
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: constance cantrell [mailto:chcantrell@gmail.com]
Sent: Tuesday, October 06, 2015 8:02 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
constance cantrell
7305 Radnor Rd
Bethesda, MD 20817

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 8:13 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Kelly Sullivan [mailto:kellysully@verizon.net]
Sent: Monday, October 05, 2015 6:59 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Kelly Sullivan
5019 Wyandot Ct
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 8:11 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Kelly Sullivan [mailto:kellysully@verizon.net]
Sent: Monday, October 05, 2015 6:59 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
Kelly Sullivan
5019 Wyandot Ct
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Monday, October 05, 2015 8:11 PM
To: Marcolin, John; DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Fran Greaney [mailto:fgreaney@deloitte.com]
Sent: Monday, October 05, 2015 6:57 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Fran Greaney
5609 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
0979

OCT 06 2015

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

From: Katherine Jahnig <kdelanoj@gmail.com>
Sent: Tuesday, October 06, 2015 1:44 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,
Katherine Jahnig
6101 Kennedy Dr
Chevy Chase, MD 20815

MCP-CTRACK

RECEIVED

OCT 06 2015

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

From: Cynthia Wallace <arcini@mac.com>
Sent: Tuesday, October 06, 2015 1:49 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,
Cynthia Wallace
5105 Brookeway Dr
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 06 2015

From: Mary Hayes <maofthecross@verizon.net>
Sent: Tuesday, October 06, 2015 1:53 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

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Regards,
Mary Hayes
6113 Cromwell Dr
Bethesda, MD 20816

RECEIVED
OCT 06 2015

MCP-CTRACK

From: Jeff Conley <treeforest6@gmail.com>
Sent: Tuesday, October 06, 2015 2:24 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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Regards,
Jeff Conley
5602 Parkston Rd
Bethesda, MD 20816

MCP-TRACK

RECEIVED
OCT 06 2015

From: Michael Carter <6006corewood@gmail.com>
Sent: Tuesday, October 06, 2015 6:57 AM
To: Wells-Harley, Marye
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

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Regards,
Michael Carter
6006 Corewood Ln
Bethesda, MD 20816

MCP-CTRACK

From: constance cantrell <chcantrell@gmail.com>
Sent: Tuesday, October 06, 2015 8:02 AM
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.

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,
constance cantrell
7305 Radnor Rd
Bethesda, MD 20817

MCP-CTRACK

From: William Bernhard <liseb@mindspring.com>
Sent: Tuesday, October 06, 2015 8:09 AM
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,
William Bernhard
6520 Broxburn Dr
Bethesda, MD 20817

MCP-CTRACK

From: Colin Witt <sk8witt@gmail.com>
Sent: Tuesday, October 06, 2015 9:03 AM
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,
Colin Witt
5600 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

From: Matthew Carberry <mcaberry@sportseasia.com>
Sent: Tuesday, October 06, 2015 9:27 AM
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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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,
Matthew Carberry
6622 Braeburn Pkwy
Bethesda, MD 20817

MCP-CTRACK

From: William Frank <whfrank@comcast.net>
Sent: Tuesday, October 06, 2015 9:34 AM
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,
William Frank
7509 Westfield Dr
Bethesda, MD 20817

MCP-CTRACK

From: Wendy Lachman <wendylachman@gmail.com>
Sent: Tuesday, October 06, 2015 9:40 AM
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,
Wendy Lachman
5618 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

From: Daniela Nobleman <danielaandreea@gmail.com>
Sent: Tuesday, October 06, 2015 9:41 AM
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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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,
Daniela Nobleman
5007 Randall Ln
Bethesda, MD 20816

MCP-CTRACK

From: Bernadette Burns <bburns1158@verizon.net>
Sent: Tuesday, October 06, 2015 10:13 AM
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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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,
Bernadette Burns
5102 Brookview Dr
Bethesda, MD 20816

MCP-TRACK

From: PATRICIA MARTIN <patmartin82@verizon.net>
Sent: Tuesday, October 06, 2015 10:20 AM
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,
PATRICIA MARTIN
5604 Wood Way
Bethesda, MD 20816

MCP-CTRACK

From: Carol Schleicher <rschlei@verizon.net>
Sent: Tuesday, October 06, 2015 10:40 AM
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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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,
Carol Schleicher
6103 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

From: Lynn Gallagher <lynn.t.gallagher@gmail.com>
Sent: Tuesday, October 06, 2015 11:13 AM
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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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,
Lynn Gallagher
5710 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

From: Michelle Hughes <mhughes301@verizon.net>
Sent: Tuesday, October 06, 2015 11:24 AM
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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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,
Michelle Hughes

Bethesda, MD 20817

MCP-CTRACK

From: Rend Al-Mondhiry <rend.almondhiry@gmail.com>
Sent: Tuesday, October 06, 2015 11:25 AM
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.

