



Westbard Sector Plan, Work Session #2



John Marcolin, Planner/Coordinator, john.marcolin@montgomeryplanning.org, 301 495-4547



Robert Kronenberg, Chief, Area 1, Robert.kronenberg@montgomeryplanning.org, 301 495-2187



Marc DeOcampo, Supervisor, Area 1, Marc.deocampo@montgomeryplanning.org, 301 495-4556

Melissa Williams, Senior Planner, Melissa.williams@montgomeryplanning.org, 301 495-4642

Paul Mortensen, Senior Urban Designer, paul.mortensen@montgomeryplanning.org, 301 495-4523

Rick Liu, Economic and Development Specialist, rick.liu@montgomeryplanning.org, 301 650-5641

Michael Garcia, Planner/Coordinator, michael.garcia@montgomeryplanning.org, 301 495-4549

Matt Folden, Planner/Coordinator, matthew.folden@montgomeryplanning.org, 301 495-4539

David Anspacher, Planner/Coordinator, david.anspacher@montgomeryplanning.org, 301 495-2191

Katherine Nelson, Planner/Coordinator, Katherine.nelson@montgomeryplanning.org, 301 495-4622

Marco Fuster, Senior Planner, marco.fuster@montgomeryplanning.org, 301 495-4521

Mark Wallis, Planner Coordinator, mark.wallis@montgomeryplanning.org, 301 650-4389

Susanne Paul, Senior Planner, Susanne.paul@montgomeryplanning.org, 301 650-4392

Brooke Farquhar, Master Planner / Supervisor, brooke.Farquhar@montgomeryparks.org, 301 650-4388

Scott Whipple, Supervisor, Historic Preservation, scott.whipple@montgomeryplanning.org, 301.563.3402

Sandra Youla, Senior Planner/Historic Preservation, sandra.youla@montgomeryplanning.org, 301 563-3419

Completed: 11.12.15

Westbard Sector Plan, Work Session #2

Summary

Work session #2 will provide an overview of the recommendations regarding zoning and land use in the Westbard Sector Plan. It will review the proposed zoning and the associated height and density recommendations for each property in the Sector Plan. Staff will highlight the priorities in each district, and present requested changes to these recommendations made by property owners and the impact they will have on the potential unit count, affordable housing and student generation rates.

The Sector Plan has made several recommendations regarding future amenities to be provide by both the private and public sectors. The landowners along Westbard Avenue have made requests regarding the number and quality of these requested amenities as they relate to the zoning proposed for their respective properties.

Discussion

Zoning

This work session will review the proposed CRT zoning for each property in the Sector Plan and the densities (Floor Area Ratio, or FAR) and heights associated with each proposed zone. Several of the property owners in the Westbard Sector Plan area have requested either a floating zone or greater height and densities. Those who have requested a different zone have specifically requested that floating zones be applied to allow them the flexibility to respond to changing market conditions in the future. Those property owners who have requested greater heights and densities are responding to the Plan recommendations indicating that certain site conditions are limiting their ability to develop their properties, or amenities requested by the Sector Plan that make development at the heights and densities recommended in the Planning Board draft difficult to achieve. Planning staff will review these concerns for each property.

Affordable Housing

The draft Plan makes general recommendations regarding affordable housing throughout the Plan and specifically in Chapter 3.1, Westbard Avenue District, Section 3.1.4. The Plan recommends affordable housing on the HOC owned property on Westbard Avenue. In addition to the required 12.5% MPDUs the site could potentially yield 20 to 30 new units that would serve those renters who currently earn between 20 and 50 percent of the area median income.

However, at the Public Hearing held on September 24th, many residents testified about the need for more specific recommendations regarding affordable housing and senior housing in the Sector Plan. Since then both the Housing Opportunity Commission, lease holders off the Westwood Towers on Westbard Avenue, and the owner of Park Bethesda have brought forward new proposals for additional affordable housing and potential senior housing on their properties. More detail on these new proposals will be provided during the work session.

