

Attachment B, Pages 372-450

November, cont.

November 15 2016

Dear Mr Marcolin and M-
s Paul

My name is Zaid.
I am a 2nd grade
student at Sidwell
Friends school and I
am writing to you because
we would like for you to
building facing the creek.

First, people would like to see a park near them. second, people would like to have fresh air. Third, if people like fresh air they would protect the creek.

For these reasons you should build facing the creek.

sincerely,
Zaid Palaniwamy.

11/15/16

Dear Norman and Ms Paul,

I think you should include the creek as part of your building plan.

First, if people can see the creek they can have a little bit of beauty

second, if people see the creek everyday, they can be around nature

and appreciate it more. Third, if people

can see the creek, they will work

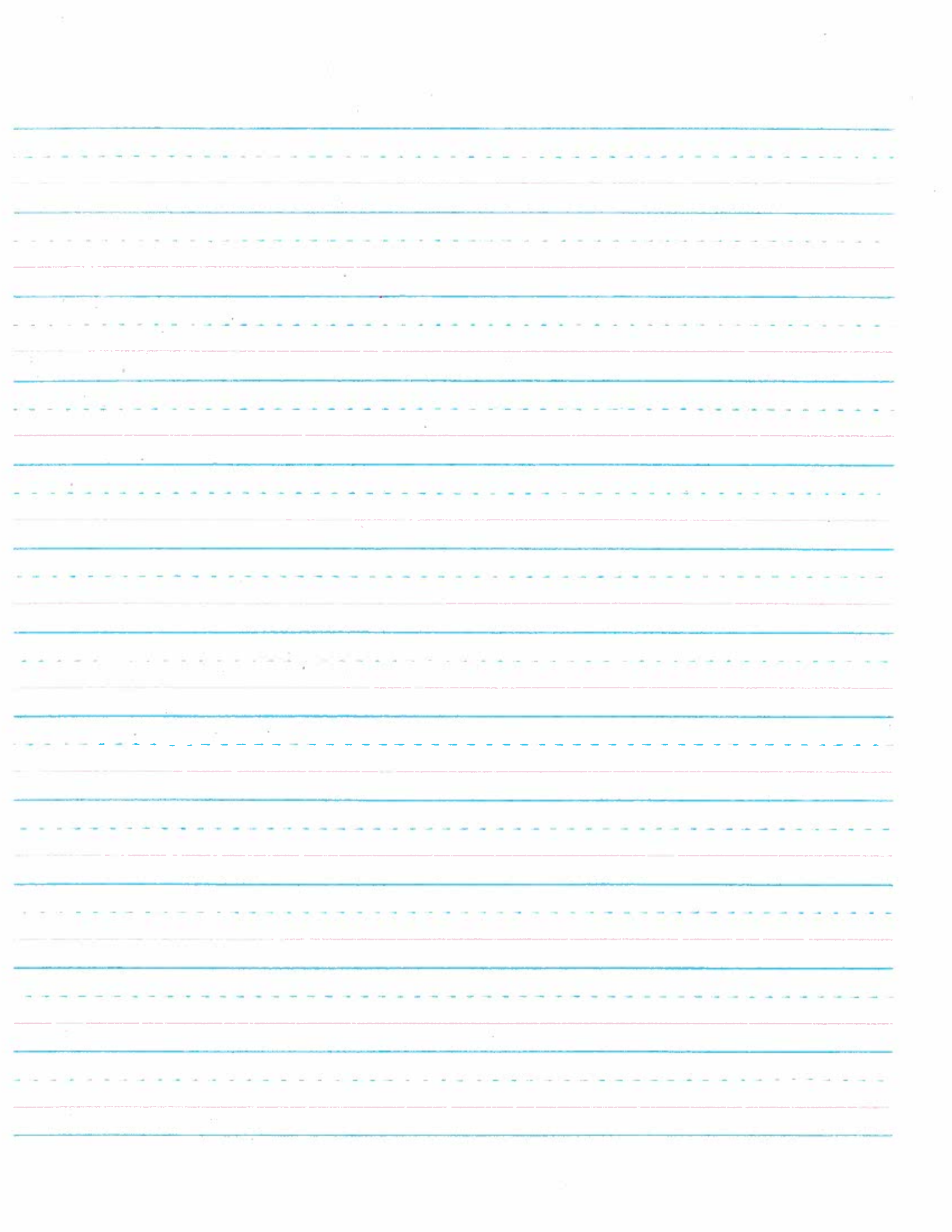
to protect it so people don't litter

it. For these reasons, I think you

should include the creek as part of

your building plan.

Sincerely, Ryan Lamb



November 15, 2016

Dear Mr. Marcotin and Ms. Paul,

My name is Carys Kang. I am a 2nd
grade student at Sidwell Friends
school.

I am writing to you because I
would like you to keep the buffer

list, green plant give oxygen and helps



us breath. Also it is pretty for people to look at and they will take care of it. Lastly it will keep the water in if it rains too hard. For these reasons I think you should keep the buffer. Can

Sincerely, Carys Kang.

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Ani Sarukhan. I am a 2nd grader at Sidwell Friends school and I writing to you because I think you shold protect the buffer between Buildings and the creek. First, keeping the buffer First, keeping the Buffer is good for the animals. Second, it's important to keep flowers and plants because



its food for the insects. Lastly, when it rains the plants absorb the rain and the dirt does not get into the river.

For these reasons, I think you should protect the buffer.

Sincerely, Ani Sarokhan.

November 15 2016

Dear Mr. Marcolin and
Ms. Paul,

My name is Nadia. I am a
2nd grade student at
Sidwell Friends school.

and I am writing to you
because I think you
should keep the buffer
looft. Long.

First, I think if you keep the buffer between the creek and the buildings because when it rains the water can infiltrate in the land and the creek does not overflow.