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,
Rend Al-Mondhiry
6300 Dahlonga Rd
Bethesda, MD 20816

MCP-CTRACK

From: Maria-Luisa Rocca <rocca.maria.luisa@gmail.com>
Sent: Tuesday, October 06, 2015 11:37 AM
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.

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,
Maria-Luisa Rocca
5512 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

From: Lynne Baum <lmb20816@yahoo.com>
Sent: Tuesday, October 06, 2015 11:47 AM
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.

Citizens want to IMPROVE not REMOVE neighborhood amenities and want to sustain local business opportunities, not price them out of business.

We want to save our SUBURBAN character from URBAN encroachment.

We want to limit any building in the Westbard sector to a MAXIMUM height of 45 feet, and the number of permitted residential units to 2,000 or less 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,
Lynne Baum
5004 Fort Sumner Dr
Bethesda, MD 20816

MCP-CTRACK

From: Saeed Ossanolou <sidossa@comcast.net>
Sent: Tuesday, October 06, 2015 1:13 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: sidossa@comcast.net
Date: 10-06-2015

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

Dear Chair Anderson 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: Saeed Ossanolou
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Marjan Ossanlou <marjan2910@gmail.com>
Sent: Tuesday, October 06, 2015 1:12 PM
To: MCP-Chair
Subject: Please support a Westbard plan that favors redevelopment

Sent from: marjan2910@gmail.com
Date: 10-06-2015

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

Dear Chair Anderson 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
City: Bethesda
Zip: 20816

MCP-CTRACK

RECEIVED
0981
OCT 06 2015

From: sarah watson <spwatson0820@gmail.com>
Sent: Tuesday, October 06, 2015 3:29 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,

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,
sarah watson
5007 Nahant St
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 06 2015

From: Suzanne Rand <srاند@ici.org>
Sent: Tuesday, October 06, 2015 3:39 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,

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.

This is NOT an urban areas -- it is a suburb. Our schools are already overcrowded. Improving this area does NOT mean adding thousands of people.

Regards,
Suzanne Rand
5902 Madawaska Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 06 2015

From: James Russel <james.russel@verizon.net>
Sent: Tuesday, October 06, 2015 4:49 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,

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.

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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,
James Russel
4824 Fort Sumner Dr
Bethesda, MD 20816

RECEIVED
0983
OCT 07 2015

MCP-CTRACK

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

From: Jeanne Allen <jeanneallen1@me.com>
Sent: Tuesday, October 06, 2015 9:32 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

The proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department is the anti-thesis of common sense and is acceptable to but a handful of residents. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. We welcome improvements. We do welcome the Planning department's plans to accommodate Equity One's enormous commercial ambitions.

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.

Councilmember - 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 against this inaccurate, flawed plan.

Regards,
Jeanne Allen
5964 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 07 2015

From: Dr. Sheldon <sheldon@gwu.edu>
Sent: Tuesday, October 06, 2015 11:20 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

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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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,
Dr. Sheldon
5915 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 07 2015

From: Albert Jaeger <ajaeger57@gmail.com>
Sent: Wednesday, October 07, 2015 8:53 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.

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

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Regards,
Albert Jaeger
5052 Westpath Ter
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 07 2015

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

From: Cynthia Green <cpgreen@verizon.net>
Sent: Wednesday, October 07, 2015 10:23 AM
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.

Citizens want to IMPROVE not REMOVE precious neighborhood amenities. And we need to retain long-established local businesses, including full-service gas stations, dry cleaners, pet supplies and care, and car repair facilities. These businesses have been driven out of downtown Bethesda and will soon be gone if they are replaced by high-rises.