Amenities

Staff has heard from Equity One, the owner of Westwood Shopping Center, the Westwood II Shopping Center, the Bowlmor and the Westwood Towers, presently leased by HOC regarding recommended amenities. They are concerned about the following recommendations:

- The re-alignment of Westbard Avenue through the site of the Westwood II Shopping Center
- Undergrounding of utilities on Westbard Avenue
- Naturalization of the portions of Willett Branch presently on their property
- A new private road connection between Westbard Avenue and River Road that would traverse the American Plant Food Company and Roof Center Properties
- A minimum 1/2 Acre open space fronting Westbard Avenue
- A Bus Transit Center
- A local shuttle between the Bethesda and Friendship Heights Metro stations
- Participation in Transportation Demand Management (TDM) programs

Conclusion

Staff will focus the work session on the land use and zoning of specific properties in the Plan, requested changes to proposed zoning by property owners for specific properties, and the priorities associated with specific properties and with the districts in general, such as affordable housing, transportation improvements and the green network.

Attachments: Chart outlining Public Hearing Zoning request changes; Correspondence

	A	C	D	E	F	G	H	I
2	DISTRICT	MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	PARCEL NUMBER	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING
3	Westbard Avenue	A	Equity One	5400 Westbard Avenue, Bethesda, MD 20816	235	NR-0.75, H-45'	CRT2.0, C-.75, R-1.25, H-50', 75'	CRT2.0, C-1.25, R-1.25, H-60'
4			ATTY: Barbara Sears					
5		B	Equity One	5330 Westbard Avenue, Bethesda, MD 20816	360	R-60	CRT2.0, C-.75, R-1.25, H-50', 75'	CRT2.0, C-1.25, R-1.25, H-60'
6			ATTY: Barbara Sears					
7		C	Equity One	5101 Ridgefield Road, Bethesda, MD 20816	A	R-60	CRT 1.5, C-.25, R-1.5, H-50'	CRT 1.5, C-.25, R-1.5, H-55'
8			ATTY: Barbara Sears					
9		C	Equity One	5110 Ridgefield Road, Bethesda, MD 20816	0	CRT - 0.75, R-0.25, H-35'	CRT 1.5, C-.50, R-1.5, H-50'	CRT 1.5, C-.50, R-1.5, H-125'
10			ATTY: Barbara Sears					
11		D	Equity One	5471 Westbard Avenue, Bethesda, MD 20816	128	CRT - 0.75, R-0.25, H-35'	CRT 1.5, C-.50, R-1.5, H-50'	CRT 1.5, C-.50, R-1.5, H-125'
12			ATTY: Barbara Sears					
13		D	Equity One	5370 Westbard Avenue, Bethesda, MD 20816	143	R-10	CRT 2.5, C-.50, R-2.0, H-75'	
14			ATTY: Barbara Sears					
15		E	Equity One	5401 Westbard Avenue, Bethesda, MD 20816	240	R-10	CRT 2.5, C-.50, R-2.0, H-75'	
16			ATTY: Barbara Sears					
17		F	Equity One	5411 Westbard Avenue, Bethesda, MD 20816	175	R-10	CRT 2.5, C-.50, R-2.0, H-75'	
18			ATTY: Barbara Sears					
19		F	Equity One	5353 Westbard Avenue, Bethesda, MD 20816	303, 357	CRT - 0.75, R-0.25, H-45'	CRT 2.5, C-.50, R-2.0, H-75'	CRT 2.5, C-.50, R-2.0, H-150'
20			ATTY: Barbara Sears					
21								
22								
23	H	Capital Properties	5325 Westbard Avenue, Bethesda, MD 20816	466, 465	Part of parcel 519	EOF - 1.5, H-45'	CRT 2.0, C-.25, R-2.0, H-50'	CRT 2.5, C-.25, R-2.5, H-150'
24		ATTY: Robby Brewer						
25		Capital Properties		510, 576	Part of parcel 519	EOF - 1.5, H-45'	CRT 2.0, C-.25, R-2.0, H-50'	CRT 2.5, C-.25, R-2.0, H-90'
26		ATTY: Robby Brewer						
27	Capital Properties		576	EOF - 1.5, H-45'	CRT 2.0, C-.25, R-2.0, H-50'	CRT 1.5, C-.25, R-1.5, H-35'		
28	H	ATTY: Robby Brewer						
29								
30								
31	North River Road	K	Landy Ln Limited Partnership/Landy Lane Mgmt Corp.	5521 Landy Lane, Bethesda, MD 20816	160	IM-1.5, H45	CRT 3.0, C-.25, R-2.75, H-75'	CRT 3.0, C-.25, R-2.75, H-75'/ With Floating IM 1.5, H45'
32			ATTY: Stacy Silber					
33		L	Landy Ln Limited Partnership/Landy Lane Mgmt Corp.	5500 Dorsey Lane, Bethesda, MD 20816	166	IM-1.5, H45	CRT 3.0, C-.25, R-2.75, H-75'	CRT 3.0, C-.25, R-2.75, H-75'/ With Floating IM 1.5, H45'
34			ATTY: Stacy Silber					
35	M	Landy Ln Limited Partnership/Landy Lane Mgmt Corp.	5510 Dorsey Lane, Bethesda, MD 20816	168	IM-1.5, H45	IM-1.5, H45	CRT 3.0, C-.25, R-2.75, H-75'/ With Floating IM 1.5, H45'	
36		ATTY: Stacy Silber						
37								
38	South Westbard District	K	Montgomery County Department of Government Services	5501 Massachusetts Avenue, Bethesda, MD 20816	691	R-60	R-60	R-60/ With Floating CRT 2.0, C-.25, R-2.0, H-75'
39			Greg Ossont					
40		L						
41								