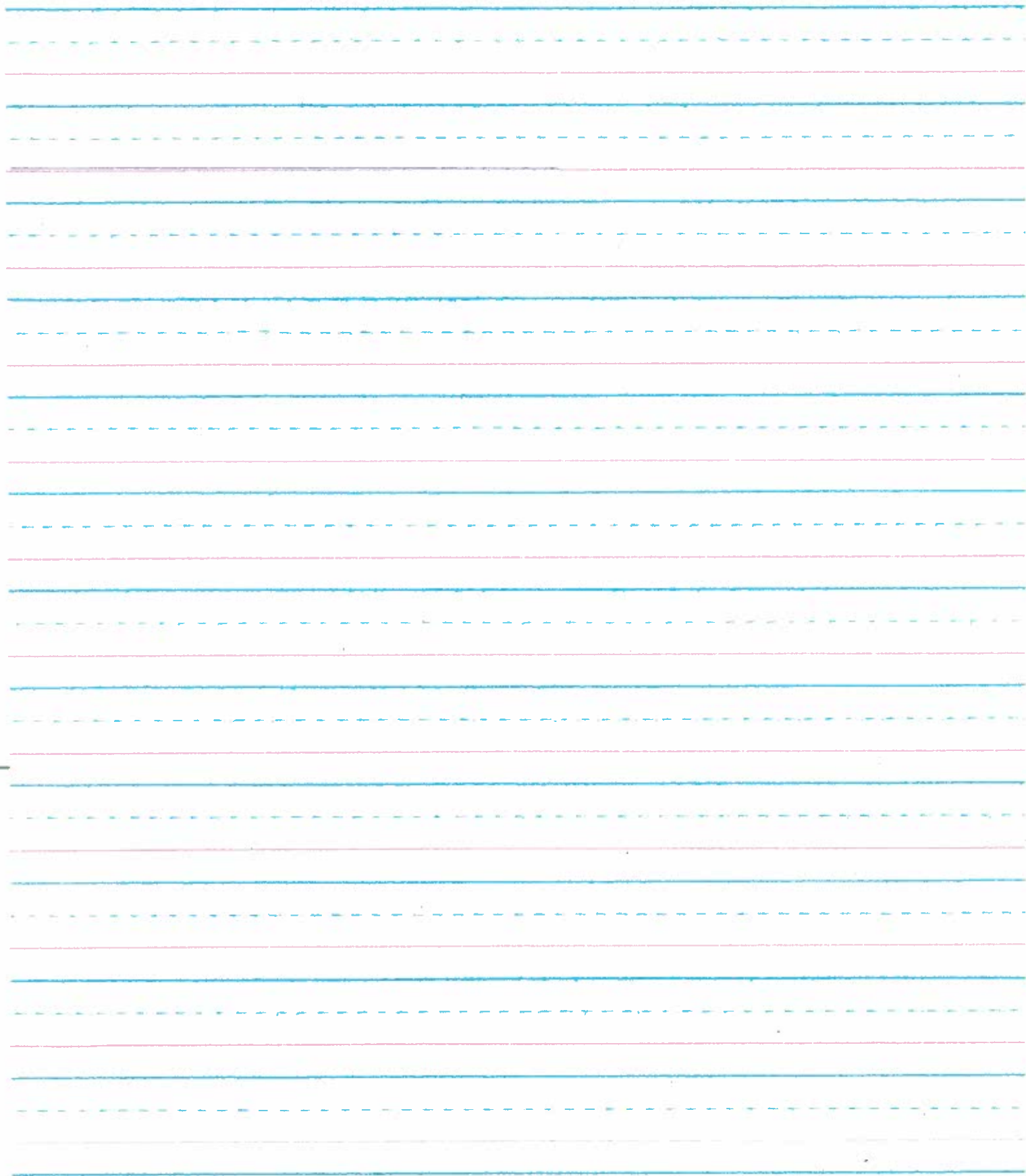
Second, I think you should keep the buffer so the animals can still eat food and have a house and have shelter too.

November 15 2016

Third... I think if you
keep the buffer you
get more of oxygen.

For these reasons,
I think you should keep
the buffer loft. Long.

Sincerely Nadia Valeria
Agarwala Stendvad.



November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Pilar Lynch. I am a 2nd grade student at Sidwell Friends School and I am writing to you because I think that you need to make some of your buildings in your plan face the creek.

First, if the people have all the

attention on the buildings they might want more buildings then take out the creek. Also, the people might pollute the creek with out even knowing they are doing it. Lastly, the people might put sewer drains and the sewer drains will lead in to the creek.

For these reasons, I think you should make some of your buildings

in your plan face the creek.

Sincerely,

Pilar Lynch



Handwriting practice lines consisting of multiple sets of three horizontal lines (top solid blue, middle dashed green, bottom solid blue) for letter formation.

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Sofia Harms. I
am a 2nd grade student at
Sidwell Friends School
and I am writing to you
because I want you to support
the creek in a positive way
by planing for fewer
buildings. My first reason is

after you present the plan
you do not change the idea.