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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,
Cynthia Green
5512 Westbard Ave
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 07 2015

From: George Hnatiw <ghnatiw@verizon.net>
Sent: Wednesday, October 07, 2015 11:42 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,

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Regards,
George Hnatiw
5312 Westpath Way
Bethesda, MD 20816

RECEIVED
OCT 07 2015

MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

From: Hope Hare <hope.hare@verizon.net>
Sent: Wednesday, October 07, 2015 11:58 AM
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,
Hope Hare
5804 Madawaska Rd
Bethesda, MD 20816

RECEIVED
2015
OCT 12 2015

MCP-CTRACK

From: Megan Breen <meganbreenm@yahoo.com>
Sent: Thursday, October 08, 2015 9:19 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,

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,
Megan Breen
5611 Wood Way
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 9:00 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: James Russel [mailto:james.russel@verizon.net]
Sent: Tuesday, October 06, 2015 4:49 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
James Russel
4824 Fort Sumner Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:59 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Hope Hare [mailto:hope.hare@verizon.net]
Sent: Wednesday, October 07, 2015 11:58 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

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Regards,
Hope Hare
5804 Madawaska Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:58 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: George Hnatiw [mailto:ghnatiw@verizon.net]
Sent: Wednesday, October 07, 2015 11:42 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
George Hnatiw
5312 Westpath Way
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:56 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Dr. Sheldon [mailto:sheldon@gwu.edu]
Sent: Tuesday, October 06, 2015 11:20 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Dr. Sheldon
5915 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:51 AM
To: Williams, Melissa; DeOcampo, Marc
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Cynthia Wallace [mailto:arcini@mac.com]
Sent: Tuesday, October 06, 2015 1:49 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Cynthia Wallace
5105 Brookeway Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:51 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Cynthia Green [mailto:cpgreen@verizon.net]
Sent: Wednesday, October 07, 2015 10:23 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
Cynthia Green
5512 Westbard Ave
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:50 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Carol Schleicher [mailto:rschlei@verizon.net]
Sent: Tuesday, October 06, 2015 10:40 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Carol Schleicher
6103 Wynnwood Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:43 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jeff Conley [mailto:treeforest5@gmail.com]
Sent: Tuesday, October 06, 2015 2:24 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Jeff Conley
5602 Parkston Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:42 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Katherine Jahnig [mailto:kdelanoj@gmail.com]
Sent: Tuesday, October 06, 2015 1:44 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:39 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Lynn Gallagher [mailto:lynn.t.gallagher@gmail.com]
Sent: Tuesday, October 06, 2015 11:13 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
Lynn Gallagher
5710 Gloster Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:37 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: MarySue Johnson [mailto:johnson.marysue@gmail.com]
Sent: Wednesday, October 07, 2015 4:40 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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Regards,
MarySue Johnson
4909 Scarsdale Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 8:37 AM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Mary Hayes [mailto:maofthecross@verizon.net]
Sent: Tuesday, October 06, 2015 1:53 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Mary Hayes
6113 Cromwell Dr
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 3:14 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Doritt Carroll [mailto:dorittcarroll@gmail.com]
Sent: Thursday, October 08, 2015 2:08 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Doritt Carroll
6104 Overlea Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 3:12 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Charlie Jones [mailto:meg@beuchert.us]
Sent: Thursday, October 08, 2015 2:15 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Charlie Jones
6006 Wynnwood Rd
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 3:10 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Albert Jaeger [mailto:ajaeger57@gmail.com]
Sent: Wednesday, October 07, 2015 8:53 AM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Albert Jaeger
5052 Westpath Ter
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 2:59 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Laveta Duke [mailto:lavetaduke@verizon.net]
Sent: Thursday, October 08, 2015 2:20 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
Laveta Duke
6618 Kennedy Dr
Chevy Chase, MD 20815

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 2:59 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: kathleen norris [mailto:norris4841@gmail.com]
Sent: Thursday, October 08, 2015 2:15 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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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We want to save our SUBURBAN character from URBAN encroachment.

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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,
kathleen norris
4841 Rodman St NW
Washington, DC 20016

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 2:58 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: Jeanne Allen [mailto:jeanneallen1@me.com]
Sent: Tuesday, October 06, 2015 9:32 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

The proposed Westbard Sector Plan that is being developed by the Montgomery County Planning Department is the anti-thesis of common sense and is acceptable to but a handful of residents. It is based on flawed assumptions about population projections, traffic patterns and the "need" for dramatic growth of residential and commercial units. We welcome improvements. We do welcome the Planning department's plans to accommodate Equity One's enormous commercial ambitions.

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.

Councilmember - 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 against this inaccurate, flawed plan.

