

Attachment B

From: J.R. Rudzki
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, July 25, 2016 8:02:33 PM

Dear Mr. Robert Kronenberg,

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,
J.R. Rudzki
5306 Elliott Rd
Bethesda, MD 20816

From: peter rubin
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, July 25, 2016 9:29:19 PM

Dear Mr. Robert Kronenberg,

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,
peter rubin
5826 Highland Dr
Chevy Chase, MD 20815

From: Liz Levy
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Tuesday, July 26, 2016 4:45:21 PM

Dear Mr. Robert Kronenberg,

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,
Liz Levy
5013 Nahant St
Bethesda, MD 20816

From: Jim Hathaway
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Thursday, July 28, 2016 9:27:31 AM

Dear Mr. Robert Kronenberg,

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,
Jim Hathaway
6120 Overlea Rd
Bethesda, MD 20816

From: Joan Levy
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 9:38:57 AM

Dear Mr. Robert Kronenberg,

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

From: mrec58@gmail.com
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 8:16:46 AM

Dear Mr. Robert Kronenberg,

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,

6007 Corewood Ln
Bethesda, MD 20816

From: James Smalhout
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 6:22:50 AM

Dear Mr. Robert Kronenberg,

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,
James Smalhout
5835 Osceola Ct
Bethesda, MD 20816

From: NINA EMBREY
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:21:21 AM

Dear Mr. Robert Kronenberg,

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,
NINA EMBREY
6817 Granby St
Bethesda, MD 20817

From: Sunil Sabharwal
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 11:05:07 AM

Dear Mr. Robert Kronenberg,

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,
Sunil Sabharwal
6009 Brookside Dr
Chevy Chase, MD 20815

From: Mina Vance
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:12:53 AM

Dear Mr. Robert Kronenberg,

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,
Mina Vance
6215 Garnett Dr
Chevy Chase, MD 20815

From: Nancy Burke
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 11:27:08 AM

Dear Mr. Robert Kronenberg,

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,
Nancy Burke
5814 Wiltshire Dr
Bethesda, MD 20816

From: Kathy Williams
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Tuesday, August 02, 2016 7:38:48 AM

Dear Mr. Robert Kronenberg,

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,
Kathy Williams
5422 Albia Rd
Bethesda, MD 20816

From: Elizabeth Knight
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 2:51:02 PM

Dear Mr. Robert Kronenberg,

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,
Elizabeth Knight
4307 Torchlight Cir
Bethesda, MD 20816

From: Mira Jovanovic
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:44:18 PM

Dear Mr. Robert Kronenberg,

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,
Mira Jovanovic
5528 Westbard Ave
Bethesda, MD 20816

From: amy heller
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Wednesday, August 03, 2016 12:09:55 PM

Dear Mr. Robert Kronenberg,

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,
amy heller
4922 Westway Dr
Bethesda, MD 20816

From: Brian Berns
To: [Kronenberg, Robert](#)
Subject: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:06:15 AM

Dear Mr. Robert Kronenberg,

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,
Brian Berns
4918 Brookeway Dr
Bethesda, MD 20816

From: Chip Heartfield
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:21:17 AM

Mr. Marcolin,

When I looked at the sketch for Westbard, I literally thought it was a sketch of a new development in downtown Bethesda. It is too much density in our suburban area.

I look forward to improvements and some increased density in Westbard, but more on the order of 4 story buildings, not 6 and even taller. I don't know how often you have actually visited this area, but the traffic on Massachusetts, River and Little Falls Parkway is already too heavy at times. And our schools already use trailers.

Please do what you can to dial back this density. The plan needs more common sense and respect for those of us who moved here because we do not want live in an urban style area.

Thank you.

Chip Heartfield
301-320-7523 (home)
301-560-5599 (e-fax)
410-200-1022 (mobile)

From: Isabel Stromsem
To: [Marcolin, John](#)
Subject: OPPOSE EQUITYONE SKETCH PLAN!
Date: Monday, August 01, 2016 12:29:07 PM

Dear Mr. Marcolin:

My husband and I are wholeheartedly OPPOSED to the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, as it is now filed. This plan will completely destroy everything about this area that we who live here cherish. We do not want to live some outsider's dream! We fully back the SaveWestbard following letter:

.
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,
Isabel Stromsem

From: Chip Heartfield
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Monday, August 01, 2016 10:21:17 AM

Mr. Marcolin,

When I looked at the sketch for Westbard, I literally thought it was a sketch of a new development in downtown Bethesda. It is too much density in our suburban area.