My second reason is to plant
more plants in the creek. My

third reason is to include the
the creek in your time and

build balconies so people
can see the creek and

get fresh air. For these

reasons, I think you should

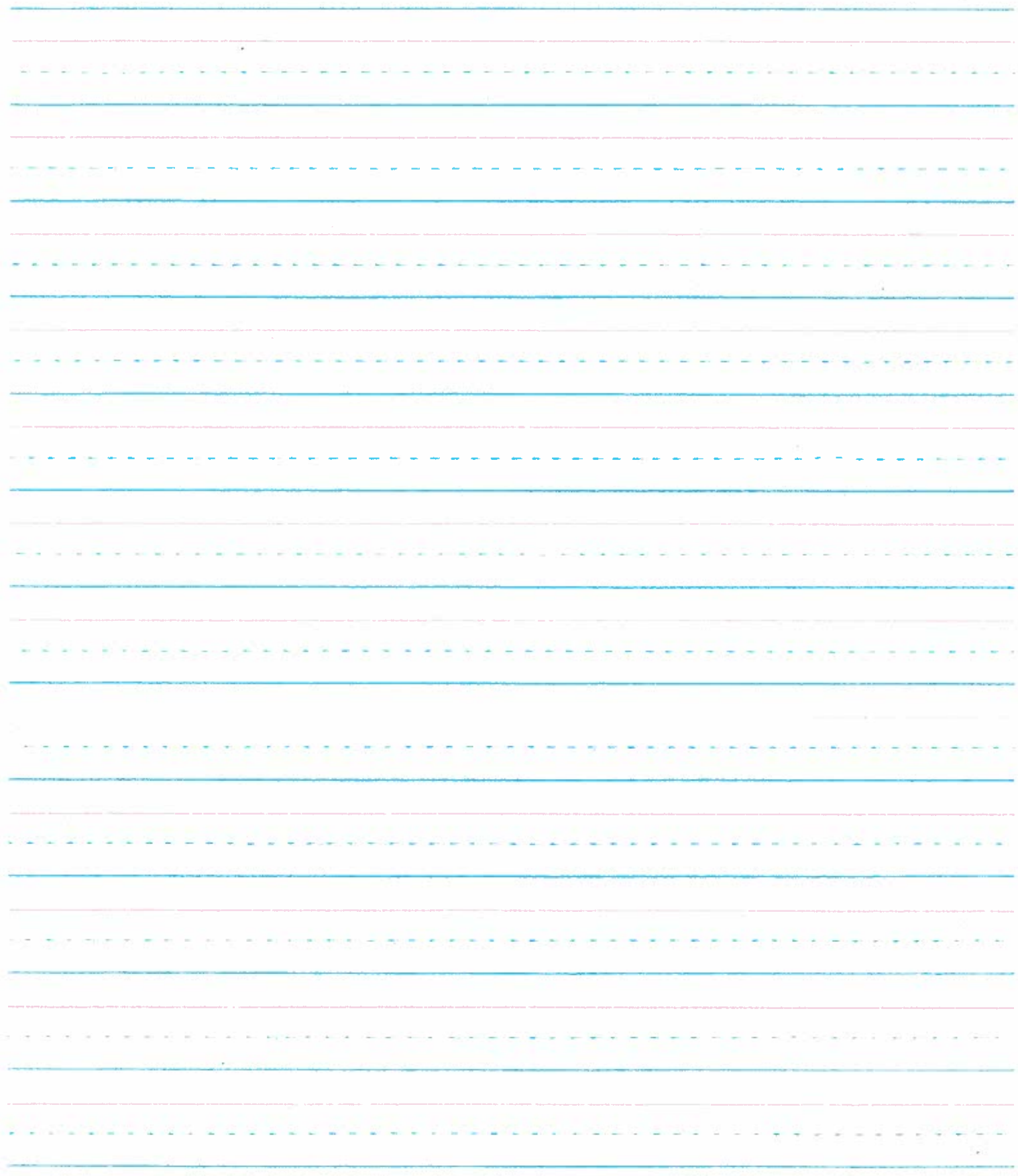
support the creek in a positive

way by planning for fewer

buildings

Sincerely,

Sofia Harms thank you!..



November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Harold. I am a 2nd
I grade student at Sidwell Friends
school, and I am writing to
because, I think you should plan
less buildings.

First, If there are too many building
there will be no creek, therefore
there will be no water, and
people will die.



Also, if there are too many buildings
There will be no nature and no
animals can live there. Finally, if
too many buildings fall down, there
will be too many junkyard, and
It will harm nature.

For the reasons, I think you
should plan for less buildings.

Sincerely,

Harold Wyatt.

November 15, 2016

Dear Mr. Marcolin and Ms. Paul

My name is Junnah. I am a 2nd grade student at Sidwell Friends School and I am writing to you because you should think about pollution in the creek.

First, pollution can go into the creek, then into the sea. Second, pollution can

make animals in the sea get hurt.
Third, when sea animals get hurt, they
could die!

For these reasons, I think you
should just think about pollution
in the creek.

Sincerely, Junnah Sheikh

November 15, 2016

Dear Mr. Marcolin, and Ms. Paul,

My name is John Klag. I am a 2nd grade student at Sidwell Friends school and I am writing to you because I think that you should make buildings with doors that are facing the creek. First if you build your building towards the creek people can enjoy the view.

Also, if you build ~~of~~ facing the creek people will pay more attention to the creek. Finally, if people see the creek they will realize they are hurting the creek.

For these reasons, I think that you should make buildings that are facing the creek.

Sincerely

Johnny Klag

November 15, 2016

Dear Mr. Marcolin and Ms.
Paul

My name is Brennan. I am
a 2nd grade student at Sidwell
friends School and I am
writing to you because I
think it is important to not
build buildings around creeks.



First, if there are too many buildings and people they could pollute the creek easily. Second, people could pour not good stuff in creeks animals could die. Third, if you pollute the environment alot it will end up looking like a oil stream. For these reasons, I think you shouldn't build buildings around creeks.

Sincerely,

Brennan kneller

Dear Mr. m

November 15 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Jonah Ross. I am a 2nd grade student at Sidwell Friends school

and I am to you because I think you should care about the creek and plant plants at the creek.

First, the creek gets dirty without plants and no animals want to live with no plant

2nd, if you plant plants on the creek

people will see the animals and hear the animals.

Third people like nature and when they go into nature they feel excited and try to protect nature.

For these reasons I think you should care about the creek and plant plants at the creek.

sincerely
Jonah Ross

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,
N

My name is Marina. I am
a 2nd grade student at
sidwell Friends school and I
am writing to you because
I want you to try to make
balconies facing the creek.

First, so people know that the

creek is there and they will go to it. Second, so that the people in the buildings have a pretty view. Third, so that the people in the buildings have wildlife around and Also people can grow up around wild life and it is important because they will help creatures and people around their community. For these reasons I would like you to try to make balconies facing the creek.

Sincerely, Marina

November 15, 2016

Dear Mr. Marcolin and
Ms. Paul,

My name is Sven.

I am a 2nd grade
student at Sidwell Friends
school and I am writing
to you because we need to
protect the buffer.

First, we need to protect
the buffer because contains

green space. Second, green space, gives oxygen. Third, the buffer is a habitat for animals. For

For these reasons I think you should protect the buffer.

Sincerely, Sven Kramer

November 15-16

Dear Mr. Marcolin and Ms. Paul,

My name is Ardashes Hannparian.
I am a 2nd grade student at
sidwell Friends school. I am a writing
to you because. I want you to make
the building face the creek.

First If you care so much about
The building you will forget
the creek.

second If you make too many building you
might replace the creek with a
building.

third If you have no creek that mean
lots of tree will be cut so you
have less oxygen.

I want the building to face the
creek

sincerely Ardashes Hampanian

November, 15, 2016

Dear Mr. Morcolin and Ms. Poul,

My name is Jake Levine, I am a 2nd grade student at Sidwell Friends school and I am writing to you because I want you to plan more green.

First, Put more green than concrete so the water will infiltrate. Also, You should have more green so the people can see a lot of animal so they can learn about more how to protect them.

→

V

As well, more green space will give more oxygen for us to breath. For these reasons, I think you should plan more green places.

Sincerely Jake Levine.

November 15, 2016

Dear Mr. Marcolini and Ms. Paul,

My name is Anna Weinberg. I am a
2nd grade student at Sidwell

Friends School and I am writing to
you because I think you should save
the buffer by keeping it 100ft long.

First of all, when it rains really hard,
the water could overflow the creek and →

without the buffer, it could flood the buildings. Second of all, if the buildings are too close to the creek, there could be more run-off. And finally, the buffer and the creek are habitats to some animals that need it to survive.

For these reasons, please consider saving the buffer.

Sincerely,

Anna Weinberg

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Owen Liu-Bailey

My name is Owen Liu-Bailey. I am a 2nd grade student at Sidwell Friends School and I am writing to you because I think you should change where to build a parking garage.