Regards,
Jeanne Allen
5964 Searl Ter
Bethesda, MD 20816

Williams, Melissa

From: Kronenberg, Robert
Sent: Thursday, October 08, 2015 2:58 PM
To: DeOcampo, Marc; Williams, Melissa
Subject: FW: Please OPPOSE the proposed Westbard Master Plan

From: jeff norris [mailto:jeff.norris@capitalone.com]
Sent: Thursday, October 08, 2015 2:22 PM
To: Kronenberg, Robert
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Robert Kronenberg,

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,
jeff norris
4841 Rodman St NW
Washington, DC 20016

MCP-CTRACK

RECEIVED
2773
OCT 08 2015

From: Kathleen Pomerenk <kathypomerenk@gmail.com>
Sent: Thursday, October 08, 2015 4:01 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,

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,
Kathleen Pomerenk
5811 Wiltshire Dr
Bethesda, MD 20816

MCP-CTRACK

From: Martha Fleury <mfleury@verizon.net>
Sent: Thursday, October 08, 2015 4:26 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,
Martha Fleury
5604 Jordan Rd
Bethesda, MD 20816

Williams, Melissa

From: Sharon Whitehouse <sabwhitehouse@gmail.com>
Sent: Friday, October 09, 2015 7:03 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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,
Sharon Whitehouse
4800 Jamestown Rd
Bethesda, MD 20816

Williams, Melissa

From: Amy Maury <amy@amymaury.com>
Sent: Friday, October 09, 2015 5:52 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Casey Anderson,

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Regards,
Amy Maury
5112 Sangamore Rd
Bethesda, MD 20816

Williams, Melissa

From: Carolyn Garmise <louistf@verizon.net>
Sent: Friday, October 09, 2015 4:29 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Casey Anderson,

I am in favor of updating the Westbard shopping center but I am strongly opposed to changing the character of our neighborhood from a suburban area into an urban area.

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Thank you for your attention to this important issue.
Carolyn Garmise

Regards,
Carolyn Garmise
5305 Westpath Way
Bethesda, MD 20816

Williams, Melissa

From: Mary Daly <madaly@verizon.net>
Sent: Friday, October 09, 2015 6:08 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Casey Anderson,

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Regards,
Mary Daly
5301 Westpath Way
Bethesda, MD 20816

Williams, Melissa

From: Marta Castello-Branco <mcastellobranco56@gmail.com>
Sent: Friday, October 09, 2015 4:58 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Casey Anderson,

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

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Francine Collins <fcccpa@aol.com>
Sent: Friday, October 09, 2015 10:07 AM
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,
Francine Collins
5208 Augusta St
Bethesda, MD 20816

RECEIVED

OCT 12 2015

MCP-CTRACK

From: Frank Baldino <fsbaldino@lercheary.com>
Sent: Friday, October 09, 2015 11:05 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,
Frank Baldino
5025 Westpath Ter
Bethesda, MD 20816

RECEIVED
OCT 12 2015

MCP-CTRACK

From: Liz Purcell <purcellt@aol.com>
Sent: Friday, October 09, 2015 4:10 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

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

Dear Mr. Norman Dreyfuss,

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Regards,
Liz Purcell
5209 Westpath Way
Bethesda, MD 20816

RECEIVED

OCT 12 2015

MCP-CTRACK

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

From: Amy Maury <amy@amymaury.com>
Sent: Friday, October 09, 2015 5:52 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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Regards,
Amy Maury
5112 Sangamore Rd
Bethesda, MD 20816

RECEIVED

OCT 19 2015

MCP-CTRACK

From: Mary Daly <madaly@verizon.net>
Sent: Friday, October 09, 2015 6:08 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Dear Mr. Casey Anderson,

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Regards,
Mary Daly
5301 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Sharon Whitehouse <sabwhitehouse@gmail.com>
Sent: Friday, October 09, 2015 7:03 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,

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Regards,
Sharon Whitehouse
4800 Jamestown Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 09 2015

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

1007

From: Carolyn Garmise <louistf@verizon.net>
Sent: Friday, October 09, 2015 4:29 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I am in favor of updating the Westbard shopping center but I am strongly opposed to changing the character of our neighborhood from a suburban area into an urban area.

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Thank you for your attention to this important issue.