I look forward to improvements and some increased density in Westbard, but more on the order of 4 story buildings, not 6 and even taller. I don't know how often you have actually visited this area, but the traffic on Massachusetts, River and Little Falls Parkway is already too heavy at times. And our schools already use trailers.

Please do what you can to dial back this density. The plan needs more common sense and respect for those of us who moved here because we do not want live in an urban style area.

Thank you.

Chip Heartfield
301-320-7523 (home)
301-560-5599 (e-fax)
410-200-1022 (mobile)

From: Ron Sears
To: [Marcolin, John](#)
Subject: Westbard plan
Date: Wednesday, August 03, 2016 8:42:38 AM

I have just looked over the sketches for the "approved" plan for Westbard and I am even more appalled than I was at the "community meetings" and other presentations.

The plan proposed is an insult to the surrounding community and the way we live. It assumes an urban, car free lifestyle that flies in the face of families who drive to soccer, baby sitters, and a million other destinations that are inaccessible without a car. It also bandies about "pedestrian and bicycle friendly" without a credible plan for linking the new Westbard to the surrounding community. Witness the drawing that shows bike lanes that start and end at River Road (a truly pedestrian and bike hostile thoroughfare) and Massachusetts (equally hostile). At best this is a joke to pedestrians and cyclists. At worst, it's an insult to our intelligence.

On a related note, the plan assume a ludicrously small number of students being added to either the BCC cluster or the Whitman cluster. Don't look at old census tract numbers. Do a door-to-door survey and you'll find the number of new families in the neighborhood have kids. So will the people who follow them to this new development. If you approve this plan, get ready for more temporary classrooms and angry parents who vote.

Here's my suggestion:

Cut the number of new units approved. Substantially. Assume families, not empty nesters and singles will move to a neighborhood that is more than a mile from the subway on foot and served by the occasional bus. (I know because I walk a mile from Green Acres to Friendship Heights and we are a good 15 minute walk from Westbard).

Prevent any moves to closing our library. We use it and so do the kids at Westland (who would not be welcome in a facility in the shopping center itself). Kill this idea before the train starts moving.

Ron Sears
5315 Wakefield Road

From: D J
To: [Marcolin, John](#)
Subject: EquityOne Sketch Plan
Date: Wednesday, August 03, 2016 11:04:45 AM

Mr. John Marcolin
Lead Reviewer
Planning Board
Montgomery County, MD
john.marcolin@montgomeryplanning.org

Re: Westwood Shopping Center

As the EquityOne Sketch Plan for the Westwood Shopping Center and its surroundings is now filed, please take note that the people most affected by the project—the residents who live in the area and neighbors—**do NOT support** this massive re-development and urbanization project. You will recall that we requested an updated shopping center, with a reasonable amount of new density (580 new units). We will, however, continue to oppose this out-sized project as it is unreasonable and unacceptable to 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 has been 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.

I understand that Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We completely disagree. We did not ask that our suburban community be urbanized and crammed with too many residential units in favor of a New York developer. The whole new concept for the Westbard

area will undoubtedly cause deterioration of quality of life of the residents with increased traffic, noise and air pollution, parking issues and other negative effects that follow a rapid urbanization like this one which was not carefully thought through !

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

George Jovanovic
djovan@hotmail.com
Westbard Avenue
Bethesda, MD 20816

August 3, 2016

Montgomery County Department of Transportation
Gregory M. Leck, P.E.
Development Review Team Manager
Executive Office Building
101 Monroe Street
10th floor
Rockville, Maryland 20850

Dear Mr. Leck:

On behalf of the Kenwood Citizens' Association (KCA), an active member of the Citizens Coordinating Committee on Friendship Heights (CCCCFH), we are writing to you to express our concerns about the current and developing traffic situation that is adversely affecting our neighborhood and the surrounding communities. As the Planning Board reviews Equity One's sketch plans and both appropriate agencies and the public have been asked to review the plan, the KCA wanted to add its voice to the review process, in particular on the issue of traffic in and around our neighborhood.

