

# Attachment B, pages 101-200

## MCP-CTRACK

---

**From:** Warren Farb <wfarb@mac.com>  
**Sent:** Sunday, August 14, 2016 12:40 PM  
**To:** planning@springfield20816.com  
**Subject:** Ensure Intact Stream Buffer in Willett Branch Sketch Plan

Dear Mr. Marcolin,

I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer.

While the language in the Sector Plan provided for a balance between the stream buffer and the needs of developers, the public understood this balance to allow buildings already existing in the buffer to remain – such as the HOC building and a new building to be constructed at the Westwood II site. The public did not understand the balancing provision to allow new construction in the buffer where no buildings currently exist, such as the new parking garage topped by a swimming pool, which Equity One is proposing behind the HOC building. This proposed structure is clearly within the buffer and just above the stream on a steep slope, and therefore is environmentally unwise. It is hard to imagine that a swimming pool is consistent with a stream buffer either.

I request that neither this building nor other new structures be permitted in the stream buffer, so that the buffer can remain as intact as possible. The buffer will benefit the environment by reducing the flow of pollutants into the Willett Branch, preventing erosion on a steep slope, and allowing for a greenway that is as wide as possible. The latter is required to produce the greenway amenity given in exchange for the building heights and other density awarded to the developers during planning process.

Please protect the buffer to the extent possible, to help our children and grandchildren enjoy a real slice of green throughout the Westbard sector!

Sincerely,

Warren E. Farb

Springfield Neighborhood

Bethesda, MD

## MCP-CTRACK

---

**From:** Warren Farb <wfarb@mac.com>  
**Sent:** Sunday, August 14, 2016 12:41 PM  
**To:** planning@springfield20816.com  
**Subject:** 2/3 Acre Park Not Enough; Insist on Willett Branch

Dear Mr. Marcolin,

I ask that you reject as not enough the 2/3 acre of green space offered by Equity One in its Sketch Plan for Westbard.

Instead, I hope that you require Equity One to add the Willett Branch park to its Sketch Plan to meet the requirements of the Sector Plan. As you know, in the Sector Plan, the County granted Equity One massive zoning changes to permit a vast increase in density in the Sector in return for certain amenities, of which one of the top priorities was the stream park.

Inclusion of the stream park in the Sketch Plan therefore should be non-negotiable in order to ensure that naturalization of the Willett Branch and the accompanying park will be the primary green space in the Sector.

I ask that the Planning Board ensure that Equity One's development provide an equitable amount of green space, and that it reject Equity One's mere 2/3 of an acre of parkland in a 1.8 million square foot development. In fact, I would prefer to see not only land and funds for the greenway included in Equity One's Sketch Plan, but larger parks on the site of the current Giant parking lot as well. Furthermore, I strongly feel that the Planning Board must require Equity One to dedicate all land and funds needed for the greenway early in the planning process.

As a resident, I hope you will work hard to ensure that green space is a major priority of Equity One's development and all other development within the Westbard Sector!

Sincerely,

Warren E. Farb

Springfield Neighborhood

Bethesda, MD

## MCP-CTRACK

---

**From:** Warren Farb <wfarb@mac.com>  
**Sent:** Sunday, August 14, 2016 12:42 PM  
**To:** planning@springfield20816.com  
**Subject:** 116 Points of Amenities Inadequate; Insist on Willett Branch

Dear Mr. Marcolin,

I was greatly dismayed and disappointed to see Equity One proudly announce in its Sketch Plan that it was providing a mere 116 points of amenities for the Westbard Sector. This is a trivial number of points for a proposed 1.8 million square foot development. While it is technically more than the number of points required by the county, it is completely inadequate for this project. County rules require only 50 points for any development greater than 10,000 square feet. Equity One's development is 180 times greater than that, and therefore the County could logically require up to 9,000 points by simple extrapolation.

Given the size of the development, I believe the Planning Board must require Equity One to include land and funds for the Willett Branch park in its Sketch Plan, and to keep the buffer as wide as possible, with no new buildings constructed within it. Furthermore, I believe that the land and funds for the new park should be provided early in the development process, so that the Parks Department can begin the planning process for the park.

As a resident, I am watching the development with interest, and count on you to help us ensure that the greenway park becomes a reality!

Sincerely,

Warren E. Farb

Springfield Neighborhood

Bethesda, MD

## MCP-CTRACK

---

**From:** Joanne Tanner <joanne225@gmail.com>  
**Sent:** Monday, August 15, 2016 2:24 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Joanne Tanner  
5606 Ogden Rd  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Betty Croft <jdcroft1@verizon.net>  
**Sent:** Monday, August 15, 2016 2:53 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

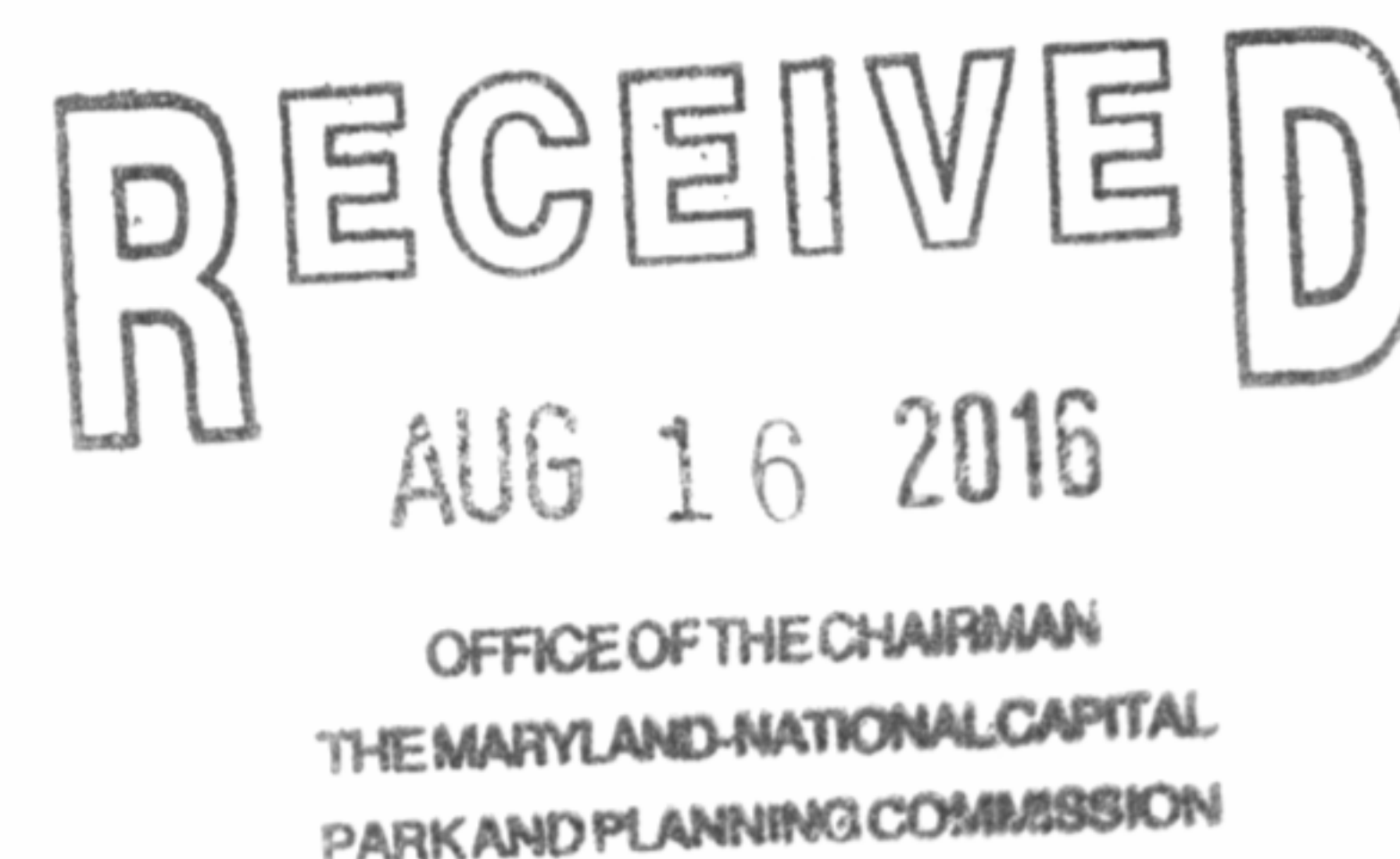
-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Betty Croft  
6014 Overlea Rd  
Bethesda, MD 20816

**From:** Suzanne Dater <stdater@gmail.com>  
**Sent:** Monday, August 15, 2016 5:08 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan



Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Suzanne Dater  
12 Sangamore Ct  
Bethesda, MD 20816



**MCP-Chair**

---

**From:** Joan Levy <joanglevy@gmail.com>  
**Sent:** Monday, August 15, 2016 10:20 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Joan Levy  
8604 Long Acre Ct  
Bethesda, MD 20817



**MCP-Chair**

---

**From:** Terence Marshall <t.e.w.marshall43@gmail.com>  
**Sent:** Tuesday, August 16, 2016 9:03 AM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Terence Marshall  
5304 Albemarle St  
Bethesda, MD 20816



**MCP-Chair**

---

**From:** Karl Goller <goller1@verizon.net>  
**Sent:** Tuesday, August 16, 2016 12:16 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Karl Goller  
4920 Sentinel Dr, Apt 403  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Mary Clay <marymgclay@aol.com>  
**Sent:** Monday, August 15, 2016 1:34 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

RECEIVED  
AUG 17 2016

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

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Mary Clay  
5609 Parkston Rd  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Howard Weiss <elweiss99@aol.com>  
**Sent:** Monday, August 15, 2016 8:55 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Howard Weiss  
6003 Corbin Rd  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Marsha Paller <mmpaller@aol.com>  
**Sent:** Tuesday, August 16, 2016 12:52 AM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Marsha Paller  
5404 Falmouth Rd  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Sarah Morse <morsekathan@gmail.com>  
**Sent:** Thursday, August 18, 2016 1:01 PM  
**To:** Marcolin, John; Paul, Susanne  
**Cc:** ike.leggett@montgomerycountymd.gov; Roger Berliner; praying97@aol.com; MCP-Chair  
**Subject:** LFWA Comments on Equity One Sketch Plan  
**Attachments:** LFWA Comments on Equity One Sketch Plan August 18 2016.pdf

Dear John and Susanne

Please find attached Little Falls Watershed Alliance's comments on the Equity One Sketch Plan for public record. I've copied it below too.

Best,  
Sarah

Sarah Morse  
Executive Director  
Little Falls Watershed Alliance

\*\*\*\*\*

August 18, 2016

Re: Comments on Equity One Sketch Plan for Development in the Westbard Sector

Dear Mr. Marcolin and Ms. Paul,

As the Executive Director of the Little Falls Watershed Alliance (LFWA), I represent many members of the Westbard community who care deeply about the local environment, and in particular about the Willett Branch Urban Greenway project, a critical part of the Westbard Sector Plan.

LFWA is pleased to be part of the Planning Staff's Willett Branch Coordination meetings. We hope this effort will help all of the interested parties to work together to realize a naturalized Willett Branch stream with a greenway park that features a path connecting the Capital Crescent Trail (CCT) to the Westbard shopping area. We appreciate the Planning Staff's support for this project, and their interest in making the greenway truly unique, with buildings facing the stream and integrated into the stream valley. In the community at large, there is enthusiastic support for the greenway, but also a concern that the project may fall through the cracks. However, it is our feeling that with all our efforts it will be realized and we look forward to working together in the years to come.

On review of the Equity One Sketch Plans, we have the following concerns:



## **1. Willett Branch Must be Included in the Sketch Plan**

LFWA has been disappointed that the Equity One Sketch Plan completely omits any mention of the Willett Branch or the greenway project. We are pleased that in the Willett Branch Coordination meetings, Equity One has committed itself to revise the Sketch Plan—to include the stream valley in maps and text, and to include dedication of land and the provision of funds for the park project as some of the public benefits they plan to provide. Such Sketch Plan amendments would also be consistent with representations made by Equity One in their meetings with the community in early 2014 and in the picture on the back cover of the Sketch Plan.