Carolyn Garmise

Regards,
Carolyn Garmise
5305 Westpath Way
Bethesda, MD 20816

MCP-TRACK

From: Marta Castello-Branco <mcastellobranco56@gmail.com>
Sent: Friday, October 09, 2015 4:58 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,
Marta Castello-Branco
5052 Westpath Ter
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
10-11
OCT 12 2015

From: Laura Floam <lfloamfios@verizon.net>
Sent: Saturday, October 10, 2015 7:04 AM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Dear Mr. Casey Anderson,

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Regards,
Laura Floam
5110 Wehawken Rd
Bethesda, MD 20816

RECEIVED

OCT 12 2015

MCP-CTRACK

From: Anne Wotring <a.wotring@verizon.net>
Sent: Saturday, October 10, 2015 8:50 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 "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,
Anne Wotring
6128 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 10 2015

From: nina embrey <ncembrey@gmail.com>
Sent: Saturday, October 10, 2015 8:59 AM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
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 "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,
nina embrey
6817 Granby St
Bethesda, MD 20817

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Pyper Davis <pdavis@alumni.princeton.edu>
Sent: Saturday, October 10, 2015 10:21 AM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARKLAND 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 "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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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,
Pyper Davis
5007 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Jewel Fox <jewelfox@hotmail.com>
Sent: Saturday, October 10, 2015 10:34 AM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE COMMISSIONER
THE MARYLAND NATIONAL CAPITAL
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 "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,
Jewel Fox
5304 Westpath Way
Bethesda, MD 20816

RECEIVED
OCT 10 2015

MCP-CTRACK

From: Cristina Ruiz <cristinagfv@aol.com>
Sent: Saturday, October 10, 2015 10:37 AM
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,

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,
Cristina Ruiz
5217 Sangamore Rd
Bethesda, MD 20816

RECEIVED
OCT 12 2015

MCP-CTRACK

From: jennifer alvaro <jennifermalvaro@yahoo.com>
Sent: Saturday, October 10, 2015 10:58 AM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONALCAPITAL
PARK AND PLANNING COMMISSION

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,
jennifer alvaro
5220 Wapakoneta Rd
Bethesda, MD 20816

RECEIVED
OCT 12 2015

MCP-CTRACK

From: Gideon Rothwell <gfr5awr@verizon.net>
Sent: Saturday, October 10, 2015 11:00 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 '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,
Gideon Rothwell
5104 Wapakoneta Rd
Bethesda, MD 20816

RECEIVED
OCT 12 2015

MCP-CTRACK

From: hilary klein <hilarynk@gmail.com>
Sent: Saturday, October 10, 2015 11:03 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 "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.

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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,
hilary klein
5208 Belvoir Dr
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: rschlei@verizon.net
Sent: Saturday, October 10, 2015 11:27 AM
To: MCP-Chair
Cc: lynn.t.gallagher@gmail.com
Subject: Westbard Sector Plan

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

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, such as gas stations and libraries and parking.

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.

We 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,
Carol Schleicher
6103 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Tracy spicer <spicertracy@gmail.com>
Sent: Saturday, October 10, 2015 11:31 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 "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.

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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,
Tracy spicer
5105 Nahant St
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 13 2015

From: Rebecca Goldman <voorthuisgoldman@mac.com>
Sent: Saturday, October 10, 2015 3:25 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
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 "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,
Rebecca Goldman
5700 Harwick Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 12 2015

From: Eileen Rice <eileenrice@gmail.com>
Sent: Saturday, October 10, 2015 10:02 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,

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,
Eileen Rice
5012 Wyandot Ct
Bethesda, MD 20816

MCP-TRACK

RECEIVED

OCT 10 2015

From: Xin Chen <xinchen1938@gmail.com>
Sent: Sunday, October 11, 2015 7:26 AM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

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Regards,
Xin Chen
5907 Carlton Ln
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Joseph McGowan <josephmcfgowan@hotmail.com>
Sent: Sunday, October 11, 2015 8:26 AM
To: Dreyfuss, Norman
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,
Joseph McGowan
5209 Nahant St
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

From: Catherine Robinson <Barbara@revdel.com>
Sent: Sunday, October 11, 2015 8:54 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,
Catherine Robinson
5805 Cleves Ln
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

From: Joanne Hellyer <jmkheio2@verizon.net>
Sent: Sunday, October 11, 2015 9:29 AM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

OCT 12 2015
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

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Regards,
Joanne Hellyer
5914 Madawaska Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