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RECEIVED

OCT 26 2015

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

1083

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

Dear Mr. Norman Dreyfuss,

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

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

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

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

Regards,
Antonio Santos
5500 Jordan Rd
Bethesda, MD 20816

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OCT 26 2015

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

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
FRANCES MAANE
7806 Honeybee Ct
Bethesda, MD 20817

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OCT 27 2015

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

1087

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Annette Santos
5500 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Andrea Roure
5107 Sentinel Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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Regards,
Barbara Ingersoll
4838 Park Ave
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Stanley Wiggins
5332 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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Regards,
Suzanne FitzGerald
4901 Jamestown Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Penelope Catterall
5005 Baltimore Ave
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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Regards,
Martha Fleury
5604 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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Regards,
Darryl Trupp
5448 Westbard Ave
Bethesda, MD 20816

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

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

Dear Ms. Marye Wells-Harley,

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Regards,
Elizabeth Levy
5013 Nahant St
Bethesda, MD 20816

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OCT 27 2015

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

2092

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Margot Brooks
5620 Ogden Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

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

OCT 28 2015

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

1093

Dear Mr. Norman Dreyfuss,

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

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

MCP-CTRACK

RECEIVED

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

OCT 28 2015

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

Dear Mr. Norman Dreyfuss,

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

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

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

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

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

MCP-CTRACK

RECEIVED

OCT 28 2015

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

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

Dear Mr. Norman Dreyfuss,

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

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

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

MCP-CTRACK

RECEIVED

OCT 28 2015

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

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

Dear Mr. Norman Dreyfuss,

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

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

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

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

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

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

MCP-CTRACK

RECEIVED

OCT 28 2015

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

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

1096

Dear Mr. Casey Anderson,

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

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

MCP-CTRACK

RECEIVED

OCT 29 2015

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

1099

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

Dear Ms. Marye Wells-Harley,

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

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

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

MCP-CTRACK

RECEIVED

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

OCT 30 2015

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

1108

Dear Ms. Marye Wells-Harley,

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

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

Regards,
Katie Leasure
5309 Elliott Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

Regards,
Cindy Amrine
5621 Ogden Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

Regards,
Francine Collins
5208 Augusta St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

MCP-CTRACK

RECEIVED

NOV 02 2015

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

1113

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

Dear Mr. Casey Anderson,

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

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Regards,
Wendy Lachman
5618 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Sara Cooperrider
5708 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Liz Levy
5013 Nahant St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Daniel richards
6712 Landon Ln
Bethesda, MD 20817

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Suzanne Rand
5902 Madawaska Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Sara Sigrist
5606 Knollwood Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Pam Gelfand
7300 Honeywell Ln
Bethesda, MD 20814

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Eileen Rice
5012 Wyandot Ct
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

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

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Patricia Branson
5013 Scarsdale Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

Eric Lohr

Regards,
Eric Lohr
5914 Namakagan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

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

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

Regards,
Doritt Carroll
6104 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Christopher Lent
6113 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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

Regards,
Lynn Pivik
5108 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Suzanne FitzGerald
4901 Jamestown Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Stuart Reiter
5220 Westpath Way
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Laurie Yang
6212 Wiscasset Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
sarah watson
5007 Nahant St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
martha fleury
5604 Jordan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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