As a matter of record, LFWA requests that Equity One follow through with this commitment. It is our understanding that the Sketch Plan **MUST** reflect the Sector Plan, in which the Willett Branch Park is a top priority and a required amenity. It is critical that the Sketch Plan show the Willett Branch greenway in all maps and relevant text. For example, on p. 95 of the Sketch Plan, the stream is not listed as one of the objectives that Equity One will meet even though it is a major objective of the Sector Plan. On p. 110, the Sketch Plan's amenity matrix leaves out dedication of Willett Branch stream buffer area and Equity One's provision of funds to realize the project. Further, the creek is not indicated in the massing studies and diagrams. These are only a few examples of the many places in the Sketch Plan where the Willett Branch should be added.

**We ask that substantial stream valley dedication and accompanying funds be a required part of this Sketch Plan.** It is vital that Equity One's donation of funds and dedication of land occur *early*—in their first phase of construction. This will not only give the public some comfort that the park project will proceed, but it will ensure that properties that are developed late (or never) do not hold up the stream restoration. This was a point we raised at the June 1, 2016 public meeting on the Sketch Plan, and one we feel is extremely important.

## **2. New Buildings Must not be Allowed in the Willett Branch Buffer**

The Montgomery County Environmental Guidelines require a minimum of 100 feet for stream buffers, in some places 150 feet. Since the buffer is already compromised by existing buildings in much of the stream valley, keeping it as large as possible is paramount. The buffer is needed to help with stormwater management, provide a hospitable environment for wildlife, and to create a wider park for the public. There are also many trees identified on the Natural Resources Inventory (NRI) in the buffer area.



Although there was balancing language in the Sector Plan to allow for some development in the stream valley buffer, LFWA understood that **language was meant to allow buildings ALREADY in the stream buffer to remain**. Therefore, the HOC building could remain in the stream buffer, and Westwood II could be reconstructed on its site, but no new building would be allowed to compromise the buffer. On p. 100 of the Sketch Plan, the Bowlmor building is shown as filling out the entire property – including a grade over 25 feet and within the flood plain and buffer. Any building on the Bowlmor site should not invade the buffer.

**We also oppose the proposed parking structure** topped by a pool that the Sketch Plan shows behind the HOC building. This structure is located entirely in the stream buffer. The Sketch Plan notes that the HOC property site slope drops significantly on the east (p. 89), near where Equity One plans to put the parking garage. We have serious concerns that this infringement into the buffer will lead to erosion into the stream. The parking lot there has already caused considerable bank damage and parts of it are falling into the creek.

We believe that parking should be underground and/or other options explored. On p. 92, the Sketch Plan states that the “vast majority” of parking will be underground; we believe all parking for any new buildings except for some limited street parking should be underground and not in new structures – especially not facing the stream and in the buffer.

Please note also that the massing studies shown at Equity One’s June 1 public meeting and included as pages 108 and 109 of the Sketch Plan do not include the parking structure behind the HOC building. As the garage was not in the Sketch Plan at the June 1 public meeting, we feel it should not be added now.

### **3. Plan Must include Circulation between New Park and the Shopping Centers**

By omitting the greenway, the Sketch Plan does not show the connectivity required by the Sector Plan for bikes and pedestrians from the Capital Crescent Trail to the Westwood Shopping Center. On p. 86 of the Sketch Plan application, Equity One notes that “[a]dding a network of green open spaces connected by trails and bikeways that provide places for outdoor recreation, gathering and relaxation” was an objective of the Sector Plan – but Equity One then largely ignores this objective in the Sketch Plan. Their map on p. 105 leaves out the Willett Branch path for bikes and pedestrians, as well as a similar link to the American Plant Food site. The connectivity provided by the greenway is one of the many reasons why the Willett Branch project is so essential to the Sector Plan. New buildings should not block public access to the Greenway and gateway areas should welcome the public to the park and lead them into the commercial areas.



#### **4. Commitment to “Design Excellence” Must Call for Buildings to Embrace the New Park**

In the Sketch Plan, Equity One has committed to providing “design excellence” as an amenity. LFWA believes that the term “design excellence” should apply to all new construction along the Willett Branch park and must include embracing the Park as design requirement. Buildings on the Willett Branch should face the stream and embrace the natural areas provided by the buffer. Users of the stream park should have an aesthetically pleasing view of the new denser development, and not see just the backs of buildings. This is consistent with Equity One’s promise on p. 97 of the Sketch Plan that loading facilities “will be designed to minimize conflicts and visual impacts.” Design Excellence must include creating ways for residents to access the creek and to take advantage of this unique urban greenway. We are pleased that the Planning Staff has asked Equity One to embrace the stream and to provide spaces for sitting, eating, etc. along it.

We hope that as the Site Plan approval progresses, the term “design excellence” will also mean that the large blocks of buildings in the Sketch Plan will be softened. The design precedents used by Equity One beginning on p. 114 of the Sketch Plan show more setbacks, hardscape for public gatherings, and green parks than are in the Sketch Plan drawings. We therefore expect Equity One to conform to the feel of those illustrations, which are the same as or similar to the drawings it has shown in public meetings since 2014 and on its Westwood website.

#### **5. Stormwater Management Must include Green Infrastructure to the Maximum Extent Possible**

LFWA would like to ensure that stormwater management (SWM) on Equity One properties be performed consistent with regulations for new construction. On p. 92, the Sketch Plan states that Equity One will use Environmental Site Design (ESD) criteria to the Maximum Extent Practical—but the language is somewhat ambiguous, stating that this may include green roof, micro bio retention, and permeable pavement to treat runoff. We feel there should be a clearer commitment to these practices. We also feel that the County should not allow Equity One to pay a fee in lieu of underground treatment, as it states it may do in the Sketch Plan. The Equity One development should be consistent with the Sector Plan which states that SWM “should be done on-site wherever feasible and the use of waivers should be limited.” This is also consistent with the County’s MS4 permit. We would also like to see a commitment to green roofs where the buildings interact with the creek. They would be an environmentally sound addition.

The area is also a good candidate for a **Green Street treatment**. With the new road construction and work on Westbard Avenue, there is an opportunity for pervious pavement, curb-cut gardens, tree boxes, and other environment site design elements that are being installed in other areas of the County. Installation of a Green Street would also be consistent with Montgomery County’s MS4 requirements to retrofit impervious areas and use ESD.



## 6. Willett Branch Flood Plain Must be Determined Based on a Naturalized Stream

LFWA believes that the engineering studies of the flood plain to be used for construction should take account of the stream naturalization project that is a vital part of the Westbard Sector Plan. This is not an ordinary development, where the existing conditions in the NRI can be used as a basis for construction boundaries, as the NRI does not deal with the flood plain that will result from a naturalized stream. If that flood plain is wider, then it would restrict new development accordingly. Naturalization of the stream should not be negotiable between the American Plant bridge and the CCT. We ask that all engineering studies for new construction honor the naturalization of the Willett Branch.

## 7. Early African-American Cemetery Must be Included in Sketch Plan

The Sector Plan specifically recommends that new development reflect the history of the area. The history of area and evidence of an African-American cemetery dating from 1860s is well documented in the Sector Plan (p. 103-105). The cemetery located on or near the HOC property is a concern for the public and an opportunity to honor the early African-American residents in the new stream valley park. The Sketch Plan notes there are no sites or structures in the Equity One properties that are listed in the Locational Atlas and Index of Historic Sites or the Master Plan for Historic Preservation. LFWA wonders if the omission of the cemetery site from those documents should be corrected. We believe the cemetery should be officially recognized and further that the NRI is incorrect as showing no cultural or historic sites—the cemetery should be included and the Sketch Plan modified accordingly. **Further, we recommend that a cemetery delineation be conducted before a Preliminary Plan or Site Plan is adopted** so that the extent of the cemetery can be understood before development occurs and giving the public an opportunity to be involved in approving an appropriate plan for the property ahead of time. The HOC parking structure should not be allowed to rest on the graves of these early residents.

Thank you for your attention to these points. We are grateful to the Planning Staff's commitment to the naturalization of the Willett Branch and formation of the new park. It will be a real asset to the community and a show piece for Montgomery County. We look forward to seeing it to fruition.

--

*Support your local watershed group. Visit Little Falls Watershed Alliance online at [www.LFWA.org](http://www.LFWA.org)  
Find us on Facebook!*





# LITTLE FALLS WATERSHED ALLIANCE

EDUCATION - ACTION - STEWARDSHIP

Sarah Morse  
Executive Director

Montgomery County Park and Planning Staff and Planning Board  
John Marcolin, Planning, john.marcolin@montgomeryplanning.org  
Susanne Paul, Parks, susanne.paul@montgomeryparks.org

Board of Directors:

August 17, 2016

Jack Sobel  
President

Re: Comments on Equity One Sketch Plan for Development in the Westbard Sector

Mikel Moore  
Vice President

Dear Mr. Marcolin and Ms. Paul,

Sara Scheeberg  
Robinson  
Secretary

As the Executive Director of the Little Falls Watershed Alliance (LFWA), I represent many members of the Westbard community who care deeply about the local environment, and in particular about the Willett Branch Urban Greenway project, a critical part of the Westbard Sector Plan.

Jonathan Breul  
Wendy Cohen  
Dan Dozier  
Maurie Kathan  
Jack Sobel

LFWA is pleased to be part of the Planning Staff's Willett Branch Coordination meetings. We hope this effort will help all of the interested parties to work together to realize a naturalized Willett Branch stream with a greenway park that features a path connecting the Capital Crescent Trail (CCT) to the Westbard shopping area. We appreciate the Planning Staff's support for this project, and their interest in making the greenway truly unique, with buildings facing the stream and integrated into the stream valley. In the community at large, there is enthusiastic support for the greenway, but also a concern that the project may fall through the cracks. However, it is our feeling that with all our efforts it will be realized and we look forward to working together in the years to come.

[Board@lfwa.org](mailto:Board@lfwa.org)

On review of the Equity One Sketch Plans, we have the following concerns:

## **1. Willett Branch Must be Included in the Sketch Plan**

LFWA has been disappointed that the Equity One Sketch Plan completely omits any mention of the Willett Branch or the greenway project. We are pleased that in the Willett Branch Coordination meetings, Equity One has committed itself to revise the Sketch Plan—to include the stream valley in maps and text, and to include dedication of land and the provision of funds for the park project as some of the public benefits they plan to provide. Such Sketch Plan amendments would also be consistent with representations made by Equity One in their meetings with the community in early 2014 and in the picture on the back cover of the Sketch Plan.

As a matter of record, LFWA requests that Equity One follow through with this commitment. It is our understanding that the Sketch Plan MUST reflect the Sector Plan, in which the Willett Branch Park is a top priority and a required amenity. It is critical that the Sketch Plan show the Willett Branch greenway in all maps and relevant text. For example, on p. 95 of the Sketch Plan, the stream is not listed as one of the objectives



that Equity One will meet even though it is a major objective of the Sector Plan. On p. 110, the Sketch Plan's amenity matrix leaves out dedication of Willett Branch stream buffer area and Equity One's provision of funds to realize the project. Further, the creek is not indicated in the massing studies and diagrams. These are only a few examples of the many places in the Sketch Plan where the Willett Branch should be added.

**We ask that substantial stream valley dedication and accompanying funds be a required part of this Sketch Plan.** It is vital that Equity One's donation of funds and dedication of land occur *early*—in their first phase of construction. This will not only give the public some comfort that the park project will proceed, but it will ensure that properties that are developed late (or never) do not hold up the stream restoration. This was a point we raised at the June 1, 2016 public meeting on the Sketch Plan, and one we feel is extremely important.