First, Because it is just adding

Flip



more concrete to the creek.

Second, Because they could just park on the side of the road

instead of taking up space

third, Make the blacktop to allow infiltration. For these

reasons, I think you should

Change where to build a parking garage.

Sincerely,

Owen Liu-Bailey

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is Tommy Levy. I am a 2nd grade student at Sidwell Friends School and I am writing to you because I want you to make the buildings facing the park and not so close to the stream.

First, so that when you walk out of a buildings you see a beautiful park. Second, there would be more green after we fix the park. Third, people might want to eat outside, not in their cars.

For these reasons, I think you should make
some buildings facing the park, after we fix the
park.


Sincerely,

Tommy Levy

November 15, 2016

Dear Mr. Marcotin and
Ms. Paul

My name is Wyatt. I
am a 2nd grade
student at Sidwell
Friends school and I
am writing to you
because I would like
you to plan for fewer
Buildings.



First, more Buildings make more runoff. Second, more Buildings need more sewers and we do not want sewers too close to the creek. Third, we need the creek more then the Buildings. Fourth,

For there reasons, I think You should Plan for fewer Buildings

Sincerely, Wyatt Mccannahan

November 15, 2016

Dear Mr. Marcolin and Ms. Paul,

My name is John Henry. I

am a 2nd grade student at

Sidwell Friends School and

I am writing to you because

make some buildings facing
the creek so people will respect it

First, we can support by not

flip →

not polluting. Second, we can support by keeping the buffer and not build big buildings on it. Three, if we build nicer offices more people will join the company and look out the window and see the creek and help protect it.

For these reasons, I think your plan should be build some buildings facing the creek

So people will see it then respect it.

Sincerely, John Henry Bankoff

November 15, 2016

Dear Mr. Marcolin and Mrs. Paul

My name is Zoe Gibson. I am a 2nd grade student at Sidwell Friends School, and I am writing to you because you should plan more green spaces where there is concrete. First, all the dirty water on the streets and from the buildings will wash away and make the creek dirty. Second,

most of the city will be covered in buildings, not just the creek. Third, We want people to take care of the creek so it can stay alive to help plants, animals, and people breathe. For these reasons I think you should plant green spaces where there is concrete or replace the concrete with gravel.

Sincerely, Loe Gibson-Johnson

November 15, 2016

Dear Mr. Marcolin and Ms.
Paul,

My name is Elizabeth Donley
I am a 2nd grade student
at Sidwell Friends School
and I am writing to you because
I want you to put more
grassy spots on your
building plan and put some

trash cans near the creek.

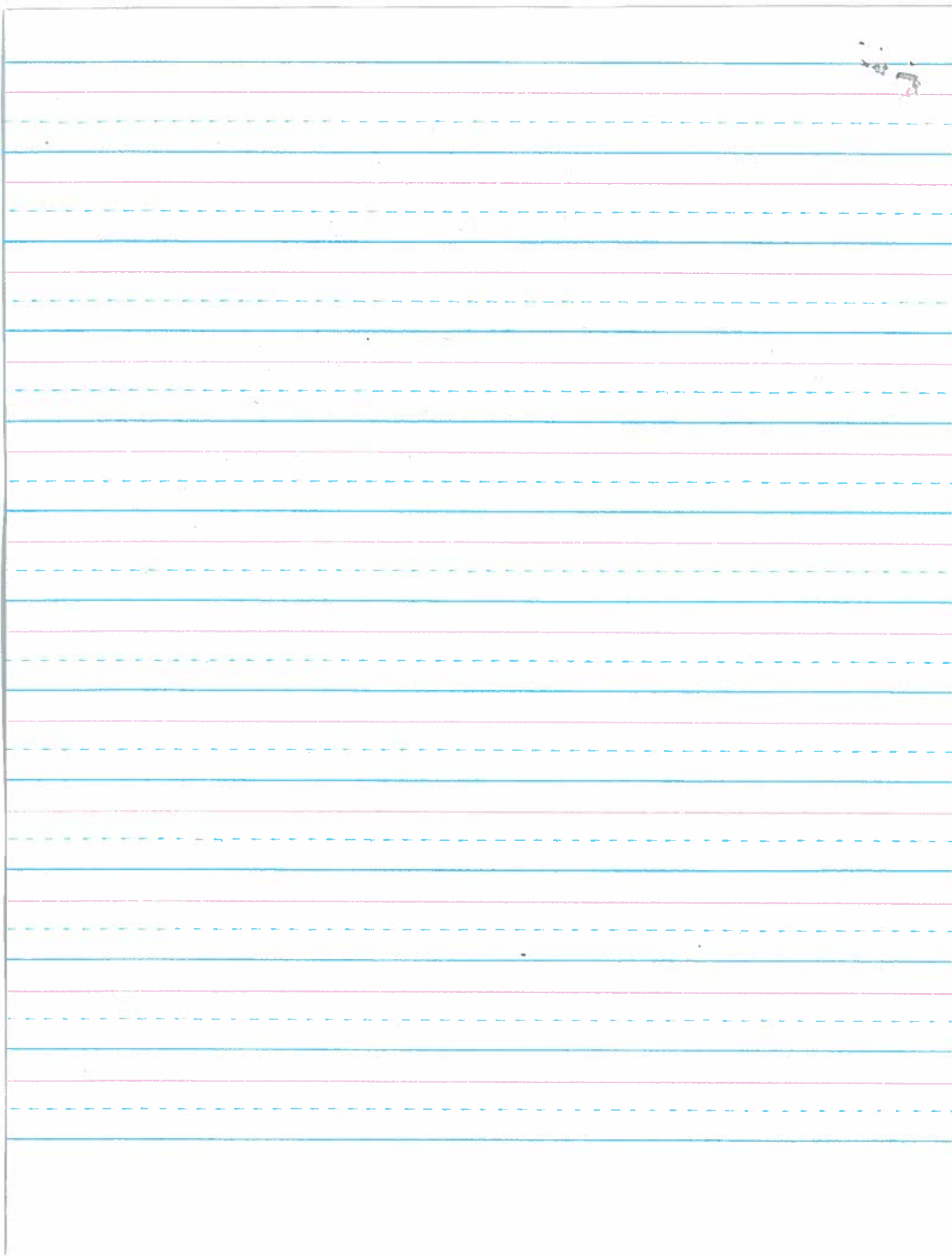
One reason is, grassy spots do not cause runoff and it is a animal's home.

Two. There will be not as much trash in the creek if you put a trash can near the creek.

And finally, three. There will be more clean water because it will infiltrate

For these reasons, I think
you should put more grassy
spots on your building plan
and put some trash cans near
the creek.