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

From: Noelle McHugh <noellesmchugh@gmail.com>
Sent: Sunday, October 11, 2015 9:38 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,
Noelle McHugh
5229 Westpath Way
Bethesda, MD 20816

RECEIVED
OCT 13 2015

MCP-CTRACK

From: Kim Venesky <kimvenesky@live.com>
Sent: Sunday, October 11, 2015 10:03 AM
To: Dreyfuss, Norman
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,
Kim Venesky
5217 Westpath Way
Bethesda, MD 20816

RECEIVED
OCT 12 2015

MCP-CTRACK

From: Lori Rones <lorirones@yahoo.com>
Sent: Sunday, October 11, 2015 12:38 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,
Lori Rones
Augusta Ln
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
OCT 12 2013

From: Betty kindred <bkandken@aol.com>
Sent: Sunday, October 11, 2015 1:30 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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Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

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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,
Betty kindred
5300 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

From: Douglas Cobb <dcobb345@gmail.com>
Sent: Sunday, October 11, 2015 2:05 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,

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,
Douglas Cobb
5716 Massachusetts Ave
Bethesda, MD 20816

RECEIVED

OCT 12 2015

MCP-CTRACK

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

From: Lynn Gallagher <lynn.t.gallagher@gmail.com>
Sent: Sunday, October 11, 2015 2:24 PM
To: MCP-Chair
Cc: Carol Schleicher
Subject: Westbard Sector plan

Last November I participated in the "charette" at Whitman High School. It was an odd kind of charette. Back in my architectural school days a design project started with a "program" defining the things that had to be included in the design. We were told that Equity One wanted neighborhood input and that there was no program.

***RESIDENTIAL/SCHOOLS**

We asked how many new residential units were to be provided and were told to give our thoughts. We asked about parking and there was a wave of the hands that it would be taken care of - underground, somewhere else??? NO ONE SAID, "WE WANT 3200 NEW UNITS". EVERYONE WANTED TO KNOW WHERE THE NEW CHILDREN WOULD GO TO SCHOOL. We know it won't be in a new school on the corner of Massachusetts and Westbard, because the site isn't big enough. We know the existing schools in the area are already big.

***COMMERCIAL**

Many said they would like to add some new restaurants, a hardware store, a Baskin Robbins, and KEEP THE EXISTING SMALL, INDEPENDENT BUSINESSES - INCLUDING THE PRICELESS CONVENIENCE OF A LOCAL GAS STATION WITH A SERVICE BAY. We use these businesses because they satisfy our daily needs easily and quickly. I can get a loaf of bread in 10 minutes. It doesn't seem likely that the businesses we want to keep will be able to survive the impact of years of construction. NO ONE WANTED DESTINATION SHOPPING. We can go to Bethesda, DC or a mall for that.

***TRAFFIC**

Everyone worried about traffic. The people in Kenwood Apartments wanted to separate their traffic flow from Westbard's flow. NO ONE WANTED TO REDUCE WESTBARD TO TWO LANES WITH ON STREET PARKING. We acknowledged that surface parking may not be viable, but we do like surface parking.

***WALKABILITY**

Everyone likes it, but where is the pedestrian access from Springfield and Wood Acres? I guess it is assumed that everyone else will walk in from the Crescent Trail? INCREASED TRAFFIC DOES NOT WORK WELL WITH WALKABILITY AND THINK ABOUT ALL THOSE CHILDREN AND THEIR SCHOOL BUSES.

Were you listening to the neighbors who came to the charette? The new plan, as proposed, disregards the wishes of the current users of Westbard and creates enormous problems for an already overstressed school and traffic system. WE WANT TO BE SUBURBAN. WE CAN FOLLOW THE CRESCENT TRAIL TO BETHESDA IF WE WANT TO BE URBAN.

Thank you for your consideration,
Lynn Gallagher
5710 Gloster Road
Bethesda MD 20816

MCP-CTRACK

RECEIVED

OCT 12 2015

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

From: Elise Ruedi <lruedi@msn.com>
Sent: Sunday, October 11, 2015 3:53 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,
Elise Ruedi
5214 Augusta St
Bethesda, MD 20816

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OCT 12 2015

MCP-CTRACK

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

From: Eric Lohr <elohr@american.edu>
Sent: Sunday, October 11, 2015 5:46 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

Dear Mr. Norman Dreyfuss,

I support the development plan in Westbard. I am not one of the NIMBY's who seem liberal on the outside, but really just want to keep lower income people commuting obscene distances by preventing development in close-in neighborhoods. This development and designation of the area as urban is good for the environment, for social justice, and in fact, for our neighborhood, which will become more urban, more diverse, and more interesting. There are many others like me who are not making their voices heard. Do not be swayed by the noisy minority who want their house values and white upper class cocoon wrapped in regulatory gauze.