## **2. New Buildings Must not be Allowed in the Willett Branch Buffer**

The Montgomery County Environmental Guidelines require a minimum of 100 feet for stream buffers, in some places 150 feet. Since the buffer is already compromised by existing buildings in much of the stream valley, keeping it as large as possible is paramount. The buffer is needed to help with stormwater management, provide a hospitable environment for wildlife, and to create a wider park for the public. There are also many trees identified on the Natural Resources Inventory (NRI) in the buffer area.

Although there was balancing language in the Sector Plan to allow for some development in the stream valley buffer, LFWA understood that **language was meant to allow buildings ALREADY in the stream buffer to remain**. Therefore, the HOC building could remain in the stream buffer, and Westwood II could be reconstructed on its site, but no new building would be allowed to compromise the buffer. On p. 100 of the Sketch Plan, the Bowlmor building is shown as filling out the entire property – including a grade over 25 feet and within the flood plain and buffer. Any building on the Bowlmor site should not invade the buffer.

**We also oppose the proposed parking structure** topped by a pool that the Sketch Plan shows behind the HOC building. This structure is located entirely in the stream buffer. The Sketch Plan notes that the HOC property site slope drops significantly on the east (p. 89), near where Equity One plans to put the parking garage. We have serious concerns that this infringement into the buffer will lead to erosion into the stream. The parking lot there has already caused considerable bank damage and parts of it are falling into the creek.

We believe that parking should be underground and/or other options explored. On p. 92, the Sketch Plan states that the "vast majority" of parking will be underground; we believe all parking for any new buildings except for some limited street parking should be underground and not in new structures – especially not facing the stream and in the buffer.

Please note also that the massing studies shown at Equity One's June 1 public meeting and included as pages 108 and 109 of the Sketch Plan do not include the parking structure behind the HOC building. As the garage was not in the Sketch Plan at the June 1 public meeting, we feel it should not be added now.



### **3. Plan Must include Circulation between New Park and the Shopping Centers**

By omitting the greenway, the Sketch Plan does not show the connectivity required by the Sector Plan for bikes and pedestrians from the Capital Crescent Trail to the Westwood Shopping Center. On p. 86 of the Sketch Plan application, Equity One notes that “[a]dding a network of green open spaces connected by trails and bikeways that provide places for outdoor recreation, gathering and relaxation” was an objective of the Sector Plan – but Equity One then largely ignores this objective in the Sketch Plan. Their map on p. 105 leaves out the Willett Branch path for bikes and pedestrians, as well as a similar link to the American Plant Food site. The connectivity provided by the greenway is one of the many reasons why the Willett Branch project is so essential to the Sector Plan. New buildings should not block public access to the Greenway and gateway areas should welcome the public to the park and lead them into the commercial areas.

### **4. Commitment to “Design Excellence” Must Call for Buildings to Embrace the New Park**

In the Sketch Plan, Equity One has committed to providing “design excellence” as an amenity. LFWA believes that the term “design excellence” should apply to all new construction along the Willett Branch park and must include embracing the Park as design requirement. Buildings on the Willett Branch should face the stream and embrace the natural areas provided by the buffer. Users of the stream park should have an aesthetically pleasing view of the new denser development, and not see just the backs of buildings. This is consistent with Equity One’s promise on p. 97 of the Sketch Plan that loading facilities “will be designed to minimize conflicts and visual impacts.” Design Excellence must include creating ways for residents to access the creek and to take advantage of this unique urban greenway. We are pleased that the Planning Staff has asked Equity One to embrace the stream and to provide spaces for sitting, eating, etc. along it.

We hope that as the Site Plan approval progresses, the term “design excellence” will also mean that the large blocks of buildings in the Sketch Plan will be softened. The design precedents used by Equity One beginning on p. 114 of the Sketch Plan show more setbacks, hardscape for public gatherings, and green parks than are in the Sketch Plan drawings. We therefore expect Equity One to conform to the feel of those illustrations, which are the same as or similar to the drawings it has shown in public meetings since 2014 and on its Westwood website.

### **5. Stormwater Management Must include Green Infrastructure to the Maximum Extent Possible**

LFWA would like to ensure that stormwater management (SWM) on Equity One properties be performed consistent with regulations for new construction. On p. 92, the Sketch Plan states that Equity One will use Environmental Site Design (ESD) criteria to the Maximum Extent Practical—but the language is somewhat ambiguous, stating that this may include green roof, micro bio retention, and permeable pavement to treat runoff. We feel there should be a clearer commitment to these practices. We also feel that the County should not allow Equity One to pay a fee in lieu of underground treatment, as it states it may do in the Sketch Plan. The Equity One development should be consistent with the Sector Plan which states that SWM “should be done on-site wherever feasible and the use of waivers should be limited.” This is also consistent with the County’s MS4 permit. We would also like to see a commitment to green roofs where the buildings interact with the creek. They would be an environmentally sound addition.

The area is also a good candidate for a **Green Street treatment**. With the new road construction and work on Westbard Avenue, there is an opportunity for pervious pavement, curb-cut gardens, tree boxes, and other environment site design elements that are being installed in other areas of the County.



Installation of a Green Street would also be consistent with Montgomery County's MS4 requirements to retrofit impervious areas and use ESD.

**6. Willett Branch Flood Plain Must be Determined Based on a Naturalized Stream**

LFWA believes that the engineering studies of the flood plain to be used for construction should take account of the stream naturalization project that is a vital part of the Westbard Sector Plan. This is not an ordinary development, where the existing conditions in the NRI can be used as a basis for construction boundaries, as the NRI does not deal with the flood plain that will result from a naturalized stream. If that flood plain is wider, then it would restrict new development accordingly. Naturalization of the stream should not be negotiable between the American Plant bridge and the CCT. We ask that all engineering studies for new construction honor the naturalization of the Willett Branch.

**7. Early African-American Cemetery Must be Included in Sketch Plan**

The Sector Plan specifically recommends that new development reflect the history of the area. The history of area and evidence of an African-American cemetery dating from 1860s is well documented in the Sector Plan (p. 103-105). The cemetery located on or near the HOC property is a concern for the public and an opportunity to honor the early African-American residents in the new stream valley park. The Sketch Plan notes there are no sites or structures in the Equity One properties that are listed in the Locational Atlas and Index of Historic Sites or the Master Plan for Historic Preservation. LFWA wonders if the omission of the cemetery site from those documents should be corrected. We believe the cemetery should be officially recognized and further that the NRI is incorrect as showing no cultural or historic sites—the cemetery should be included and the Sketch Plan modified accordingly. **Further, we recommend that a cemetery delineation be conducted before a Preliminary Plan or Site Plan is adopted** so that the extent of the cemetery can be understood before development occurs and giving the public an opportunity to be involved in approving an appropriate plan for the property ahead of time. The HOC parking structure should not be allowed to rest on the graves of these early residents.

Thank you for your attention to these points. We are grateful to the Planning Staff's commitment to the naturalization of the Willett Branch and formation of the new park. It will be a real asset to the community and a show piece for Montgomery County. We look forward to seeing it to fruition.

Sincerely,



Sarah Morse  
Executive Director



## MCP-CTRACK

---

**From:** T. Reid Lewis <treidlewis@gmail.com>  
**Sent:** Thursday, August 18, 2016 1:43 PM  
**To:** planning@springfield20816.com  
**Subject:** Require a Cemetery Delineation Before Determining Building Sites

Dear Mr. Marcolin,

As you know, there is much available evidence confirming that an African American cemetery that is located on the properties owned by Equity One and Galway that span the planned Willett Branch SV Park.

Further, the 2016 Westbard Sector Plan requires that the development preserve and highlight the history of the area. Specifically, the recommendation from the planning staff was that the Plan:

*"MAKE WESTBARD'S PAST MORE EVIDENT -- Recognize and protect the area's African American, Native American, agricultural, industrial, suburban, transportation, and 20th century architectural history"*

I ask that you require that Equity One and all developers in the Westbard Sector perform a Cemetery Delineation study before determining building sites and finalizing the Equity One Sketch Plan.

Further, I ask that the Sketch Plan be amended to include an explanation as to how the development will preserve and highlight the history of the area as required by the Sector Plan.

As you know, Maryland law provides protection against disturbance of burial sites and human remains and provides a basis for access. In some situations, the law requires notification of your county States Attorney.

In writing this letter, I reviewed material on historic cemeteries from the following Maryland State websites:

Historic Cemetery Preservation  
[https://mht.maryland.gov/research\\_cemeteries.shtml](https://mht.maryland.gov/research_cemeteries.shtml)

Maryland Office of Cemetery Oversight  
<http://www.dllr.state.md.us/license/cem/>

Recall also that the following information was presented in the Westbard Sector Plan, Work Session #3 Date: 12-03-15  
<http://bit.ly/WestbardSectorPlanWorksession-3-Dec-2016>

### Evidence of a Graveyard

- This parcel, owned by White's Tabernacle, an African American benevolent society, was identified as a graveyard in 1911 assessment.
- Death notices from 1910s and 1930s cite internments at "Moses Cemetery" in "Friendship, MD" and "Friendship Heights, MD"
- Oral histories of former residents note "few tombstones" on the "Rivers Property" in the 1950s

As a resident, I'm counting on you to look out for my interests and those of the other current and future residents of Springfield and Bethesda and the County by working to honor the promises of the Sector Plan.

Sincerely,

T. Reid Lewis  
Springfield Neighborhood  
Bethesda, MD



## MCP-CTRACK

---

**From:** Wendy <wcohen@yahoo.com>  
**Sent:** Thursday, August 18, 2016 2:45 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Wendy Cohen  
5320 Allandale Rd  
Bethesda, MD 20816

Sent from my iPad



## MCP-CTRACK

---

**From:** Emily Best <mybeste92@gmail.com>  
**Sent:** Thursday, August 18, 2016 3:14 PM  
**To:** MCP-Chair  
**Subject:** Equity One's sketch plan just doesn't meet the standards of the Westward sector plan

Dear Mr. Anderson,

You lead some great meetings during the discussion of the Stream Valley Park within the Westbard sector plan. I was so glad to see it approved by the Planning Board. Thank you for all your work on making sure this new stream valley park possible. What a great asset this green space for the community and value to the whole county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 1, 800,000 square feet to work with, Equity One should be able to find more suitable place for parking for this building.

**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices.



With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.

Emily Best  
5317 Wakefield Rd  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Gabriela Pardo <gabrielpardo459@gmail.com>  
**Sent:** Thursday, August 18, 2016 3:57 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Gabriela Pardo

5815 Osceola R  
Bethesda MD 20816



## MCP-CTRACK

---

**From:** Philip and Sylvia Young <pmyoung11@comcast.net>  
**Sent:** Thursday, August 18, 2016 5:02 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Philip Young

5505 Greystone Street

Somerset, MD 20815

**MCP-Chair**

---

**From:** MCA <mca@consultmca.com>  
**Sent:** Thursday, August 18, 2016 5:55 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willet Branch Stream Valley Park

RECEIVED  
AUG 22 2016

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

Dear Planning Staff and Board,

I am a long time resident of this area having lived here since 1969. Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind my apartment in the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved and I strongly agree with this recommendation. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Barbara C. Upston

5401 Westbard Avenue  
# 313  
Bethesda, Maryland 20816  
301.229.7425 (direct)  
301.792.1292 (cell)



**MCP-Chair**

---

**From:** Jean Denney <jdenney27@yahoo.com>  
**Sent:** Thursday, August 18, 2016 5:59 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willet Branch

I have used the bike trail for forty years, when it was still train tracks. Please keep my little Eden

Jean Denney

20816-2840

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

***Jean***

It is the burden of life to be many ages without seeing the end of time.