Sincerely Elizabeth Donley



November 18, 2016

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Mr. Anderson:

I am writing on behalf of the Kenwood Citizens' Association (KCA) with several continuing issues regarding the current Sketch Plan submitted by Equity One for the Westbard area redevelopment. KCA remains very concerned regarding several aspects of the proposed plan including the density of the proposed commercial and residential buildings, the concomitant increases in traffic that will result, the utility poles being allowed to stay above ground and the many unresolved issues regarding the Willett Branch stream and the buffer zones surrounding it.

Density of Proposed Structures in Sketch Plan

KCA is already on record in opposition to the additional heights that were added to the new zoning plan, but we are also concerned about the large square footage of some of the proposed tenants in the Sketch Plan. We understand that Giant will be a significant tenant in the new space (currently, it is occupying a 63,000 square foot space), and in KCA's October 27th meeting with Equity One, the latter noted that they are in negotiations with a tenant which would build out a 75,000 square foot fitness center in the same development area as Giant.

In the revised Westbard Sector plan, the County Council provided that the *only* exceptions for tenants larger than 50,000 square feet as adopted by the County Council are a grocery store and health club. While we do not like those exemptions, we understand them. Our reading of those restrictions would hold that in case of failure of that 75,000 square foot fitness center tenant, the landlord cannot put any other huge tenant in that space that is not a grocery store or health club without a zoning text amendment. This restriction was put in the Sector Plan to prohibit combination retail establishments over 50,000 square feet. At the time, the Council agreed with the premise that this large size tenant is not in keeping with a 'neighborhood shopping center' but instead becomes a "destination shopping center," which KCA and many other neighborhood groups have vigorously opposed. KCA trusts that this restriction will be honored.

Traffic Concerns

KCA believes that the proposed density of the Sketch Plan is too great for the existing roads and infrastructure. We continue to argue that adequate study and plans of the traffic effects of the proposed commercial and residential structures has not been completed by the MCDOT or SHA in coordination with Equity One's proposed plans.

Our most serious reservations center on the traffic impact of the intersections at Ridgefield Road and Westbard Avenue and at Ridgefield Road and River Road where all the traffic in and out of the redeveloped Westbard will be centered. During the zoning hearings, there appeared to be no immediate plans to build or finance the discussed new road to River Road through Park Bethesda's site to allow for traffic to outlet at other points other than at what is currently the intersection of Ridgefield and River. There are already queuing problems in the turn lanes on River Road as many of our residents have testified, and this will only worsen with so many more stores and residences sited on Westbard Avenue. KCA simply has not seen any County or state agencies provide any plans to address these issues and we are asking again for the appropriate agencies to pay attention to this matter before the redevelopment gets underway. The infrastructure should be staged with the development plans.

Undergrounding Utility Poles

During the zoning hearing process, residents of our area were consistently shown architectural drawings from Equity One that do not show utility poles and do show a dense tree canopy. KCA would very much like to see such a dense tree canopy, but would more forcefully argue that the Planning Board should require that Equity One put the utilities underground and eliminate the poles. Equity One mentioned to KCA at our October 27th meeting that it did not have plans to sink the utilities and that undergrounding the utilities will cost approximately \$6 million dollars. KCA would argue to the Planning Board that, amortized over the years of revenue that the Westbard properties would generate for Equity One, this is not too steep a price tag, and that it has been required in other Sketch Plan approvals in Bethesda.

For instance, regarding undergrounding utilities and a developer's attempt to avoid it, Mr. Anderson, you argued in a November 4th hearing approving the proposed Sketch Plan to redevelop the Christ Lutheran Church on Old Georgetown Road that "[i]f we ever want to underground utilities in Bethesda, we're not going to get there if we're not hardliners on this." We would encourage the Planning Board to be as much a "hardliner" on this issue with Equity One as it was with Christ Lutheran's developer.

Willet Branch and Buffer Zones

Throughout this process, KCA has strongly supported adherence to the buffer zones along the Willett Branch. We also would like to see in a revised Sketch Plan Equity One's plans to support the naturalization of the stream, which concept was at the heart of this sector plan. To this end, KCA has opposed the structured three story parking building behind the HOC building which sits directly in the buffer zone of the Willet Branch and on a flood plain. Recently, KCA also saw plans that show Equity One has proposed to move the stream culvert 100 yards to the "north" on the Manor Care site presumably to allow for more density on that site. KCA is dismayed to see such continued encroachments on the stream and the buffer zones that supposedly protect it. KCA encourages the Planning Board to protect this natural asset to our area and stop any encroachments proposed in the Sketch Plan.

Density at the cost of Green Space

KCA is disappointed to see that the Sketch Plan has proposed that the much-discussed "civic green" is shown at only 1/3 of an acre and Equity One has placed a small commercial structure on part of the small green. We have argued to Equity One directly on this issue and reiterate here to our County Planning Board that a revitalization of the Westbard area was supposed include a generous size green space for neighbors to enjoy. We would encourage the Planning Board to require that the developer increase the size of the green to at least 1/2 an acre at least and require it to be a true green space without a commercial structure.

Sincerely,

Tara Brennan Primis

Tara Brennan Primis
President, Kenwood Citizens' Association

cc:

Ms. Nancy Floreen, Council President, Montgomery County Council
Mr. Roger Berliner, Council Vice President, Montgomery County Council
Ms. Gwen Wright, Montgomery County Planning
Mr. Robert Kronenberg, Montgomery County Planning
Mr. John Marcolin, Project Manager, Montgomery County Planning
Mr. William L. Brown, Executive Vice President of Development, Equity One

John Marcolin

From: Andrea Senkowski <awalkormore@gmail.com>
Sent: Saturday, November 19, 2016 12:15 AM
To: Marcolin, John
Subject: Westbard Sector Plan Objections

Dear Mr. Marcolin

I'm a Springfield resident of 14 years. I agree with the Springfield Civic Association's objections to the current plan regarding proposed density, building mass, greenspace and Westbard alignment.

In addition, I resent that concerns about increased traffic were insufficiently addressed during meetings with the community. If our growth is to be "smart" why does the plan not limit car ownership by preventing units from having parking spaces? Are imagined future remedies to car over-population (with its resulting pollution, inconvenience and danger) being figured into the traffic assessment? If so, what might they be? Shuttle buses can't force the type of people who can afford this area to take jobs with predictable hours and close to Metro stops.

Without a metro stop within walking distance of Springfield all efforts to make a pedestrian-, car-, and cyclist-safe neighborhood depend upon restricting new residents from owning cars. Otherwise, notions of this being a planned, futuristic development are a lie.