Regards,
William Frank
7509 Westfield Dr
Bethesda, MD 20817

MCP-CTRACK

RECEIVED

NOV 03 2015

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

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

Dear Ms. Marye Wells-Harley,

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

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

Regards,
Ann Peel
6109 Wynnwood Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

Regards,
Mary Owen
5952 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
James Barter
5968 Searl Ter
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Joan golden
5805 Devonshire Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Joseph McGowan
5209 Nahant St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
pamela gallagher
5117 Westridge Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

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Regards,
Jeanne Wolfe
5603 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Mary McGowan
5209 Nahant St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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Regards,
JoAnn Lang
5609 Pioneer Ln
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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

Regards,
Kenneth Chaletzky
6801 Whittier Blvd
Bethesda, MD 20817

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Linda Chaletzky
6801 Whittier Blvd
Bethesda, MD 20817

MCP-CTRACK

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

Dear Mr. Casey Anderson,

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

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Regards,
Thomas Applin
5201 Carlton St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Lawrence Bou
6311 Wiscasset Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Anne McGowan
5009 Nahant St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Susan Barnett
5311 Crown St
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Laura Baron
6007 Corbin Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Carol Parrish
6007 Milo Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Cynthia Wallace
5105 Brookeway Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Bonnie Norman
5209 Cammack Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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Regards,
Michael Rosenberg
5604 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 03 2015

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

1126

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Molly Pisula
5118 Wapakoneta Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Diane Torre
6107 Ramsgate Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Linda Manning
5611 Harwick Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Mary Ruocco
6300 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Joseph Ruocco
6300 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Gary Ender
5913 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Rob Sandler
6121 Maiden Ln
Bethesda, MD 20817

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
jessica bavinger
5500 Newington Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 03 2015

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

1128

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Tracy Puglisi
2 Ardmore Ct
Bethesda, MD 20816

MCP-CTRACK

RECEIVED
1131
NOV 04 2015

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

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

Dear Mr. Casey Anderson,

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

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Regards,
Barbara Hughes
6309 Avalon Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Cindy Bertaut
5604 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Michelle Hughes

Bethesda, MD 20817

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Christopher Heim
6105 Cromwell Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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Regards,
Daniel Lewis

Bethesda, MD 20816

MCP-CTRACK

From: Jessica Beaugez <jcbeaugez@gmail.com>
Sent: Wednesday, November 04, 2015 3:57 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: jcbeaugez@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Jessica Beaugez

Address: 5301 Westbard Circle Apt. 320

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Dorothy Coleman <colemadb2015@gmail.com>
Sent: Wednesday, November 04, 2015 3:51 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: colemadb2015@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-CTRACK

From: Jos <jverbeek62@gmail.com>
Sent: Wednesday, November 04, 2015 4:01 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: jverbeek62@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Jos

Address: Verbeek

City: Bethesda

Zip: 20819

NOV 04 2015

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

From: Carol Arango <arango20@gmail.com>
Sent: Wednesday, November 04, 2015 3:56 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: arango20@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Carol Arango

Address: 4508 Cortland Road

City: Chevy Chase

Zip: 20815

MCP-CTRACK

From: Fran Spaeder <spaederfran@gmail.com>
Sent: Wednesday, November 04, 2015 4:26 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: spaederfran@gmail.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Fran Spaeder

Address: 5208 Willet Bridge Court

City: Bethesda

Zip: 20816

MCP-Chair

RECEIVED
1135

NOV 05 2015

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

From: Erica Burns <erica.g.burns@gmail.com>
Sent: Wednesday, November 04, 2015 4:33 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

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

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

MCP-Chair

From: Joe K <jwkantakevich@gmail.com>
Sent: Wednesday, November 04, 2015 4:34 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

Additional Message:

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

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

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

MCP-Chair

From: Elizabeth Haile <Elizabeth_haile@hotmail.com>
Sent: Wednesday, November 04, 2015 4:56 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

Additional Message:

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

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

MCP-Chair

From: Joe Martin <joseph.l.martin@gmail.com>
Sent: Wednesday, November 04, 2015 5:03 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

Additional Message:

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

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

MCP-Chair

From: Justin Cressall <justincressall@gmail.com>
Sent: Wednesday, November 04, 2015 5:06 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:
To whom it may concern:

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Denise DeRosa
6019 Woodacres Dr
Bethesda, MD 20816

MCP-Chair

From: bill edwards <bill.edwards@gmail.com>
Sent: Wednesday, November 04, 2015 5:42 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-Chair

From: Eleanor <Hillegeist@gmail.com>
Sent: Wednesday, November 04, 2015 5:53 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-Chair

From: Pamela Khinda <bludv188@gmail.com>
Sent: Wednesday, November 04, 2015 5:50 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-Chair

From: Carol rhees <Carhees@gmail.com>
Sent: Wednesday, November 04, 2015 7:22 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

Additional Message:

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

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

MCP-Chair

From: Mayur <Patema@hotmail.com>
Sent: Wednesday, November 04, 2015 7:55 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair, Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

Additional Message:
I support this planned redevelopment

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

MCP-Chair

From: John S. Myseros, MD <jmyseros@gmail.com>
Sent: Wednesday, November 04, 2015 8:55 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

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

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

MCP-Chair

From: Jennifer taylor <Jennyliebler@gmail.com>
Sent: Wednesday, November 04, 2015 9:11 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

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

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

MCP-Chair

From: Augusto tono <Architono@verizon.net>
Sent: Thursday, November 05, 2015 8:24 AM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Ellen Mundell
6010 Cobalt Rd
Bethesda, MD 20816

MCP-Chair

RECEIVED

NOV 05 2015

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

1137

From: Joe Coleman <coleman.joe.m@gmail.com>
Sent: Thursday, November 05, 2015 3:28 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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

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

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

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

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

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

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

Regards,
John Lowe
5920 Searl Ter
Bethesda, MD 20816

MCP-Chair

From: Marjan ossanlou <Marjan2910@gmail.com>
Sent: Thursday, November 05, 2015 4:26 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy;
Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

Dear County Council and Planning Board,

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

Additional Message:

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

MCP-CTRACK

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

Dear Mr. Norman Dreyfuss,

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

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

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

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

Regards,
Betty Croft
6014 Overlea Rd
Bethesda, MD 20816

MCP-CTRACK

RECEIVED

NOV 06 2015

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

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Saira Sultan
6005 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Anne Spratt
5905 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Elizabeth Bowser
5807 Devonshire Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Patricia Kalla
5708 Gloster Rd
Bethesda, MD 20816

MCP-CTRACK

From: Massa Cressall <Massabcressall@yahoo.com>
Sent: Wednesday, November 04, 2015 4:27 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

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

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

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

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

MCP-CTRACK

From: Deb Warsaw <Marylanddeb@yahoo.com>
Sent: Wednesday, November 04, 2015 5:11 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: Marylanddeb@yahoo.com

Date: 11-04-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Deb Warsaw

Address: 7104 Radnor Road

City: Bethesda

Zip: 20817

MCP-CTRACK

From: dvora gainsburg <dgainsburg@aol.com>
Sent: Wednesday, November 04, 2015 7:12 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: dgainsburg@aol.com

Date: 11-05-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

Westbard Center is old and tired. It is time to redo the whole center and bring it into the 21st century.

There is nothing negative about updating the area, only positives. It will certainly be pleasant to shop in a modern, updated center, with more stores and a more inviting environment.

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

MCP-CTRACK

From: Mark <mark.leas@verizon.net>
Sent: Thursday, November 05, 2015 4:33 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: mark.leas@verizon.net

Date: 11-05-2015

To:

Chair Casey Anderson and Planning Board members Montgomery County Planning Department

Dear County Council and Planning Board,

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

Additional Message:

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

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

Name: Mark

Address: 6215 Dahlonga Road

City: Bethesda

Zip: 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

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

MCP-CTRACK

From: Matt kuipers <Kuipersmj@gmail.com>
Sent: Thursday, November 05, 2015 5:59 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: Kuipersmj@gmail.com

Date: 11-05-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

I support redevelopment. It can't happen soon enough.