Jim Harrison

**MCP-Chair**

---

**From:** Dan Jamieson <danjamieson@gmail.com>  
**Sent:** Thursday, August 18, 2016 7:31 PM  
**To:** MCP-Chair  
**Subject:** Westbard Sector Plan - NO PARKING LOT WAIVER

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Daniel Jamieson

5610 Warwick Place Chevy Chase, MD

**From:** Patty Friedman <levinfried@gmail.com>  
**Sent:** Thursday, August 18, 2016 7:38 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Patricia A Friedman, MD, FAAP  
Chairperson, Parks & Natural Resources for Somerset  
Master Naturalist  
Montgomery County Weed Warrior

--

Sent from Gmail Mobile

**MCP-Chair**

---

**From:** Sara Robinson <outlook\_7A56720E9A70B679@outlook.com> on behalf of Sara Robinson <sara.tapdancer@verizon.net>  
**Sent:** Thursday, August 18, 2016 7:41 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Sara Robinson  
5601 Ontario Circle  
Bethesda, MD 20816

**From:** Catherine Pickar <cpickar@gmail.com>  
**Sent:** Thursday, August 18, 2016 7:51 PM  
**To:** Marcolin, John; MCP-Chair  
**Cc:** Roger Berliner  
**Subject:** Concern over the recent Sketch Plan submitted by Equity One  
**Attachments:** Letter to Planning Staff and Board.pdf

Dear Mr. Anderson and Mr. Marcolin,

Please take note of my attached letter regarding the Westbard Sector Plan and the recent Sketch Plan submitted by Equity One.

I appreciate your consideration and, as always, thank you for your dedication as a public servant.

Best,

Cathy Pickar

--

Catherine J. Pickar

Pickar

4915 Dorset Avenue  
Chevy Chase, MD 20815  
Phone: 301-907-4881 Fax: 301-263-1315  
E-Mail: cpickar@gmail.com

Dear Mr. Anderson, Mr. Marcolin and all of the Planning Staff and Board:

I am very concerned about Equity One's Sketch Plan that was recently made public.

In particular:

- The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.
- The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.
- The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local, diverse history.

Sincerely,



Catherine J Pickar

Former Council Member, Town of Somerset

**MCP-Chair**

---

**From:** Laura Long <llong1@aol.com>  
**Sent:** Thursday, August 18, 2016 10:31 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Laura Long  
4914 Essex Avenue  
Chevy Chase, MD 20815

Warmest Regards,  
Laura L. Long

## MCP-CTRACK

---

**From:** Rebecca Weiss <rrweiss@aol.com>  
**Sent:** Thursday, August 18, 2016 5:38 PM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Rebecca Weiss  
6003 Corbin Rd  
Bethesda, MD 20816



## MCP-CTRACK

---

**From:** Susan Weiss <Susansw2003@aol.com>  
**Sent:** Friday, August 19, 2016 9:21 AM  
**To:** MCP-Chair  
**Subject:** Comments on EquityOne Sketch Plan

Dear Chairman Casey Anderson,

Even though the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, is now filed, please know that the people most affected by the project—the friends and neighbors who live in the area—do NOT support this massive re-development and urbanization project. We requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community.

In the meantime, here are my initial comments on the Sketch Plan application document:

-The EquityOne Massing Diagram is massive, blocky and unattractive. Even though the residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out ... that is exactly what is on-tap here.

-The Area Dedicated to Public Use is decreasing dramatically, according to the Sketch Plan's own data. According to page 3 of the Sketch Plan application, the public use area is decreasing from 3.05 acres to 1.69 acres, essentially halving the public use space, while, at the same time, pushing density ever skyward. Something is wrong with this picture. The proposed public use area is excruciatingly tiny and wholly inadequate for the density which is proposed.

Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We disagree. We did not ask that our suburban community be urbanized in favor of a New York developer.

These are my initial comments only; I will have more comments as the process unfolds and our experts review the plan.

Regards,  
Susan Weiss  
6003 Corbin Rd  
Bethesda, MD 20816

**MCP-Chair**

---

**From:** Lauren Rubenstein <dr Laurenrubenstein@gmail.com>  
**Sent:** Friday, August 19, 2016 7:27 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Lauren Rubenstein  
5602 Surrey St  
Chevy Chase  
301-928-9606  
DrLaurenRubenstein@gmail.com

Sent from my iPhone

**From:** Sally C Strain <seawalk@starpower.net>  
**Sent:** Friday, August 19, 2016 9:30 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Sally Strain  
5712 Sherier Pl., NW  
Washington, DC

Sent from my iPad

**From:** T. Reid Lewis <treidlewis@gmail.com>  
**Sent:** Friday, August 19, 2016 9:35 AM  
**To:** planning@springfield20816.com  
**Subject:** Require Sketch Plan Include Willett Branch and Early Land Dedication

Dear Mr. Marcolin,

I ask that you require Equity One to update its Sketch Plan to include the Willett Branch Stream Valley Park as required by the Sector Plan, and that you require Equity One to dedicate all the property and funding for the stream in the first Preliminary Plan that it submits to the Planning Board.

I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. Recall that starting at Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector.

After all of these promises, the realization of the park is required to maintain public confidence in the statements of the developers and elected officials, and in the planning process in general. The community strongly favors the creation of the Willett Branch greenway, and many see it as the only real benefit that will result from the vast increase in development along Westbard Avenue. In order to ensure that the greenway will be constructed, we ask that the land to be dedicated for the Willett Branch park be included in the Sketch Plan, and that Equity One understands that it must dedicate the land and accompanying funds for the greenway at the beginning of the planning process.

As a resident, I'm counting on you to look out for my interests and those of the other current and future residents of Springfield and Bethesda and the County by working to honor the promises of the Sector Plan.

Sincerely,

T. Reid Lewis  
Springfield Neighborhood  
Bethesda, MD

**From:** John Frink <frinkjg@gmail.com>  
**Sent:** Friday, August 19, 2016 9:43 AM  
**To:** MCP-Chair  
**Subject:** Please require Equity One to conform to sector plan for Westbard

Dear Mr Anderson,

I want to thank Mr. Marcolin. and his team for developing a balanced sector plan. It satisfies many community concerns while allowing development. Now that Equity One has made their Sketch Plan public, I am concerned that it does not conform to the sector plan that you and the Council approved that was developed with lots of community involvement.

1. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project and violate the sector plan. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector. It is an opportunity for the County and for Equity One to excel.
2. The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. This is clearly against county policy. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.
3. The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents. Equity one does not address this and should be compelled to do so.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan conforms to the sector plan and that embraces the new park and our local history.

Sincerely,  
John Frink  
4507 Cumberland ave  
Chevy Chase, MD. 20815

Sent from my iPad

Sent from my iPad

**From:** Celia V. Martin <celiavmartin@comcast.net>  
**Sent:** Friday, August 19, 2016 9:59 AM  
**To:** Marcolin, John; MCP-Chair  
**Cc:** 'Councilmember Berliner'; councilmember.floreen@montgomerycountymd.gov

Re: Comments on Equity One Sketch Plan

Dear Mr. Marcolin and Planning Staff,

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and the entire county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 25 acres to work with, Equity One should be able to find more suitable place for parking for this building.

**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices. There are many examples of this in our own county and further afield.

With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.

Celia V. Martin, 5326 Falmouth RD., Bethesda, MD 20816  
301-325-5301  
celiavmartin@comcast.net

AppleTree Institute awarded a US Dept of Ed Investing in Innovation ("i3") grant for Every Child Ready. Read more at:  
[www.appletreeinstitute.org](http://www.appletreeinstitute.org)

**We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.**

*~Aldo Leopold, A Sand County Almanac*

**From:** Josh R <joshro@gmail.com>  
**Sent:** Friday, August 19, 2016 12:43 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** No Parking Garages in the Westbard Sector development

tl;dr - In the very near future **we will not need parking spots.**

Hi, John and Casey.

Wanted to reach out to you about parking for the Westbard Sector development. So it is said, I am FOR the development and want to see it be a successful representation of great planning in Montgomery County.

Please consider my quick letter below and the supporting documentation at the bottom.

People who want more parking haven't seen the future.

**The need for parking is going away.** Uber is releasing 100 autonomous vehicles in Pittsburgh RIGHT NOW. It would be an absolute shame if we built a parking garage that was ready just in time for it to be obsolete.

The future of parking lots is in question due to the adoption of car sharing (started a decade ago), passenger services (Uber et al. are continuing to gain in popularity), and driverless vehicles (available to consumers by 2021).

These existing trends reduce the number of cars, greatly reduce car ownership, and tremendously reduce the need to park cars in inhabited areas.

Development needs to focus on being car-centric rather than driver-centric.  
i.e. "skate to where the puck is going"

To introduce myself: I am a proptech enthusiast with a humble following (~3,300 at [twitter.com/RealEstateTek](https://twitter.com/RealEstateTek) with more elsewhere) for news and opinion involving real estate technology. This includes how city planning is affected by innovation in transit.

Please consider me a resource, if I may be of assistance.  
Food for thought,

---

josh rosenthal  
202.487.3936

Uber is releasing 100 autonomous vehicles in Pittsburgh  
<http://www.wsj.com/articles/uber-to-buy-self-driving-truck-startup-ottomotto-1471528978>

End to parking lots  
<http://www.newsweek.com/driverless-cars-and-future-parking-418943>

Popularity of Uber  
<http://www.latimes.com/business/la-fi-uber-business-travelers-20160422-story.html>

Future of driverless cars  
<http://www.businessinsider.com/report-10-million-self-driving-cars-will-be-on-the-road-by-2020-2015-5-6>



[http://www.driverless-future.com/?page\\_id=384](http://www.driverless-future.com/?page_id=384)

**How Uber is reshaping urban planning**

<http://www.forbes.com/sites/briansolomon/2016/05/18/uber-teams-up-with-real-estate-developer-to-replace-car-ownership/#3acde6e23bdc>

**Being car centric rather than driver centric**

<https://medium.com/@alexdanco/were-shifting-from-driver-culture-to-car-culture-should-that-change-the-way-we-think-about-uber-5e571247da53#.u9m17nfv4>

**From:** Charlotte Stewart <charlottejwstewart@gmail.com>  
**Sent:** Friday, August 19, 2016 3:53 PM  
**To:** planning@springfield20816.com  
**Subject:** Willett Branch - Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Sincerely,  
Charlotte Stewart  
5101 River Road  
Bethesda, MD 20816

**MCP-Chair**

---

**From:** stephridg@verizon.net  
**Sent:** Friday, August 19, 2016 4:04 PM  
**To:** Marcolin, John; councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov;  
MCP-Chair  
**Subject:** Westbard Sector Equity One Sketch Plan  
**Attachments:** Westbard.ltr.srm.signed.pdf

Please see letter attached.

Re: Comments on Equity One Sketch Plan

Dear Mr. Marcolin and Planning Staff,

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and value to the whole county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 25 acres to work with, Equity One should be able to find more suitable place for parking for this building.

**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices.

With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.



Stephanie R. McClellan  
4708 Falstone Ave.  
Somerset, MD 20815

**From:** Deborah Schumann <dschumannmd@gmail.com>  
**Sent:** Friday, August 19, 2016 4:44 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Westbard: Willett Branch

M-NCPPC

Mr. John Marcolin and Planning Staff

Mr. Casey Anderson, Planning Board Chair and Staff

Re: Willett Branch Urban Greenway in Westbard Sector

Dear Mr. Marcolin, Mr. Anderson and Staffs:

As a neighbor of the Westbard Sector, I am very concerned about the outcome of Equity One's development of our local shopping district. Gwen Wright has assured interested parties that the proposed Willett Branch Urban Greenway is a centerpiece of the proposal. Currently, the creek is in bad shape; much of it is in trapezoidal, collapsing concrete channels while a lot of it is in underground conduits. Instead, this little waterway can and should be a little oasis of nature in the middle of Equity One's proposed development.

The developer is trying to avoid incorporating the greenway and has submitted plans to build a parking garage directly on the banks of the creek on the site of an abandoned cemetery. The county needs to be strong in requiring the developer to maintain a stream buffer and allow Willett Branch to be revitalized.

This development is going to bring a lot of people and cars to our neighborhood. Creating a greenway from Willett Branch will soften the blow of more traffic and congestion. I urge you to stick with the Parks Department's plan of daylighting and revitalizing Willett Branch.