Regards,
Eric Lohr
5914 Namakagan Rd
Bethesda, MD 20816

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OCT 12 2015

From: Jennifer Khovananth <jenhackwith@yahoo.com>
Sent: Sunday, October 11, 2015 7:42 PM
To: Dreyfuss, Norman
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

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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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,
Jennifer Khovananth
5808 Namakagan Rd
Bethesda, MD 20816

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2015
OCT 13 2015

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From: Laura FitzRandolph <lfitzrandolph@gmail.com>
Sent: Monday, October 12, 2015 3:18 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

OFFICE OF THE CHAIRMAN
THE MONTGOMERY 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 '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,
Laura FitzRandolph
5241 Westpath Way
Bethesda, MD 20816

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OCT 13 2015

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

From: Diana Ordonez <dianishincapie@gmail.com>
Sent: Monday, October 12, 2015 7:16 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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 '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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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,
Diana Ordonez
6116 Overlea Rd
Bethesda, MD 20816

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OCT 13 2015

MCP-CTRACK

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

From: Leandro Medina <lmedina@imf.org>
Sent: Monday, October 12, 2015 7:18 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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 '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.

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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,
Leandro Medina
6116 Overlea Rd
Bethesda, MD 20816

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OCT 13 2015

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

MCP-CTRACK

From: ANDREW OBRIEN <andrewcobrien@gmail.com>
Sent: Monday, October 12, 2015 10:55 PM
To: Anderson, Casey
Subject: Please OPPOSE the proposed Westbard Master Plan

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.

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.

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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,
ANDREW OBRIEN
5301 Marlyn Dr
Bethesda, MD 20816

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OCT 13 2015

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

MCP-CTRACK

From: Eleanor Smith <esmith@zuckerman.com>
Sent: Tuesday, October 13, 2015 7:22 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.

Citizens want to IMPROVE not REMOVE precious neighborhood amenities.

We oppose the creation of an urban "Westbard City." We want to save our SUBURBAN character and quality of life.

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 or less 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,
Eleanor Smith
5321 Westpath Way
Bethesda, MD 20816

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OCT 18 2015

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

From: Donna Sayada <donna@francevision.com>
Sent: Tuesday, October 13, 2015 1:13 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,
Donna Sayada
5353 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

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10/13

OCT 13 2015

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

From: Ilana Branda <ibranda@mhpartners.org>
Sent: Tuesday, October 13, 2015 8:51 AM
To: MCP-Chair
Subject: written copy of MHP testimony re: Westbard Draft Plan
Attachments: MHP Westbard Sector Plan Testimony FNL.pdf

Please find attached a written copy of the testimony provided by MHP president Robert Goldman at the Westbard Public Hearing on September 24th.

Thank you,
Ilana

Ilana Branda | Policy & Neighborhood Development Manager
Montgomery Housing Partnership
12200 Tech Road | Suite 250
Silver Spring, MD 20904
301.812.4139 | 301.622.2800 f
ibranda@mhpartners.org | www.mhpartners.org

Housing People · Empowering Families · Strengthening Neighborhoods





12200 Tech Road, Suite 250, Silver Spring, Maryland 20904-1983 Phone: 301-622-2400 Fax: 301-622-2800 www.MHPartners.org

September 24, 2015

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Board Chair Anderson, and members of the Planning Board:

My name is Robert Goldman and I am President of Montgomery Housing Partnership. Thank you for allowing me this opportunity to address the Planning Board regarding the Westbard Sector Plan.

Montgomery Housing Partnership's mission is to preserve and expand quality affordable housing in Montgomery County. Our success over the years has been a result of taking a comprehensive approach to developing affordable housing that integrates three things: Housing people; Empowering Families; and Strengthening Neighborhoods. Through these three strategies, MHP has developed over 1,400 quality affordable homes in Montgomery County. Additionally, we provide pre-school programs, after-school programs and teen activities as well as adult classes throughout our developments. We also work directly with neighborhood residents and stakeholders, including small businesses, to help improve neighborhood conditions and vitality.