Name: Matt kuipers

Address: 6115 wynnwood rd

City: Bethesda

Zip: 20816

MCP-CTRACK

From: Leslie George <lgeorge@stalbansschool.org>
Sent: Thursday, November 05, 2015 11:44 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

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

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Gwen Porcaro
6107 Massachusetts Ave
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Mollie Schmitz
5502 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

Regards,
Sean Gormley
5500 Parkston Rd
Bethesda, MD 20816

MCP-CTRACK

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

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

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

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

November 6, 2015

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

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

Dear Chairman Anderson and Members of the Planning Board:

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

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

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

Height and Density

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

Clarification of Plan Priorities and Public Benefits

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

Transportation

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

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

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

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

Willett Branch

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

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

Open Spaces

- Modify the language relating to the size of the Westbard Civic Green and Springfield Neighborhood Green Urban Park on pages 41, 46, 64, 88 and 90 to read that these spaces are recommended to be "approximately 0.5 acre in size, or such lesser area as is determined appropriate by the Planning Board at the time of plan review, considering the quality of the spaces provided".

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

Sincerely,



Michael Berfield
Executive Vice President

Attachments

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

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

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

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

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

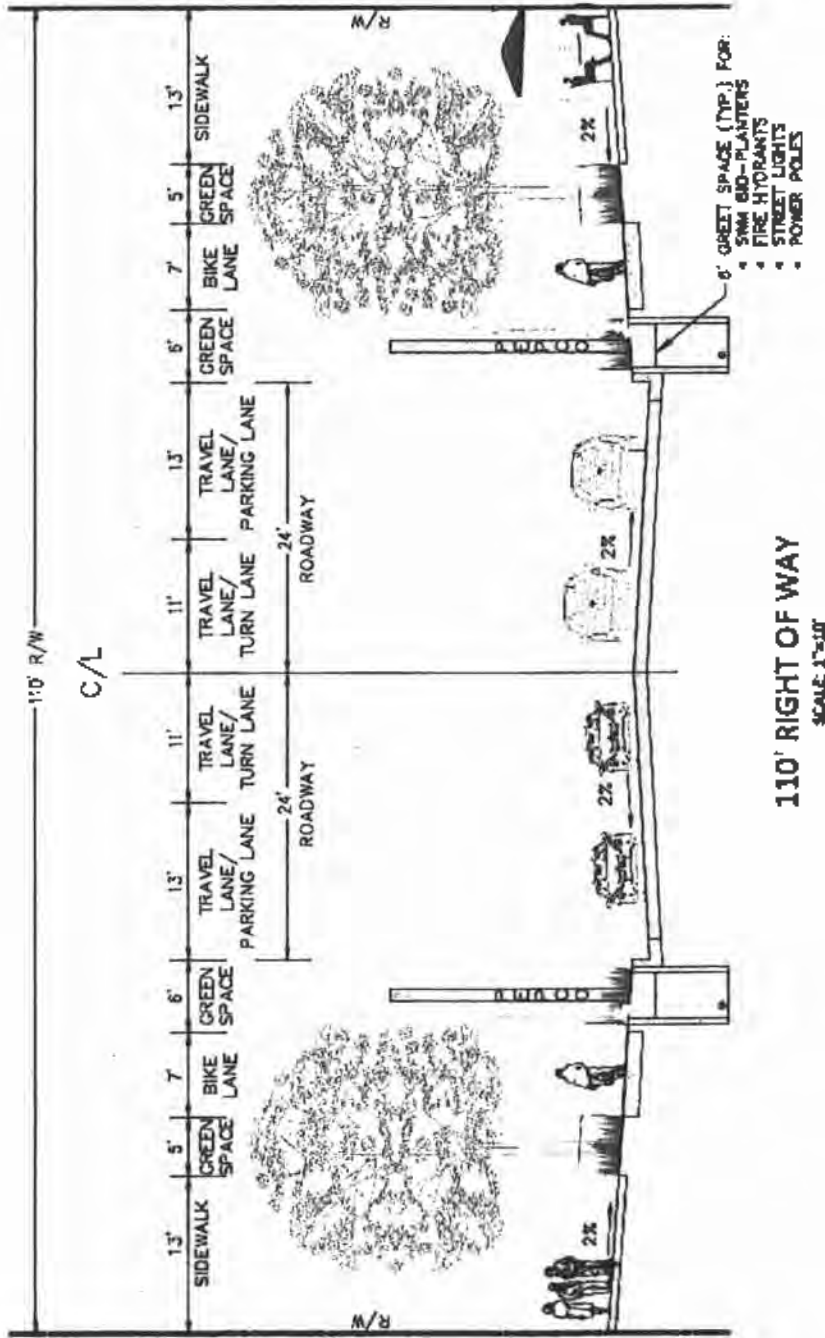
³ Recommended as options for inclusion in a sketch plan for public benefit points.