As part of the KCA's testimony at the County Council and at the Planning Board during the zoning process, we argued that the traffic resulting from the proposed increase in density will clog our roads and affect travel safety. One of the Guiding Principles of MCDOT is to "provide an effective and efficient transportation system" and the protection of neighborhoods has historically been a priority for Montgomery County (MCDOT Homepage). We are thankful for the directive of the May 3, 2016 Memorandum to the Council from Ms. Michaelson under "Neighborhood Protection" which states that MCDOT and SHA "should work with the Kenwood Community to develop a design and operations plan for the River Road/Brookside Drive intersection" to better protect the Kenwood neighborhood from cut-through traffic.

We remain concerned, however, that this density that will impact our communities and the resulting traffic problems have not been fully addressed.

Page 85 of the Equity One Sketch Plan filed with the Planning Board, proposes 1,800,000 square feet of existing and proposed uses, including 510,000 square feet commercial, 1,290,000 square feet of residential, which total does not include the 15% of the gross floor area of the MPDUs of the application. Additionally, while this is not

pertinent to this current review, Capital Properties has planned to add townhomes and a large residential building to its property at Park Bethesda also on Westbard Avenue.

This data raises significant questions for us as to how MCDOT will handle all of the traffic that this new density will create. We expect that these questions and concerns, as outlined below, will be adequately addressed before any project can be approved.

1. The queuing lanes on River Road at the Ridgefield and River Road intersection should be studied from both west (from Potomac) and east (from the District). Coming from the District, turning left onto Ridgefield from River Road has a turning lane that is too short. The same traffic problem happens as cars (and trucks) turn right onto Ridgefield Road coming from the beltway. These queuing lanes back up and block flow of traffic on River Road in both directions. We believe there should be a comprehensive review of all the intersections in the area affected by the Equity One Sketch Plan, particularly in light of the additional developments of the ICCB Campus at Sangamore and also the recent proposals in the Bethesda Sector Plan.
2. As stated in Ms. Michaelson's May 3, 2016 Memorandum to the County Council, we strongly support that connector roads be created to make the entrance to the shopping center and the residential developments more permeable. Currently, the only entrances to Equity One's properties are from River Road to Westbard Avenue and from Massachusetts to Westbard Avenues. Two connector roads adjacent to American Plant Food and adjacent to the Capital Crescent Trail from Westbard Avenue to River Road will alleviate the stress on these two entrances to the properties.
3. We ask that any proposed construction be staged. We understand that Equity One is planning to implement all of this construction within a short period of time. Appropriate staging of the project could provide important data on traffic impacts to surrounding neighborhoods.
4. There should be a time limit put on commercial trucks that are turning into Ridgefield/Westbard to deliver goods to the shopping center. This is a current problem for the existing neighborhoods now and will become worse as the shopping center is expanded greatly.
5. Page 118 of Equity One's Sketch Plan, recommends a reconfiguration that is proposed for Ridgefield Road and Westbard Avenue. If the reconfiguration occurs, we do not consider it a public benefit as alluded to in the Sketch Plan. The

existing configuration at Ridgefield Road and River Road is already a problem, as noted above. If the road is realigned (as is proposed by Equity One), we believe that no taxpayer money should be appropriated for it as it is a benefit for the developer. Any taxpayer monies would be more appropriately utilized for connector roads to alleviate current and future traffic issues in the area, as we noted above in number 2.

6. While the KCA is on record with our concerns over the proposed density in the Equity One redevelopment plans, we do appreciate the County's mandate of a tree-lined streetscape with pedestrian-friendly, wide sidewalks as noted in Ms. Michaelson's May 3, 2016 Memo. We support the Memo's vision of an updated, greener Westbard Avenue. We also note, that in connection with the promised improvements on Westbard Avenue, a workable solution, underwritten by the developer, is reached to eliminate the many utility poles in the redevelopment area.