Andrea Senkowski

John Marcolin

From: Patricia E. Kolesar <pkoles@verizon.net>
Sent: Tuesday, November 22, 2016 3:05 PM
To: Kronenberg, Robert; 'Leanne Tobias'; Marcolin, John; Wright, Gwen
Cc: 'Montgomery County Council'; 'Phyllis Edelman'; pete.sal@verizon.net
Subject: RE: Westbard Sketch Plan Status and Review Process?

Many thanks for the detailed response, this is all very helpful.

Patricia E. Kolesar
pkoles@verizon.net
cell: 301-503-4109

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

From: Kronenberg, Robert [mailto:robert.kronenberg@montgomeryplanning.org]
Sent: Tuesday, November 22, 2016 2:54 PM
To: Patricia E. Kolesar <pkoles@verizon.net>; 'Leanne Tobias' <leanne.tobias@malachitellc.com>; Marcolin, John <john.marcolin@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Cc: 'Montgomery County Council' <county.council@montgomerycountymd.gov>; 'Phyllis Edelman' <predelman@gmail.com>; pete.sal@verizon.net
Subject: RE: Westbard Sketch Plan Status and Review Process?

Ms. Kolesar,

This is a follow up to Mr. Marcolin's email to Ms. Tobias sent earlier today. Equity 1 is permitted to submit their Preliminary Plan at either the same time of the sketch plan, after the sketch plan or even with the site plan(s). As we have pointed out a number of times during the stakeholders meeting, the order by which plans are submitted are typically sketch, preliminary and site plan. The first two or last two can proceed concurrently or independently and can also be in phases. In this case, the sketch plan was submitted in July and will go to the Planning Board for their review in February. The Preliminary Plan will go through the same process as the sketch with respect to DRC, staff report and public hearing.

Each plan submitted requires a separate action by the Planning Board.

As for the pre-submission meeting, we were informed that a meeting had been scheduled for November 29. This is a community meeting where we don't participate as it is intended for the community to provide feedback directly to the applicant. This is not our meeting but it is a requirement of the application. The applicant has 90 days after the public meeting to submit the application. Contrary to your email below, this is not a public hearing and we as the staff have placed quite a bit of information on the website regarding the application as well as responded to many questions with stakeholders. The sketch plan and subsequent site plan(s) will have to go through the same process.

Below are the questions from Ms. Tobias with answers adjacent:

Westbard preliminary plan has left me confused:

1) Does this mean that the Sketch Plan has been approved? The sketch plan has not been approved. It is scheduled for the Planning Board on February 2.

2) If no, isn't it premature to present the preliminary plan to the public before final Sketch Plan approval? (I would have thought that the preliminary plan flows from the approved Sketch Plan.) See answers above.

3) If yes (Sketch Plan is approved), A) What happened to the post-September DRC meetings? I had been attending these on behalf of SaveWestbard, but don't believe that I have heard anything since John's emails saying that these meetings would be rescheduled.

You only attended one DRC meeting for the sketch plan. The two additional stakeholders meetings and the upcoming December 7 stakeholder meeting is specific to the Willett Branch. We've made that clear on many occasions. The stakeholders group started with the Little Falls Watershed Alliance and has grown to include other property owners and stakeholders in the group. A DRC meeting will be scheduled for the preliminary plan once accepted by our office. The community meeting on the 29th is required prior to submittal of the application.

B) Did the Planning Department prepare a report based on its findings and public comment, and if yes, where can this be accessed? I recall that John mentioned that such a report would be prepared prior to final Sketch Plan approval.

The report is not complete as we are still discussing the line of dedication as John indicated. A report for the sketch plan will be posted (publicly) 10 days prior to the Feb. 2 date.

4) If the Sketch Plan process is still open, what is the remaining DRC meeting schedule and by what date must final public comments on the Sketch Plan be received in order to be considered by the Planning Department in its final report?

Again, there is no additional DRC meeting for the sketch plan. Public comments have and will continue to be ongoing up until the hearing in February. Any correspondence we receive prior to the date of the posted report that is related to the sketch plan (not the sector plan) will be included in the report.

Hopefully this answers your questions. Please contact me if you have follow up questions that you need addressed.

Robert A. Kronenberg | Chief, Area 1
The Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, Maryland 20910 Robert.Kronenberg@montgomeryplanning.org
T 301 495-2187 F 301 495-1304

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

From: Patricia E. Kolesar [mailto:pkoles@verizon.net]
Sent: Tuesday, November 22, 2016 11:07 AM
To: 'Leanne Tobias' <leanne.tobias@malachitellc.com>; Marcolin, John <john.marcolin@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>
Cc: 'Montgomery County Council' <county.council@montgomerycountymd.gov>; 'Phyllis Edelman' <predelman@gmail.com>; pete.sal@verizon.net
Subject: RE: Westbard Sketch Plan Status and Review Process?

Dear Mr. Kronenberg, Ms. Wright, and Mr. Marcolin:

I second Leanne's concerns and I also look forward to an answer to Leanne's original email dated November 17th (below).

In good faith, and presuming that Equity One/Regency is within its rights to even file a Preliminary Plan -- preliminarily -- we, the public, surmise either that information has been withheld from us, or alternatively, that no one -- not even the Planning Board -- knew that Equity One/Regency was planning to rush the process along prior to the full and complete review of the Sketch Plan. How has the pre-submission public hearing (Nov. 29) for the filing of the Preliminary Plan come to fruition, prior to the completion of the Sketch Plan, with no heads-up whatsoever to the public and/or interested parties (or perhaps even to you, the Planning Board, as an entity)?

I found the following Planning Board Rules on-line at
<http://www.montgomeryplanningboard.org/agenda/2007/documents/RulesFINAL3.21.07.pdf>:

"3.2. Outside Communications.

3.2.1. Policy. To preserve public confidence in the fairness of Planning Board deliberations and decisions, the Planning Board should ensure that the public and interested Persons have the opportunity to know, and respond to, all information that the Planning Board considers in making its decisions.

..."

Public confidence is shaken. Please assure us that the Planning Board was likewise blind-sided by the EO/Regency pre-submission Public Hearing to be held on Nov. 29th. The public hearing appears pre-mature given the gravity of the issues outstanding in the Sketch Plan review process. On the other hand, is this standard procedure for the Planning Board -- in other words, is it, in fact, possible and normal for an applicant to organize and execute a public hearing on the next phase of development before the first phase has even been completed?

Please shed some light on this for us; time is of the essence as the announced pre-submission public hearing meeting will be held one week from today.