Deborah Schumann  
6804 Tulip Hill Terrace  
Bethesda, Md. 20816  
301-229-6084

**From:** Sandra Robinson <granitesong@aol.com>  
**Sent:** Friday, August 19, 2016 4:52 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

The county should not be supporting damage to our streams and to our historic heritage.

Sandra Robinson  
6404 Ridge Dr  
Bethesda MD 20816

**MCP-Chair**

---

**From:** Kay Stevens <kaystevens@aol.com>  
**Sent:** Friday, August 19, 2016 5:04 PM  
**To:** Marcolin, John; MCP-Chair  
**Cc:** county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov  
**Subject:** Equity One Sketch Plan

Dear Montgomery County Planning Board Members and Staff,

My interest in the Equity One Sketch Plan is related to the Willett Branch Stream Valley Park, which is the showcase of the Westbard Sector Plan. Equity One does not appear to be firmly behind the stream valley park or understand the real estate value and community-wide benefit of it, given that it doesn't highlight or showcase Willett Branch as part of its plans. It is essential that Equity One's sketch plan:

- 1) clearly include Willett Branch and embrace it as a point of attraction to its properties;
- 2) re-locate the parking structure behind Westwood Towers outside the 100 ft. stream buffer, even if that means putting parking underground elsewhere on its properties or in a shared-use facility;
- 3) identify the location of the historic African American cemetery, preserving that spot, before any construction is undertaken behind Westwood Towers.

Like the beginnings of the Capital Crescent Trail many decades ago, Willett Branch has the potential to become a community treasure. Developing Willett Branch into a stream valley park will benefit not only the immediate surroundings but water quality downstream as well. Everything possible should be done to ensure that this natural resource is preserved and augmented for current and future residents of Montgomery County. I hope that you will require Equity One to incorporate Willett Branch into its sketch plan, preserving the 100 ft. buffer; identify the historic African American site; and both recognize and embrace the importance of this stream valley park to the community.

Sincerely,

*Kay Stevens*

*Kay Stevens  
Vice-President  
S. Kann Sons Company  
2 Wisconsin Circle, #630  
Chevy Chase, MD 20815-7003  
301-986-1949 (work)  
301-461-7191 (cell)  
301-652-7762 (work fax)  
301-652-2482 (home phone & fax)  
kaystevens@aol.com*

**From:** Lyn Lansdale <jpl20816@gmail.com>  
**Sent:** Friday, August 19, 2016 5:33 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Lyn Lansdale  
5017 Scarsdale Rd  
Bethesda MD 20816

Sent from my iPhone



## MCP-CTRACK

---

**From:** David Stern <dstern@equaljusticeworks.org>  
**Sent:** Friday, August 19, 2016 4:36 PM  
**To:** Marcolin, John  
**Cc:** MCP-Chair; planning@springfield20816.com  
**Subject:** Willett Branch Stream Valley Park is an essential part of the Westbard Sector Plan!

Dear Mr. Marcolin:

I am a resident of the Town of Somerset, and I have received an email informing me that the Willett Branch is not included on Equity One's plan. I understood the Westbard Sector Plan states that the new Willett Branch Stream Valley Park is a core element. In my view, the Plan without the Park would compromise the whole project. Equity One must be required to address it in their design.

Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector. The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

David Stern

5806 Warwick Place

Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Gary Ender <gary\_ender@comcast.net>  
**Sent:** Friday, August 19, 2016 9:59 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willett Branch Needs to Be in Equity One's Sketch Plan

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbark Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African-American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Gary Ender  
Wood Acres

**From:** jessica bavinger  
**To:** [Marcolin, John](#)  
**Subject:** Development of Westbard comments  
**Date:** Friday, August 19, 2016 11:57:31 AM

---

Dear Mr. Marcolin,

Please read this, I will try to be brief:

Why I object to the increased density of our Westbard neighborhood

**Roads/traffic - More people mean more cars** any way you look at it.

Big high rises will attract seniors - or more likely families that want to be 'close in' and have good schools. IF SENIORS MOVE IN they WILL be driving their cars because walking places to shop means walking home. **More seniors will need more handicapped parking** - they won't walk. They will have cars!

According to the 'sketch plan' **Westbard road** will not be cut off from River (P. 87 & 91) Ridgefield will be widened BUT traffic already cuts through on Westbard - maybe a traffic camera will help?

You need **flow from Mass Ave to River(or reverse)** but you are going to allow parking on Westbard plus adding a bike trail and sidewalk? Think about it. Not too long ago the county put up parking meters on Wisconsin (near Bradley). Nothing but a bottle neck - Mercifully you all took the meters down - thank you. Westbard Ave. will not be any different. If you have ever commuted down Mass Ave. You know parking restrictions are not always observed.

This **shuttle** you are offering to go to Friendship Heights may serve more than the Westbard area - and where are these users going to park?

**Schools - More people mean more children** - no way around that. I have lived in this neighborhood over 30 years and have watched **short sighted planning rebuild Woodacres elem. 3 times**. Will 1100 more units mean fewer children? I know plenty has been written about schools - enough said -

**Power-** Unless all of these units are solar powered, **we will have mega brown outs** with the increased demand on the power grid. If more power lines are set up, what will happen to all these trees you promise to plant? Have you seen what PEPCO has done to the trees?

**Water-** Our weather has become more severe. Luckily we have had enough rain to serve the people. I do remember a draught not too long ago. I've seen lots of digging of the roads - hopefully the water mains will be able to handle the large amounts of water that will be

needed for all of these people?

**Waste Water - Good plan to make porous surfaces** as you develop. Now that's thinking! Is that still in the plan?

**Trash/recycling** - Can't imagine how the trash trucks will get around with all of the **increased traffic with the increased amount of trash.**

**EMS/ Police/Fire** - People don't schedule emergencies in-between rush hours. Furthermore - **where will the increased police/ fire & rescue departments be built?** I saw nothing for them in 'THE PLAN'. Is Sibley big enough?

**green space, bike paths & eye appeal** - there have been requests for a **mock up of this development** which would show us the green space & pathways (not to mention the building arrangement and landscape) the public space **allotment is now 1/3 acre?** At a minimum 1100units will house 2200 people - right? What if everyone wanted to go to a meeting on that 1/3 acre? **What is going to happen to the other 76,000 square feet?** Will they really have a line of housing behind Westbard 1(2a, 2b & 2c on page 112?)right in front of existing condos? Very unattractive!

Some of these questions have been asked at community meetings and the Developer seems to think many of these issues are not their problem. Our taxes have been raised (AGAIN) probably to help with the expense of repopulating Westbard - Hopefully you can see how this plan needs modification. **Have you noticed that the apartments/condos that have been added to 'downtown' Bethesda are NOT Full!** Let's take a serious look at this Westbard Dev't. **Rezoning the Westbard sector for 1100 units** and telling the developer to add these units slowly is like **telling a chocoholic he has to go on a diet, then sending him/her a box of chocolates!** Please reconsider this plan!

Respectfully submitted, Jessica Bavinger 5500 Newington Rd.

## MCP-CTRACK

---

**From:** J Murli <jmurli2001@yahoo.com>  
**Sent:** Saturday, August 20, 2016 7:35 AM  
**To:** Marcolin, John  
**Cc:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov;  
MCP-Chair  
**Subject:** Re: Comments on Equity One Sketch Plan

Dear Mr. Marcolin and Planning Staff,

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and value to the whole county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 25 acres to work with, Equity One should be able to find more suitable place for parking for this building.

**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there

is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices.

With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.

Jagannathan Murli  
5527 Uppingham Street  
Chevy Chase, MD 20815

Sent from my iPad

## MCP-CTrack

---

**From:** Curt Holden <curt.holden@icloud.com>  
**Sent:** Saturday, August 20, 2016 7:41 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Meera Trehan and Curt Holden

Sent from my iPhone

## MCP-CTRACK

---

**From:** blair levin <blair.levin@gmail.com>  
**Sent:** Saturday, August 20, 2016 10:21 AM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willet Branch Park/Westbard

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Sincerely,

Blair Levin

4811 Grantham Ave./Chevy Chase, MD



## MCP-CTRACK

---

**From:** Judy Lieberman <liebirv@aol.com>  
**Sent:** Saturday, August 20, 2016 11:23 AM  
**To:** Marcolin, John; councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov;  
MCP-Chair  
**Subject:** Comments on Equity One Sketch Plan

Dear Mr. Marcolin and Planning Staff,

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and value to the whole county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 25 acres to work with, Equity One should be able to find more suitable place for parking for this building.

**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices.

With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.

Judy Lieberman, 5305 Wriley Road, Bethesda MD

## MCP-CTRACK

---

**From:** Miriam Tavens <tavens.m@gmail.com>  
**Sent:** Saturday, August 20, 2016 11:45 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

M Tavens  
4519 Dorset ave  
Chevy Chase MD 20815

## MCP-CTRACK

---

**From:** Amy Reichert <sergaya@aol.com>  
**Sent:** Saturday, August 20, 2016 1:33 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Sincerely,  
Amy Reichert  
5211 Worthington Drive  
Bethesda, MD 20816

## **MCP-CTrack**

---

**From:** Carol Russel <cs.russel@verizon.net>  
**Sent:** Saturday, August 20, 2016 1:37 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Of all the positive outcomes of change in the Westbard area, nothing could be more important or beneficial than daylighting the Willet Branch and creating a serene surrounding green space in which nature could be quietly appreciated and enjoyed by area inhabitants.

Any increase in density and population in the Westbard area should be carefully offset by comparable apportionment of green space to ensure and enhance quality of life.

As we know, adding such quality of life is hardly the objective of builders! Please hear your constituents and assure us that open green space around the opened Willet Branch will be an integral part of the development of the Westbard area.

Thank you for your attention.

Sincerely,

Caroline Russel  
4824 Fort Sumner Drive  
Bethesda, MD 20816

NAME, ADDRESS

## MCP-CTRACK

---

**From:** Murray, Brenda P. <MurrayB@SEC.GOV>  
**Sent:** Saturday, August 20, 2016 2:07 PM  
**To:** MCP-Chair; Marcolin, John  
**Subject:** Westbard

Dear Planning Staff and Board,

I understand that the Little Falls Watershed Alliance, that knows much more than I do, about waterways running through communities, has serious concerns about the treatment (or lack thereof) in the "Sketch Plan" for the development that was released to the public.

I share the Alliance's concerns:

1. If you do not insist that the Willett Branch be a central focus of the development, you will forever lose a once-in-a-lifetime opportunity.
2. When we met with one of the Council members, he stressed how there had to be some horse trading by public officials with developers and mentioned allowing deviations from the 100 foot buffer as a government bargaining chip. I disagree completely. Developers can come up with imaginative ways to deal with space and negating a prohibition imposed because it is necessary for the life of the stream is not sound public policy.
3. I would stick with the Sector Plan's recommendation for doing a cemetery delineation for land behind the Westwood Towers before any development is approved. The person representing the Macedonian Baptist Church at 5119 River Road located close by spoke with dignity about the church's history and concerns at the public hearing I attended. Why not observe every caution and examine whether an African American cemetery existed.

Thank you for your consideration.

Brenda Murray  
5415 Dorset Ave.  
Chevy Chase, MD 20815

John: I think you might be the nice young landscaper who worked on my yard way back when I first bought the house. Hope all is well.

## MCP-CTRACK

---

**From:** JoAnn Kingdon <j.kingdon@verizon.net>  
**Sent:** Saturday, August 20, 2016 4:23 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

NAME, ADDRESS

JoAnn Kingdon  
4986 Sentinel Drive  
Bethesda, MD 20816

Thank you for making sure that Equity One follows the plan and is not allowed a waiver for this most important park.

— — —  
JoAnn R. Kingdon  
j.kingdon@verizon.net

## **MCP-CTRACK**

---

**From:** Cumberland5609@aol.com  
**Sent:** Saturday, August 20, 2016 4:29 PM  
**To:** MCP-Chair  
**Subject:** Westbard Plan - Valley Stream Park

MNCPPC:

The omission of the Valley Stream Park from their latest submitted plan must cause a disapproval of that submitted plan. The omission not only threatens or takes away a most attractive element contained in earlier plans but indicates that the developer is still trying to sneak one over on the community.