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

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

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

ALTERNATE 110 FEET RIGHT-OF-WAY SECTION



MCP-CTRACK

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



Dear Ms. Marye Wells-Harley,

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

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

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

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

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

MCP-CTRACK

From: Rula Garside <rbgarside@yahoo.com>
Sent: Thursday, November 05, 2015 9:28 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: rbgarside@yahoo.com

Date: 11-06-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Rula Garside

Address: 4800 Fort Sumner Drive

City: Bethesda

Zip: 20816

MCP-CTRACK

From: najwa bayrakdar <najoie@yahoo.com>
Sent: Friday, November 06, 2015 9:17 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

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

To: Montgomery County Council and Planning Board

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

Additional Message:
I support it full heatedly

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

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Patricia Fisher
6006 Cobalt Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

Regards,
Cynda Wilcox
5129 Baltan Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Carolyn Gwadz
5101 River Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Liesl Nottingham
5101 River Rd
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Pamela Griffin
6017 Woodacres Dr
Bethesda, MD 20816

MCP-CTRACK

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

Dear Ms. Marye Wells-Harley,

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

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

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

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

Regards,
Aliandra Starre
5913 Carlton Ln
Bethesda, MD 20816

MCP-CTRACK

From: mickie Simpson <mickie.extra@verizon.net>
Sent: Sunday, November 08, 2015 9:44 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: mickie.extra@verizon.net

Date: 11-09-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

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

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

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

Dear Mr. Norman Dreyfuss,

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

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

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

Regards,
Emily Best
5317 Wakefield Rd
Bethesda, MD 20816

From: Tiago Soromenho <tiago.soromenho@gmail.com>
Sent: Monday, November 09, 2015 10:04 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: tiago.soromenho@gmail.com

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Tiago Soromenho

Address: 6000 Lenox Rd

City: Bethesda

Zip: 20817

MCP-CTRACK

RECEIVED
1151
NOV 10 2015

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

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

Dear Chairman Anderson,

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

Sincerely,

Joe Kelly

Joseph J. Kelly, President

Royco, Inc.

8121 Georgia Ave. Suite 500

Silver Spring, MD 20910

301-608-2212

301-608-2214(Fax)

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ROYCO. INC.

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

November 10, 2015

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

RE: Westbard Sector Plan Comments

Dear Chairman Anderson:

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

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

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

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

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

From the Draft Sector Plan:

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Joseph J. Kelly". The signature is written in black ink and is positioned above the printed name and title.

Joseph J. Kelly
President

MCP-CTRACK

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1152
NOV 10 2015

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

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

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

Kenwood Citizens Association

November 10, 2015

MCP-Chair@MNCPPC-mc.org

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

RE: **Westbard Sector Plan**

Dear Chair Anderson and Members of the Board:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Gas Stations

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

4. New Road

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

5. Cost of Realignment of Ridgefield Road

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

6. Impact on Adjacent Residential Areas

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

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

7. **Impact on Schools**

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

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

Respectfully submitted,

Robin Hammer
President
Kenwood Citizens Association

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

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NOV 10 2015

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

1153

From: Jonathon <jrowland2108@gmail.com>
Sent: Tuesday, November 10, 2015 3:53 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley,
Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org;
Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: jrowland2108@gmail.com

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

Name: Jonathon

MCP-CTRACK

From: Robert M. Beecroft <rmbeec@verizon.net>
Sent: Tuesday, November 10, 2015 5:08 PM
To: councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
county.council@montgomerycountymd.gov; MCP-Chair; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey; Natali.Fani-Gonzales@mncppc-mc.org; Wright, Gwen
Subject: Please support a Westbard plan that favors redevelopment

Sent from: rmbeec@verizon.net

Date: 11-10-2015

To: Montgomery County Council and Planning Board

Dear County Council and Planning Board,

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

Additional Message:

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

Name: Robert M. Beecroft

Address: 5108 Scarsdale Road

City: Bethesda

Zip: 20816