Many thanks,

Patricia E. Kolesar
pkoles@verizon.net
cell: 301-503-4109

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

From: Leanne Tobias [mailto:leanne.tobias@malachitellc.com]

Sent: Tuesday, November 22, 2016 10:04 AM

To: John Marcolin <john.marcolin@montgomeryplanning.org>; Gwen Wright <gwen.wright@montgomeryplanning.org>

Cc: Montgomery County Council <county.council@montgomerycountymd.gov>;

Patricia E. Kolesar <pkoles@verizon.net>; Phyllis Edelman <predelman@gmail.com>; pete.sal@verizon.net

Subject: Re: Westbard Sketch Plan Status and Review Process?

Dear Gwen and John,

Happy Thanksgiving to you and your families!

I haven't received a response to my November 17 e-mail (below), so am resending for your review and input.

Briefly really appreciate your insights on the questions below, as the announcement of the November 29 public meeting on the Westbard preliminary plan has left me confused:

1) Does this mean that the Sketch Plan has been approved?

2) If no, isn't it premature to present the preliminary plan to the public before final Sketch Plan approval? (I would have thought that the preliminary plan flows from the approved Sketch Plan.)

3) If yes (Sketch Plan is approved), A) What happened to the post-September

DRC meetings? I had been attending these on behalf of SaveWestbard, but don't believe that I have heard anything since John's emails saying that these meetings would be rescheduled.

B) Did the Planning Department prepare a report based on its findings and public comment, and if yes, where can this be accessed? I recall that John mentioned that such a report would be prepared prior to final Sketch Plan approval.

4) If the Sketch Plan process is still open, what is the remaining DRC meeting schedule and by what date must final public comments on the Sketch Plan be received in order to be considered by the Planning Department in its final report?

Many thanks for your help, and best wishes for a happy Thanksgiving.

Leanne Tobias

202-355-5270

leanne.tobias@malachitellc.com

Sent from my iPhone

> On Nov 17, 2016, at 6:20 PM, Leanne Tobias

<leanne.tobias@malachitellc.com> wrote:

>

> Dear Gwen and John:

>

> I see that Regency (formerly Equity One) will present its preliminary

> plan

for the Westbard development to the public on November 29. Does this mean that the Planning Department has approved Regency's revised sketch plan? If the Planning Department has yet to approve the sketch plan, it seems premature for Regency to present a preliminary plan to the public.

>

> Concerning the status of the Planning Department's sketch plan review:

> as

you will recall, I had been representing Save Westbard at meetings at the Planning Department concerning the sketch plan. To my knowledge, the last such meeting took place in September (am I correct that October meetings were postponed and have yet to be rescheduled?) and an announcement had been made that the sketch plan review process had been extended until early December. Have the public sketch plan meetings resumed? If so, I would appreciate your letting me know of the amended schedule via reply to all.

(My apologies if I have missed any emails.)

>

> As you know, CCCFH, the Springfield Civic Association, the Sumner

> Civic

Association, the Little Falls Watershed Alliance and Save Westbard have all filed comments setting forth substantive concerns with the original and revised Westbard sketch plans. (These are the civic group comments of which I am aware. I assume that others have been filed as well.) Has the Planning Department considered the concerns raised by civic groups, and will additional public meetings be held on the sketch plan to ensure that these points have been reviewed? In addition, has a formal deadline been set for receipt of public comments on the sketch plan and has the Planning Department issued a final report on its findings?

>
> Thank you for an update. I do apologize if I have somehow missed
> recent
meetings or communications.
>
> Leanne Tobias
>
> Malachite LLC
> Managing Principal
> CRE, FRICS, LEED AP
> 202-355-5270
> leanne.tobias@malachitellc.com

December

From: Jean Denney
To: planning@springfield20816.com
Subject: More Parks Please
Date: Thursday, December 15, 2016 11:37:52 PM

Dear Commissioner Roman and County Planner,
I have loved living in Green Acres for 45 years and understand development around Metro Stops. However Westbard is a neighborhood gem and needs to be reasonably built with amenities for all.....especially senior citizens

Please don't build any new buildings in stream buffer or flood plain or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park, enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail and lush green woods that will serve as their backyard and playground for their children.

Your support will ensure the creation of this park which will be a gem for the County and treasured by residents of Westbard most especially residents of your soon to be three building Westwood Tower Apartments complex. Your support will help make the Park a reality.

Thank you for your leadership in doing the right thing,

Sincerely,

Jean Denney
5322 Wakefield Rd
Bethesda MD 20816-2840

From: Larry Broadwell
To: planning@springfield20816.com
Subject: No Encroachment on Willett Branch Stream Valley Park
Date: Monday, December 12, 2016 8:33:48 AM

Dear Commissioner Roman and County Planner,

We write to urge that you bar construction on the Willett Branch floodplain, its buffer area, or atop the cemetery behind Westwood Tower Apartments that abut Willett Branch Stream Valley Park. Instead of allowing such infringements, we ask that you support the park planned for Willett Branch in the Westbard Sector. If you do, residents of Westwood Tower Apartments and other neighbors will thank you for the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their children's backyard playground.

Please join the community in supporting this new park. Specifically, we ask that HOC and its development partner, Equity One, not build a parking garage or any new structures behind the apartment building in the buffer area for Willett Branch. The proposed garage would violate the cemetery that holds remains of many of the area's post-emancipation, African American residents, as well as state environmental guidelines that require a 100-foot stream buffer.

Please help to create a park that will be treasured by residents of the Westbard area -- most especially by residents of your growing Westwood Tower complex. As longtime residents who live nearby and treasure every bit of greenery we can preserve, we beg that you preserve the stream buffer and floodplain for the planned Willett Branch Stream Valley Park.

Thank you for your consideration,

Sincerely,
Lawrence and Marianne Broadwell
5306 Saratoga Avenue
Chevy Chase, MD 20815
(H) 301/215-7135
bakpacker1@verizon.net

From: Lucy Freeman
To: planning@springfield20816.com
Subject: No HOC garae in stream buffer of Willett Branch SV Park
Date: Monday, December 12, 2016 10:41:26 PM

Dear Commissioner Roman and County Planners:

The Willett Branch Greenway is a beautiful amenity and essential aspect to the Westbard Sector Plan. Everyone in the Westbard area supports opening up the Willett Branch and having a green path to walk by it.

Please don't build any new buildings in the stream buffer or flood plain on top of the African American cemetery behind the Westwood Tower Apartments property which abuts the Willett Branch SV Park.

A beautiful park is planned for the Willett Branch and the residents of HOC's Westwood Tower Apartments will be big winners with this park. They will enjoy the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail and lush green woods that will serve as a backyard and playground for children.

Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is the stream buffer for the Willett Branch. The garage would sit on the cemetery which gives a final resting bed for the African American residents.

Thank you for your leadership to protect the cemetery and offer the residents a beautiful natural park.

Sincerely,

Lucile Freeman
4708 Dorset Avenue
Chevy Chase, MD 20815
301-654-8115 dorset4708@yahoo.com
Resident of the town of Somerset

From: Jared S Irvine
To: planning@springfield20816.com
Subject: NO HOC GARAGE in stream Buffer of Willet Branch SV Park
Date: Monday, December 12, 2016 12:40:16 PM

Dear Commissioner Roman,

Please don't build any new buildings in the 100-foot stream buffer or flood plain or on top of the cemetery behind the HOC Westwood Tower Apartments property that abuts the planned Willett Branch Stream Valley Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park, enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building, which is in the 100-foot stream buffer for the Willett Branch. This would be in violation of Maryland environmental guidelines that require a 100-foot stream buffer. There is also the possibility that this new garage would sit on what was once a cemetery, the final resting place of many of the area's post-emancipation African American residents.

I ask instead that HOC and Equity One dedicate to the Parks Department land behind the current Westwood Tower to make this greenway a reality. Your support will ensure the creation of this park, which will be a gem for the County and treasured by residents of the entire Westbard area and most especially by the current and new residents of what will become a three building Westwood Tower Apartments complex.

As a resident of a community neighboring Westbard, I ask HOC to show its leadership by taking the right action: dedicating land for a beautiful new park that will enhance the quality of life for all community residents and especially those living within the HOC community and not building within the 100-foot stream valley buffer.

Sincerely,
Jared Irvine
Woodacres Neighborhood
Bethesda, MD

Sent from my iPad

From: Marysue Johnson
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Saturday, December 17, 2016 10:25:53 AM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

MarySue Johnson

4909 Scarsdale Road
Bethesda Md 20816

From: Leanne Tobias
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Friday, December 16, 2016 3:25:25 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, *SaveWestbard Plaintiffs v. MoCo County Council*, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

Leanne Tobias
5809 Ridgefield Road
Bethesda, MD 20816

From: Andrea Senkowski
To: [Marcolin, John](#)
Subject: Westbard Sector Plan Objections
Date: Saturday, November 19, 2016 12:14:37 AM

Dear Mr. Marcolin

I'm a Springfield resident of 14 years. I agree with the Springfield Civic Association's objections to the current plan regarding proposed density, building mass, greenspace and Westbard alignment.

In addition, I resent that concerns about increased traffic were insufficiently addressed during meetings with the community. If our growth is to be "smart" why does the plan not limit car ownership by preventing units from having parking spaces? Are imagined future remedies to car over-population (with its resulting pollution, inconvenience and danger) being figured into the traffic assessment? If so, what might they be? Shuttle buses can't force the type of people who can afford this area to take jobs with predictable hours and close to Metro stops.

Without a metro stop within walking distance of Springfield all efforts to make a pedestrian-, car-, and cyclist-safe neighborhood depend upon restricting new residents from owning cars. Otherwise, notions of this being a planned, futuristic development are a lie.

Andrea Senkowski

From: Leanne Tobias
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Friday, December 16, 2016 3:25:25 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

Leanne Tobias
5809 Ridgefield Road
Bethesda, MD 20816

From: rich Landfield
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Thursday, December 15, 2016 9:45:30 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings , **including a parking or any other kind of structure**, in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Let's not turn the Willett Branch area into a busy, unsightly, attractive nuisance for cars by putting a parking structure into an area that was never intended for that and which others, like Equity One, have indicated they want to use to beautify the Westbard area.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

Richard and Ilona Landfield, 5202 Baltan Road, Bethesda 20816

From: Vin DeSomma
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Thursday, December 15, 2016 9:31:23 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

[NAME, ADDRESS]

From: howweiss@aol.com
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Thursday, December 15, 2016 1:08:04 PM

Dear Commissioner Roman and County Planners: Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park. Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children. Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer. Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan. Sincerely, HOWARD WEISS 6003 CORBIN RD BETHESDA MD 20816

From: Nisi
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Thursday, December 15, 2016 1:02:42 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park. Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children. Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer. Due to the pending lawsuit, *SaveWestbard Plaintiffs v. MoCo County Council*, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,
Mary Hamilton

From: laniowen@aol.com
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Thursday, December 15, 2016 9:21:17 AM

Dear Commissioner Roman and County Planners: Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park. Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children. Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer. Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan. Sincerely, [NAME, ADDRESS]

From: philip wilcox
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Wednesday, December 14, 2016 9:05:43 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,
Mr and mrs Philip C Wilcox jr
5129 Baltan rd
Bethesda, md 20816
[NAME, ADDRESS]

Sent from my iPad

From: Amy Heller
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Wednesday, December 14, 2016 9:04:10 PM

Dear Commissioner Roman and County Planners: Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park. Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector.

The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children. Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency

Amy and Simon Heller

From: Penny Bryant Catterall
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Wednesday, December 14, 2016 6:59:10 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, *SaveWestbard Plaintiffs v. MoCo County Council*, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

Penny and Grady Catterall
5005 Baltimore Avenue
Bethesda, MD 20816

From: Thomas Applin
To: planning@springfield20816.com
Subject: No HOC Garage in Stream Buffer of Willett Branch SV Park
Date: Wednesday, December 14, 2016 6:06:32 PM

Dear Commissioner Roman and County Planners:

Please do not build any new buildings in the stream buffer, or in the flood plain, or on top of the cemetery behind your Westwood Tower Apartments property which abuts the planned Willett Branch SV Park.

Montgomery Parks has a beautiful park planned for the Willett Branch in the Westbard Sector. The residents of HOC's Westwood Tower Apartments will be big winners with this park -- enjoying the benefits of nature, a sparkling creek, pedestrian trails that connect to the Capital Crescent Trail, and lush green woods that will serve as their backyard and playground for their children.

Please join the community in supporting this new park. Specifically, I ask that HOC and its development partner, Equity One (merging with Regency Centers) not build a parking garage or any new structures behind the apartment building which is stream buffer for the Willett Branch. The garage would sit upon the presumed cemetery, which is the final resting place of many of the areas post-emancipation African-American residents, and it would also violate Maryland environmental guidelines that require a 100-foot stream buffer.

Due to the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council, the comments herein do not constitute acquiescence to or acceptance of the Equity One/Regency Sketch Plan and/or their Preliminary Plan.

Sincerely,

Thomas L. Applin, M.D.
5201 Carlton Street
Bethesda, Md. 20816