My wife and I have resided less than two miles from the Westbard shopping and service area for 35 years, currently in Sumner Village. Progressive development is welcomed. Greedy grab is not.

Perhaps, since the developer wants to change the appearance of the Park, the Commission should suggest that the next submission should provide for a doubling of the width of the Park so that the proposed garage could be screened by trees.

Thank you for your attention.

William Cumberland  
4928 Sentinel Drive  
Bethesda, MD 20816

## **MCP-CTRACK**

---

**From:** Marcia Sartwell <marcia.sartwell@verizon.net>  
**Sent:** Saturday, August 20, 2016 4:30 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

I am concerned that Equity One is not sticking to the requirement to make the Willett Branch Stream Valley Park a centerpiece of the plan for the Westbard Sector. Leaving that out of the project compromises the whole plan.

Instead, I understand that a new parking garage is planned and that it will be in the 100-foot stream buffer. This is environmentally and aesthetically disastrous. This should not be permitted.

The Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Marcia Sartwell  
4936 Sentinel Drive  
Bethesda, Md. 20816



## MCP-CTRACK

---

**From:** Rachel Toker <rachelmidnight@yahoo.com>  
**Sent:** Sunday, August 21, 2016 7:52 AM  
**To:** planning@springfield20816.com  
**Cc:** Toker Rachel  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Rachel Toker  
Wyoming Rd  
Bethesda

Sent from my iPad

## MCP-CTRACK

---

**From:** Elsa Skaggs <epskaggs@gmail.com>  
**Sent:** Sunday, August 21, 2016 12:00 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Thank you for protecting and valuing the essential safety, beauty, and accessibility of outdoor spaces in an increasingly heavily developed area.

Glenn and Elsa Skaggs  
5209 Saratoga Avenue  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** yaplets <yaplets@aol.com>  
**Sent:** Sunday, August 21, 2016 4:28 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

I live in the Town of Somerset, next to the proposed Westbard Sector development. I was happy to hear that along with the planned population density increase, Equity One was willing to include a naturalized park around the Willett Branch Stream in its proposal. I was particularly excited to think my daughter, a young adult with Down Syndrome, could finally access that area on foot, as the bike trail, filled with its very aggressive and speedy bikers, is really not pleasant for her. However, it appears the Willett Branch park is not indicated on the plan.

The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Anne Yap

## **MCP-CTRACK**

---

**From:** Gail Polsby <gpolsby@mindspring.com>  
**Sent:** Sunday, August 21, 2016 4:33 PM  
**To:** MCP-Chair  
**Subject:** Willet Branch Greenway

PLEASE make sure that Equity One includes the Willet Branch Greenway. It was a lovely creek in my childhood 70 years ago; we use to ice skate on it at the site just before it goes under Mass Ave. We need to preserve or recreate lovely park areas in our more urbanized environments

Gail Polsby, Tulip Hill 20816

## MCP-CTRACK

---

**From:** Nicolas Kotschoubey <n.kotsch@ix.netcom.com>  
**Sent:** Sunday, August 21, 2016 1:27 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Many thanks,

Nicolas Kotschoubey

[n.kotsch@ix.netcom.com](mailto:n.kotsch@ix.netcom.com)  
cell: 646-321-6439  
4978 Sentinel Drive, #402  
Bethesda MD 20816  
skype: nicolas.p.kotschoubey

## MCP-CTRACK

---

**From:** Alan Klavans <alanklavans@gmail.com>  
**Sent:** Sunday, August 21, 2016 8:38 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willett Branch Urban Greenway

Dear Mr. Marcolin and Planning Staff,

Your work on creating a new stream valley park in the Westbard Sector is greatly appreciated by our community. Over the years, the Willett Branch has exhibited very poor water quality due to Industrial Zoning, channelization, and poor stormwater controls. Based on my background as an environmental restoration hydrogeologist, a naturalized Willett Branch could significantly improve local water quality and ultimately that of the water entering the Potomac River.

I fully agree with Sarah Morse, the Executive Director of the Little Falls Watershed Alliance (LFWA), that Equity One must include Willett Branch and the surrounding park in their Sketch Plan. I also agree that Willett Branch must be naturalized and include a 100 foot wide stream buffer on each side of the waterway. In addition, a large parking structure should not be built on top of the stream buffer. This would disrupt the continuous ribbon of public park planned for on both sides of Willett Branch. Furthermore, the structure would be a potential hazard to public safety, since it would be subject to inundation and damage during periodic floods. It would, therefore, be a potential liability to its owner and to Montgomery County which permitted its construction. In addition, the garage would be sited on top of an African American cemetery! Construction on this site would destroy forever any buried archaeological remains.

Maintaining the 100 foot stream buffer is necessary in order to reduce contamination from entering the stream from the various commercial and industrial point sources along its channel. The buffer will filter out dissolved toxins that would otherwise flow directly into the stream potentially harming children, pets, and wildlife that come in contact with the stream water.

This is an important opportunity for Montgomery County to become a leader in environmental planning and stewardship.

Sincerely yours,

Alan S. Klavans, Westgate Neighborhood

## MCP-CTRACK

---

**From:** Malati Shah <malatishah@gmail.com>  
**Sent:** Sunday, August 21, 2016 10:11 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

NAME, ADDRESS  
Malati Shah  
5804 Osceola Rd  
Bethesda, Md 20816

## MCP-CTRACK

---

**From:** Jen <jenhackwith@yahoo.com>  
**Sent:** Sunday, August 21, 2016 10:38 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

JennIced Khovananth  
5808 Namakagan Rd  
Bethesda, MD 20816  
Sent from my iPhone



## MCP-CTRACK

---

**From:** Judi Sperber <jksperber@gmail.com>  
**Sent:** Sunday, August 21, 2016 11:05 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Judi Sperber  
5201 Nahant St

Sent from my iPhone

**From:** Leanne Tobias  
**To:** [Marcolin, John](#); [Wright, Gwen](#); [Paul, Susanne](#); "[Montgomery County Council](#)"; "[Councilmember Berliner](#)"  
**Cc:** [predelman@gmail.com](#); "[Pete Salinger](#)"; [ismanning@comcast.net](#); "[Robert Lipman](#)"; "[Patricia E. Kolesar](#)"; "[Jonathan Cahn](#)"; "[Cahn, Jonathan D.](#)"; [jltobias@aol.com](#); [Leanne Tobias](#)  
**Subject:** Comments on Westbard Sketch Plan from Leanne Tobias  
**Date:** Sunday, August 21, 2016 10:37:30 PM  
**Attachments:** [Westbard Sketch Plan Mtg 1 Leanne Tobias 8.19.16.pdf](#)

---

Attached are the August 19, 2016 comments of Leanne Tobias, Springfield resident, on the Westbard Sketch Plan. These comments reflect my personal views only, although I am sharing them with members of local community groups. Should you have any questions, I can be contacted at 202-355-5270, [leanne.tobias@malachitellc.com](mailto:leanne.tobias@malachitellc.com). Thank you for the opportunity to comment on the sketch plan.

Summary of attached comments:

1. Massing of retail and multi-family structures should be reduced to diminish verticality, enhance a sense of human scale and ensure compatibility with the surrounding single-family neighborhoods.
2. Public use space is insufficient and represents a 45% reduction over current levels, despite the proposed addition of up to 1,8 million square feet of retail and residential space. Outdoor public use space should be added throughout the development; indoor, all-year public use space should be incorporated in the Westbard I retail buildings.
3. Additional pedestrian connectivity is needed (a)between the various public use spaces; (b)between public use spaces and the proposed Willett Branch greenbelt;. Planning of the Westbard sketch and site plans should be coordinated with the planning of the Willett Branch greenbelt.
4. Treed buffer zones, ideally evergreen, should be required between the proposed development and existing adjacent housing.
5. It appears from the sketch plan that Westbard Avenue will be reduced from 4 lanes to 2 lanes and made uni-directional, with traffic flowing from River Road to Massachusetts Avenue (east to west). The reconfiguration of Westbard Avenue should be reviewed to ensure that these changes do not result in additional traffic and congestion in the Springfield neighborhood, including the vicinity of Wood Acres Elementary School. If these proposed changes were not reviewed in project traffic studies, traffic studies for the development should be redone prior to approval of changes in traffic patterns on Westbard Avenue west of Ridgefield Road.
6. The developer should be required to install all utility lines serving the project underground. Above-ground utility lines are outdated, unsightly and less reliable than underground lines.
7. The developer should be urged to take additional concrete steps (in addition to the announced policy on rental rates) to retain existing small businesses in the project as tenants in the new development.

**Leanne Tobias**  
5609 Ridgefield Road  
Bethesda, MD 20816

202.355-5270 (direct) | [leanne.tobias@malachitellc.com](mailto:leanne.tobias@malachitellc.com)

DATE: August 19, 2016

TO: John Marcolin, Gwen Wright, Montgomery County Planning Department; Susanne Paul, Montgomery County Parks

FROM: Leanne Tobias, 5809 Ridgefield Road, Bethesda, MD 20816

RE: Comments on Westbard Sketch Plan titled "Westwood Shopping Center Sketch Plan: MNCPPC File No 320170010

Following are comments on the document titled *Westwood Shopping Center Sketch Plan: MNCPPC File No. 320170010* submitted by Equity One with a transmittal letter dated June 22, 2016, hereinafter referred to as "sketch plan".

1. Massing of structures. The proposed massing of retail and multi-family structures is blocky, generic, unattractive and unrelated to human scale or the surrounding single-family neighborhoods. **Massing of retail and multi-family structures should be broken up through appropriate design strategies**, such as the use of step-backed and/or varied heights within a building, varied roof forms, varied wall placements and variations in materials, textures or patterns. Massing of retail and multi-family buildings **should reduce the appearance of verticality and ensure strong relationships to human scale. In addition to building design approaches, public spaces, such as courtyards, gardens or patios with seating should be added on the Westbard I site and throughout the mixed use sites north of Westbard Avenue, in order to reduce massing.**
2. Public use space. **The amount of public use space proposed in the sketch plan (1.69 acres) is insufficient** to \*meaningfully\* realize the objective of the Westbard Sector Plan to "add a network of green open spaces connected by trails and bikeways that provides places for outdoor recreation, gathering and relaxation."
  - **Proposed public use space (1.69 acres) represents a 1.36 acre reduction (45%) from the site's current public use space of 3.05 acres**, despite the proposed construction of up to 1.8 million square feet of commercial and residential space (including up to 510,000 square feet of non-residential and space and up to 1,290,000 square feet of residential space.)
  - Given the extent and density of proposed construction, **public use space throughout the development area, including green, open spaces, should meaningfully increase from the current 3.05 acres** in order to realize goals of the sector plan.
  - Specifically:
    - (a) **The size of the proposed civic green (now 1/3 acre) should be increased.**
    - (b) **Meaningful outdoor (gardens, plazas or patios with seating) and indoor (all year courtyards or atriums with seating) public use space should be provided throughout the area of the sketch plan. Possible additional locations are suggested below.**

(c) Potential locations to consider for additional public use space might include but should not necessarily be limited to:

- i) areas north of the residential structures planned along the north end of Westbard Avenue;
- ii) the northeastern portion of the Westbard II site;
- iii) the area to the west of the proposed 122 foot residential building on Westbard Avenue, designated in the proposed sketch plan as a free-standing retail structure;
- iv) the area adjacent to the shared use path that traverses the southeast portion of the Westbard I site, presumably connecting to the Willett Branch greenbelt;
- v) areas surrounding the retail space and proposed retail pad parcels in/adjacent to the townhome zone on the Westbard I site and, more generally,
- vi) the interior of the Westbard I site, perhaps in what is now designated as the townhome zone
- vii) indoor, year-round courtyards or atriums with seating should be incorporated in the Westbard I retail buildings.