After having reviewed the plan, we would like to commend the Planning Department staff on the Westbard Sector Plan, which establishes a solid vision and direction for the future of the community by building on its existing strengths while also helping it to realize its greater potential. At the same time, we do believe that plan could be stronger and go further in the area of developing much needed affordable housing.

Given the severe shortage of quality, affordable housing available throughout the County, and the continued loss of housing, it is critical that we take every opportunity we can to encourage, and support the development of housing at all price points.

During the process of developing the sector plan, I enjoyed participating in the community charette process and was encouraged by the number of groups that recommended the development of affordable housing.



MONTGOMERY HOUSING PARTNERSHIP
Working Together to Build Strong Communities



Public Land

As you look at Sector Plans in general, the one area where the County can best control and mandate affordable housing is on County owned sites. More and more, the County has been looking at County owned sites to develop affordable housing. For example, MHP is developing a 149 unit affordable senior development on county owned land next to the new Silver Spring library. The County had the foresight to think about dual purposing the land they have. More recently, the County is looking to put mixed income housing next to County Service Centers.

In terms of the Westbard Sector Plan, two public sites that we have identified are the library and the school. We encourage the Planning Department to think long-term with the zoning designations of the school and library sites in the South Westbard District. While the plan doesn't call for any current development changes to the sites, we should be setting these sites up to meet future needs of the County. Now would be an appropriate time to change the zoning to Commercial Residential, which will allow the County to better utilize these resources to respond to future demands. If not a CR designation, some type of designation or language that would also allow affordable housing to be built on the site along with the library. The Planning Board should follow the intent of the adopted Housing Element of the General Plan by ensuring that surplus, and underutilized County land are leveraged to provide affordable housing.

In 2004, the planning board mandated affordable housing be built on a county owned site on Bowie Mill Road in the Olney Master Plan, and I am happy to report that today we are completing an extraordinary mixed income community, Olney Springs, which is 30% affordable, 30% work force housing, and 40% market rate housing. If we want to accomplish this in the Westbard area, it starts now – with the Sector Plan.

Affordable Housing

In terms of the specifics of the plan, we are encouraged and applaud the staff for including affordable housing in the vision for the sector plan and the plan framework – Sections 1.2.1 and 1.2.2. We also applaud the short term recommendations for providing affordable housing above the County's minimum, housing for seniors and maximizing MPDU options in Tables 1.2.2 and 1.2.3. We do believe to have maximum effect, it should also be mentioned in Section 1.2.3 under optional method density public benefits. We also think that Table 1.2.1 should have more than just the minimum number of MPDUs, and it would be great to set a goal for affordable housing for the whole Sector Plan area.

It seems very glaring to not have a section on housing in Chapter 2. If the development of affordable housing is a priority of this plan, it would seem that a section on it would be appropriate in Chapter 2. This is further highlighted in reading Chapter 3, where all of the sections in Chapter 2 are discussed for each district. While we are pleased that Chapter 3 includes housing for districts where it is appropriate, it seems odd that it doesn't have a corresponding section in Chapter 2.

In Section 3.1 for the Westbard Avenue District, we applaud the priority for public benefit points under the optional method, but feel that the language could be stronger. The language in 3.2.4 in which it specifies the amount of affordable housing that should be included is the type of language for 3.1.4. Furthermore, it is not clear why you are not recommending priority points for the whole district as opposed to only sites between Westbard and River Road.

Section 3.3 on the North River District makes no mention of priority points for maximizing affordable housing. While at first blush it doesn't appear to be opportunities for housing, with the designation of the Washington Episcopal School as CRT, should that site be redeveloped, we would like to see language around affordable housing for that CRT.

Lastly, Chapter 4 – while 4.1.1 uses strong positive language that optional method development should be approved only if it provides the recommended benefits, in Section 4.1.3, it uses very bland language that affordable housing should be “strongly encouraged.” We would recommend that stronger language be used similar to 4.1.1. Furthermore, to be consistent, under each district where you have suggested in Chapter 3 that affordable housing should be the public benefit than it should be listed under each district under Chapter 4.

Thank you for this opportunity to testify. I welcome the chance to discuss these issues with you further. Please feel free to reach me at rgoldman@mhpartners.org or 301-812-4114.

Sincerely,



Robert A. Goldman, Esq.
President