3. Connectivity between (i) public use spaces within the site and between (ii) the site and the proposed Willett Branch greenbelt. While the proposed sketch plan enhances pedestrian connectivity within private townhouse zones, **pedestrian connectivity between (i) public use spaces within Westwood I and (ii) between most public use spaces and the proposed Willett Branch greenbelt area is limited and inadequate. The sketch plan should be amended to provide numerous pedestrian connections between the north side of Westbard Avenue and the Willett Branch greenbelt, for example, and from the Willett Branch greenbelt to Westwood I and Westwood II. Pedestrian connectivity should also be enhanced between retail spaces on the Westwood I site. Planning of the Willett Branch greenbelt should be coordinated with site planning for the Westwood project to ensure appropriate public connectivity.**
4. Treed buffer zones between the site and adjacent housing. The proposed sketch plan describes proposed townhomes as “buffers” between the site and adjacent housing. The townhomes themselves are insufficient buffers. **Treed, ideally evergreen, buffer zones should be provided to screen existing dwellings from adjacent townhomes, especially on Ridgfield Road along the southern edge of the Manor Care site. Such a buffer zone might also be desirable along the southern edge of the Westbard I site.**
5. Westbard Avenue configuration and traffic impact on surrounding area. It appears that the sketch plan proposes to reduce Westbard Avenue from four (4) traffic lanes to two (2), and to make Westbard Avenue uni-directional from east to west, from River Road to Massachusetts Avenue. At the same time, on-site parking is proposed to accommodate 2,079 (minimum) and 4,013 (maximum) vehicles. The key immediate access road to the development site for these vehicles is Westbard Avenue.

Additional vehicles and the combined impact of reduced traffic capacity and inability to travel west to east on Westbard Avenue from Massachusetts Avenue to the proposed development can be expected to create traffic congestion in the immediate vicinity of the site and push through traffic onto residential streets in the adjoining Springfield neighborhood. Westbard Avenue is a major point of egress and ingress to the Springfield neighborhood and restrictions will lead to additional congestion on residential streets.

The proposed directional change to Westbard Avenue can be expected to divert traffic to Cromwell Drive, past Wood Acres Elementary School and along the length of Ridgefield Road for drivers desiring to access Westwood I and II from Massachusetts Avenue west of the site and from neighborhoods to the south and southwest. Cromwell Drive and Ridgefield Road are dedicated almost entirely to single-family residences and are traversed heavily by the primary school students who attend Wood Acres Elementary School. Additional traffic along Cromwell Drive and Ridgefield Road poses safety issues for students at Wood Acres Elementary.

**Steps should be taken to ensure that proposed changes in the lane direction and traffic capacity of Westbard Avenue will not create additional congestion on adjacent residential streets, especially in the Springfield neighborhood. For example, it might be appropriate to eliminate proposed on-street parking along Westbard Avenue in order to accommodate additional traffic flow. It also might be wise to maintain traffic lanes in both easterly and westerly directions on Westbard Avenue. Most importantly, traffic studies for the proposed development should be redone if they did not consider the reduction of Westbard Avenue from four (4) to fewer lanes and the limiting of traffic to a west-east direction.**

6. Installation of utilities. Equity One has stated that it is uncertain whether it will retain existing utility poles or install utility lines to the site underground. **Above-grade utility poles are outdated, aesthetically displeasing and less durable than buried lines. The retention of above-grade utility poles is incompatible with the goal of the Westbard sector plan to provide presumably pleasant places for “outdoor recreation, gathering and relaxation.” In light of the extensive below-grade development planned throughout the site, Equity One should be required to replace all above ground utility lines with underground lines.**
7. Retention of small businesses. It would be desirable for Equity One to use best efforts to retain current small businesses in the new shopping center. Equity One’s decision to offer existing small business retail tenants space at their current rents plus CPI increases is a good one. **Equity One should be urged to stage construction and/or undertake additional measures so as to accommodate the retention of small merchants currently occupying the retail space in Westwood I and Westwood II.**

## MCP-CTRACK

---

**From:** Jimi Stuart <Jimi\_13@msn.com>  
**Sent:** Monday, August 22, 2016 12:59 AM  
**To:** [planning@springfield20816.com](mailto:planning@springfield20816.com)  
**Subject:** Concern regarding the impact of proposed Westwood development on graveyards

I am writing to express my concern that the proposed new development of the Westwood Towers (HOC Building) will not take into account the graveyard located on that property from the African-American community that was along River Road up until the late 50's and early 60's. This graveyard was associated with a church that was located on the hill going up toward Westbard Avenue on that side of the Willett Branch. This was a different church than the one that still exists on River Road. It appears that the current building did not take into account the graveyard and merely paved over it. Based on my research and discussions with people who were in the area at the time, including former residents of the Crows Nest community and business owners such as Pete at Talberts, the graveyard was likely paved over by the driveway coming down the hill along the side of the Westwood Towers building.

I note that I am a 60+ year resident of the Springfield subdivision that borders on the Westbard Sector. As you may know, there are some family graves of former landowners that have been preserved and protected in Springfield. I have some vague recollections of the Crows Nest community, which was originally settled by freed slaves following emancipation. It is a shame that to date there is no recognition of this historic community in the Westbard Sector. I believe strongly that the graveyard should be located and protected from further desecration and that the community itself should be commemorated. Perhaps this can be done as part of the proposed park along the Willett Branch. The timing of this is urgent since although there are still some former residents of the community alive, they are elderly. I consider it of utmost importance that not only do we prevent further desecration of these graves but that we right past wrongs by locating it and restoring it as well as by recognition of the historic post-emancipation community along River Road that would also include recognition of the River Road School that served the African-American community. My understanding of the current proposals by the property owner will compound the mistakes of the past and do not take into account any of the history of this area.

Thank you for your time and consideration.

James Stuart  
5715 Newington Rd.  
Bethesda, MD 20816  
[jimi\\_13@msn.com](mailto:jimi_13@msn.com)

## **MCP-CTRACK**

---

**From:** Alice Mayo <a.mayo@yahoo.com>  
**Sent:** Monday, August 22, 2016 3:12 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

In addition to continuing concern over and opposition to the massive and thoughtless overdevelopment outlined in the Equity One Sketch Plan, I am also concerned that the Plan does not include the Willett Branch. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design.

The Sketch Plan also shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the water quality of the stream and the watershed and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation be done behind the Westwood Towers before any development is approved. There is overwhelming evidence of an African American cemetery dating to the late 1800s on this location. A cemetery delineation needs to be completed to fully honor these early residents of our county.

The Willett Branch has the potential to be a show place for the County and a park to be enjoyed by everyone that will also enhance the quality of the Potomac watershed. Little to no attention is given to green space in this plan. Please require Equity One to create a sketch plan that embraces the new park and our local Montgomery County history and heritage.

Alice Mayo  
5020 Newport avenue  
Bethesda Md 20816

## MCP-CTRACK

---

**From:** Thierry granier <thierryrgranier@gmail.com>  
**Sent:** Monday, August 22, 2016 7:28 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

NAME, ADDRESS

Thierry R. Granier  
5402 Ridgefield Rd  
Bethesda, MD 20816

Sent from my iPhone



## MCP-CTRACK

---

**From:** Patricia E. Kolesar <pkoles@verizon.net>  
**Sent:** Monday, August 22, 2016 7:49 AM  
**To:** planning@springfield20816.com; Marcolin, John  
**Subject:** The Willett will need your help

Dear John:

The residents are not satisfied. Now, the LFWA has alerted the residents about what exactly is happening to the Willett; but for their good work, the residents would have no knowledge that they are being run-over ... again. When will EquityOne be told to do the right thing?

In addition to my previous general comments, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. The naturalization of the Willett was an expectation and a future promise that many residents were eagerly awaiting. Now, EO has filed its plan which turns its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

The Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Finally, the filing of these comments should not be construed as an acceptance of any type of Sketch Plan from EO. These are pro-active comments designed to protect our community.

Thank you,

Tricia Kolesar, 5508 Jordan Rd  
Bethesda, MD

## MCP-CTRACK

---

**From:** Stacey Stewart <shdatl5920@gmail.com>  
**Sent:** Monday, August 22, 2016 8:39 AM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willet Branch

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Thank you. SDS  
Stacey D. Stewart  
U. S. President  
United Way Worldwide  
Twitter: @sdslivesunited

Sent from my iPad, my grammar and spelling may not be my best!

## MCP-CTRACK

---

**From:** Elissa Oshinsky <mitzvahmommy@aol.com>  
**Sent:** Monday, August 22, 2016 9:19 AM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

I have lived in the Springfield community since 1984 and raised my three children in the Whitman cluster. I have been an active member of the neighborhood with numerous leadership roles. Please recognize the concerns that our neighborhood has with the sketches of the redevelopment of westbard.

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

NAME, ADDRESS  
> Elissa Oshinsky  
5606 pollard road.  
20816

Sent from my iPad  
Elissa Oshinsky  
301-807-0366

## MCP-CTRACK

---

**From:** Virginia Mahoney <ginny.mahoney@verizon.net>  
**Sent:** Monday, August 22, 2016 11:49 AM  
**To:** Marcolin, John  
**Cc:** MCP-Chair  
**Subject:** concerns about Willett Branch Stream Valley Park

Dear Planning Staff and Board,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Virginia Mahoney  
4905 Cumberland Ave  
Chevy Chase, Maryland 20815  
[ginny.mahoney@verizon.net](mailto:ginny.mahoney@verizon.net)



## MCP-CTRACK

---

**From:** Lisa Ruedi <lruedi@msn.com>  
**Sent:** Monday, August 22, 2016 12:14 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

This Plan envisions substantially changing the nature of our leafy and low-leveled neighborhood to one of much greater density, inappropriately tall buildings, commonplace design of no distinction, and significantly increased traffic. Certainly, the Westbard shopping center can be improved, but not at the expense of such drastic change to the experience of living in this neighborhood.

Furthermore, one of the most attractive amenities, the Willett Branch, is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's purported commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers, squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Westbard Sector with Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces more modest increases in residential buildings, of lower heights than as presently proposed, and includes the new park and respect for our local history.

Elise A Ruedi  
5214 Augusta Street  
Bethesda MD 20816



## MCP-CTRACK

---

**From:** Elizabeth <elizt@dtsearch.com>  
**Sent:** Monday, August 22, 2016 2:06 PM  
**To:** MCP-Chair; Marcolin, John  
**Subject:** Westbard Development

As a neighbor of the Westbard Sector, I am very concerned about the outcome of Equity One's development. First, the current plan shows no sign of a park, whereas a park was promised here. Second, the developer appears to be trying to avoid incorporating the greenway and has submitted plans to build a parking garage directly on the banks of the creek on the site of an abandoned cemetery. Please ensure that the developer acts more responsibly here.

Elizabeth Thede  
6852 Tulip Hill Terrace  
Bethesda, MD 20816



Kari Swenson



4701 Overbrook rd  
Bethesda, MD  
20816

August 18, 2016

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

John Marcolin  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[john.marcolin@montgomeryplanning.org](mailto:john.marcolin@montgomeryplanning.org)

Dear Planning Staff and Board,

I am the co-owner of the McDonald's on River Road and a resident of 20816. My children attend school at Westbrook elementary and Westland Middle School.

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and value to the whole county.

I support the Little Falls Alliance work towards making our community more beautiful through efforts around the Willett Branch Park. I can imagine that it is difficult to accommodate all the requirements around getting a deal like this to agree to all the concerned parties. This park will ultimately I believe turn out to benefit all the parties in the future.

Now that Equity One has made their Sketch Plan public, I have the following concerns:

- 1) The Willett Branch is not indicated on the plan. What happened? The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector. Future residents will appreciate this, and this should not be overlooked.
- 2) The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer. Creating good design that incorporates nature into surroundings rather than block it off makes sense for all parties involved.



With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Thank you,

Kari Swenson

A handwritten signature in black ink, appearing to be 'Kari Swenson', written in a cursive style.



Kari Swenson

Horizon LLC

Owner

McDonald's Family Restaurants of Maryland

kari@kariswenson.com

720.346.4994

## MCP-CTRACK

---

**From:** smalhout@verizon.net  
**Sent:** Monday, August 22, 2016 4:18 PM  
**To:** MCP-Chair  
**Cc:** Marcolin, John  
**Subject:** Westbard Redevelopment

Dear Messrs. Anderson & Marcolin:

The Equity One sketch plan contains several objectionable features. Among them are the proposal to build a large parking structure on the creek banks behind the Westwood Towers Building. This idea, if implemented, would be most unfortunate for the community and so un-Washington. Indeed, the Westwood redevelopment plan suffers greatly from the lack of a "green" focal point--like Farragut Square or Lafayette--at the center of the project. The planning board should consult with an architect to implement some of Pierre L'Enfant's principles in order to preserve the character of our great city.

James H. Smalhout



MCP-Chair

---

**From:** Ed Demers <ed@demers1.com>  
**Sent:** Monday, August 22, 2016 5:05 PM  
**To:** Marcolin, John; MCP-Chair  
**Subject:** Willett Branch Urban Greenway in Westbard Sector

RECEIVED  
AUG 24 2016

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

M-NCPPC

Mr. John Marcolin and Planning Staff  
Casey Anderson, Planning Board Chair and Staff

Re: Willett Branch Urban Greenway in Westbard Sector

Dear Mr. Marcolin, Mr. Anderson and Staffs:

As a neighbor of the Westbard Sector, I am very concerned about the outcome of Equity One's development of our local shopping district. Gwen Wright has assured interested parties that the proposed Willett Branch Urban Greenway is a centerpiece of the proposal. Currently, the creek is in bad shape; much of it is in trapezoidal, collapsing concrete channels while a lot of it is in underground conduits. Instead, this little waterway can and should be a little oasis of nature in the middle of Equity One's proposed development.

The developer is trying to avoid incorporating the greenway and has submitted plans to build a parking garage directly on the banks of the creek on the site of an abandoned cemetery. The county needs to be strong in requiring the developer to maintain a stream buffer and allow Willett Branch to be revitalized.

This development is going to bring a lot of people and cars to our neighborhood. Creating a greenway from Willett Branch will soften the blow of more traffic and congestion. I urge you to stick with the Parks Department's plan of daylighting and revitalizing Willett Branch.

--

Ed Demers  
5632 Bent Branch Road  
Bethesda, MD 20816-1048  
(202) 285-0123



**From:** DStern/EPerry <filmyard@gmail.com>  
**Sent:** Monday, August 22, 2016 8:47 PM  
**To:** Marcolin, John; MCP-Chair  
**Cc:** councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov; ike.leggett@montgomerycountymd.gov  
**Subject:** Re: Comments on Equity One Sketch Plan

NOTE: Please take the letter below to be a coherent, though more measured, reflection of our thoughts and expectations on the creek in the Westward sector. We are personally appalled that Equity One has presented such a devastating proposal for the whole sector, including the creek, and distressed that it is not immediately apparent that the plan will be scaled way back, the creek will be enhanced and protected, originally planned green/public space will be absolutely required, and traffic and density will be greatly reduced.

Dear Mr. Marcolin and Planning Staff,

Thank you for your work on creating a new stream valley park in the Westbard Sector. It will be a real asset for the community and value to the whole county.

Now that Equity One has made their sketch plan public, I have the following concerns and requests.

**Inclusion of the Stream Valley Park in the plan.** I ask that you require Equity One to update their plan to include the Willett Branch Stream Valley Park to reflect this central element of the Sector Plan. I believe that this is non-negotiable, as requirements for the stream must be included in the Sketch Plan to meet the expectations set by the Sector Plan as understood by all parties – residents, the County, and developers. From Equity One's very first public meeting and continuing through every single charrette, hearing, and planning session, Equity One, the Planning Board, and elected officials have promised the public that the restoration of Willett Branch would be a foundational element of development in the Westbard Sector. We are counting on you to deliver on this promise.

**No New Buildings in the Stream Valley Buffer.** I ask that you require Equity One to remove from its Westbard Sketch Plan any proposed new buildings located in the Willett Branch stream buffer. County environmental guidelines call for a 100 foot stream buffer. This buffer is already compromised by existing buildings. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new greenway park. Specifically, I ask that a waiver for a parking garage behind the Westwood Towers building be denied. With more than 25 acres to work with, Equity One should be able to find more suitable place for parking for this building.



**Cemetery Delineation before Buildings are Sited.** There is overwhelming evidence that the Westwood Towers building and parking lot have covered an African American cemetery that dates back to the 1860s. I ask that Equity One be required to do the archeological steps necessary to determine the location of the cemetery and existence of any human remains before any decisions are made on the placement of buildings or parking structures. It is important that the cemetery and local history are honored in the new park.

**Design Excellence to Include Integration with New Park.** Equity One has stated that design excellence is one of the amenities that it is providing for the community, yet their buildings turn their back to the creek and there is no public access to the new park. I ask that excellent design include buildings that embrace the creek with access to the park from the shopping areas. I envision that there could be cafes and other commercial activities along the park that would enhance the community's enjoyment of the area. The Willett Branch Stream Valley Park with excellent design can be a first class amenity for the County and a real asset to all residents.

All studies show that creek-side property is very valuable, so a development that embraces the creek is not only in the interest of residents and businesses, but also will benefit Equity One with higher resale and rental prices.

With a support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County. Please help support the community by requiring Equity One to make it part of their plan in a meaningful way. Everyone will benefit from a beautiful new park.

Thank you for your attention to this.

Elizabeth Perry and David Stern

Stratford Road  
Chevy Chase, MD  
20815



**From:** liz@bluelizardkids.com  
**Sent:** Monday, August 22, 2016 9:16 PM  
**To:** planning@springfield20816.com; Marcolin, John  
**Subject:** Help the Naturalized Willett become a Reality

Dear Mr. Marcolin,

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. EquityOne must be required to address it in their design. To leave it out would compromise the whole project. EO should embrace the creek rather than turn its back on this unique feature of the Sector. The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer. The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents. The Willett Branch has the potential to be a show place for the County and a world class amenity for all. Please support our community by requiring EquityOne to create a sketch plan that embraces the new park and our local history. These comments do not constitute acquiescence to or acceptance of the Sketch Plan.

Liz Levy  
5013 Nahant St.  
Betehsda, MD 20816



**From:** James Russel <vze3hm87@verizon.net>  
**Sent:** Monday, August 22, 2016 9:23 PM  
**To:** planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Willett Branch is not indicated on the plan. The Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. Equity One must be required to address it in their design. To leave it out would compromise the whole project. Further, Equity One's commitment to excellent design should embrace the creek rather than turn its back on this unique feature of the Sector.

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. No waivers should be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

James M Russel  
4824 Fort Sumner Drive  
Bethesda, MD 20816



**MCP-Chair**

---

**From:** Larry Slifman <larry.slifman@verizon.net>  
**Sent:** Monday, August 22, 2016 10:23 PM  
**To:** Marcolin, John  
**Cc:** MCP-Chair; planning@springfield20816.com  
**Subject:** Equity One Sketch Plan

Dear Mr. Marcolin,

Now that Equity One has made their Sketch Plan public, I have the following concerns:

The Westbard Sector Plan clearly states that the new Willett Branch Stream Valley Park is a core element of the Westbard Sector. However, the Willett Branch park is not indicated on the plan. Equity One must be required to address it in their design. To leave it out would compromise the whole project

The Sketch Plan shows a new parking garage behind the Westwood Towers squarely in the 100 foot stream buffer required by Montgomery County guidelines. Any new structures in the buffer will seriously impair the stream and detract from the continuity of the new park. Under no circumstances should a waiver be allowed for new buildings in the buffer.

The Sector Plan recommends that a cemetery delineation is done behind the Westwood Towers before any development is approved. As there is overwhelming evidence of an African American cemetery dating to the late 1800s, this should be done so that the new park can honor these early residents.

With the support of a strong sketch plan, the Willett Branch has the potential to be a show place for the County and a world class amenity to be enjoyed by everyone. Please support our community by requiring Equity One to create a sketch plan that embraces the new park and our local history.

Larry Slifman  
4423 Chalfont Pl  
Bethesda, MD 20816

**From:** Mikel Moore  
**To:** [Wright, Gwen](#); [Marcolin, John](#); [Paul, Susanne](#); [MCP-Chair](#)  
**Cc:** [Hisel-McCoy, Elza](#); [Kronenberg, Robert](#); [Nelson, Katherine](#)  
**Subject:** Access to Willett Branch further obstructed in Equity One Sketch Plan; public entrance to greenway not identified  
**Date:** Monday, August 22, 2016 2:42:07 AM  
**Attachments:** [IMG\\_7443.JPG](#)  
[IMG\\_7442.JPG](#)

---

Dear Ms. Wright, members of the Planning Board, Mr. Marcolin, Ms. Paul, and Planning Staff,

I am a resident of the Brookdale neighborhood bordered by River Road, Western Avenue, and the GEICO headquarters of Friendship Heights. I have been following the Westbard Sector development closely as a board member of the Little Falls Watershed Alliance.

Looking over Equity One's Sketch Plan, the proposed parking garage almost completely blocks access to the public park planned behind the HOC building. In fact, I think the entire Sector Plan rather missed this important access issue.

One of the objectives of the Sector Plan is public parkland along the creek, but the creek will still be hidden behind buildings. How does the county plan to create clear, well-defined and welcoming public access to the parkland? The "If you build it they will come" approach doesn't work if the creek and greenway park are still hidden from view, inaccessible, and surrounded by privately-owned land.

I recently came across the pocket park on Edson Lane (near White Flint Mall) that marks the entrance to the Bethesda Trolley Trail. The little park is very welcoming with plantings, benches and good signs (two photos are below). I noticed that this is an effective way to attract and direct the public through a narrow access area and it gave me an example of a possible entrance for the Willett Branch Urban Greenway. However, the space for even this kind of petite entrance design is not available in the Westbard Sector Plan or in Equity One's Sketch Plan.

The proposed parking garage behind the HOC building further cuts off the Willett Branch and greenway from the public. The park will essentially feel like a special, exclusive backyard for the residents of HOC. Even without the parking garage, access to the parkland will be very difficult (as it is now).

This dovetails into an issues of growing concern as I learn more about the development process.

I'm noticing a trend in other developments where developers promise public open space, but then design it to feel exclusive for the residents or customers of the developer's properties. Through the use of landscaping and vegetative barriers, height changes, limited access points, structures that define boundaries, etc. these park areas are NOT welcoming to the public! Nearby examples are the public open spaces in the Wisconsin Place development (bordered by Wisconsin Avenue, Western Avenue, Willard Avenue and Friendship Boulevard): 1) The "public park" in

front of the Wisconsin Place Apartment building at the corner of Willard & Friendship feels like the private front yard (and dog park) for the apartment residents. 2) The "public park" at the Bloomingdales entrance on Western Avenue is just pretty landscaping to frame the store entrance and create distance from the street level sidewalk so the store feels more exclusive. I live 3 blocks away and I have NEVER seen anyone on the grass there! 3) The courtyard on the upper level outside the Wisconsin Place Rec Center is clearly intended for apartment residents. It is very unfair that developers are getting public amenity points for these areas designed for their own interests.

As a local resident, I am really excited about plans for the naturalized Willett Branch and the urban greenway park, as well as highlighting the historic African American community and the cemetery that was along its banks. As a board member of the Little Falls Watershed Alliance, I want people to touch the creek, to be connected and feel some ownership for their neighborhood parkland.

I urge you to deny the proposed parking garage behind the HOC building and instead to explore ways to attract, invite and direct residents to find their park. The plan has so much potential, but access to the creek and greenway are critical, unresolved issues.

Thank you,  
Mikel Y. Moore  
Chevy Chase