In conclusion, change in our communities as a result of new development should be accompanied by the infrastructure needed to support it. The KCA is thankful for the direction given by the County Council in the May 3, 2016 Memo under "Neighborhood Protection," however, without a comprehensive study of the current traffic issues in the area, we are concerned that isolated decisions regarding traffic would be arbitrary and ineffective as the redevelopment gets underway.

Sincerely,

Tara Brennan Primis

Tara Brennan Primis
President, Kenwood Citizens Association

cc:
Casey Anderson, Planning Board Chair
Roger Berliner, Council Member, Montgomery County Council
Mike Brown, PEPCO
Pranoy Choudhury, Regional Director, Maryland State Highway Administration
Rose Krasnow, Deputy Planning Director
Robert Kronenberg, Chief Planner, Area 1
John Marcolin, Westbard Sector Lead Planner
Paul Mortensen, Senior Urban Designer

Mark Pfefferle, Committee Chair, Development Review Committee
Jon-Edward Thorsell, Washington Suburban Sanitary Commission
Gwen Wright, Planning Director

MCP-CTRACK

From: Rebecca Weiss <rrweiss@aol.con>
Sent: Monday, August 08, 2016 8:31 AM
To: MCP-Chair
Subject: Comments on EquityOne Sketch Plan

RECEIVED
AUG 08 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,
Rebecca Weiss
6003 Corbin Rd
Bethesda, MD 20816

From: Xin Chen
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Tuesday, August 09, 2016 7:11:21 PM

Dear Mr. Marcolin,

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.

Xin Chen
5907 Carlton Ln
Bethesda, MD 20816

From: Patrick Garvey
To: [Marcolin, John](#)
Subject: Comments on EquityOne Sketch Plan regarding Westbard Development
Date: Tuesday, August 09, 2016 12:12:40 PM

The EquityOne Sketch Plan for the Westwood Shopping Center is huge in over developing the property and space. I support a build out of the Westbard area, but too big is way too big! That is what this Sketch Plan proposes. The building spacing is too close. The building heights are too high for the area. The public space is way inadequate to the density of the build out.

Green space is often listed as one of the highest sought out features of a successful neighborhood. Please hold the EquityOne plans and diagrams to the at least 3 acres of public space. Green space is essential for this high development area. Folks in Maryland and Montgomery County like the outdoors. The trails and parks in our area are well used. If a high number of residential units are to be added to our area, then needed and highly desirable green space should be planned for this influx of residents.

The sketch plan is pretty huge, boxy and unattractive. It sure does not conform to the existing neighborhood features and design. Please require EquityOne to make it more ascetic for human inhabitants. The proposed public use area is awfully small and absolutely inadequate for the density that is proposed.

The Sketch Plan will "greatly enhance the Westbard area of the County." Is not true to what is proposed. It urbanizes the community which is not consistent with the single resident houses of the existing neighborhood. Stop this over build out, request that it be lower less boxy livable space with green areas. Not just a concrete jungle!

Thank you.
Patrick Garvey
Saratoga Ave
Bethesda Md.

Pat Garvey
Sent from my iPad

From: frederick graefe <fgraefe@graefelaw.com>
Sent: Monday, August 08, 2016 5:21 PM
To: MCP-Chair
Subject: Comments on EquityOne Sketch Plan

RECEIVED
AUG 09 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,
frederick graefe
5109 Scarsdale Rd
Bethesda, MD 20816

From: Patrick Garvey
To: [Marcolin, John](#)
Subject: Comments on EquityOne Sketch Plan regarding Westbard Development
Date: Tuesday, August 09, 2016 12:12:40 PM

The EquityOne Sketch Plan for the Westwood Shopping Center is huge in over developing the property and space. I support a build out of the Westbard area, but too big is way too big! That is what this Sketch Plan proposes. The building spacing is too close. The building heights are too high for the area. The public space is way inadequate to the density of the build out.

Green space is often listed as one of the highest sought out features of a successful neighborhood. Please hold the EquityOne plans and diagrams to the at least 3 acres of public space. Green space is essential for this high development area. Folks in Maryland and Montgomery County like the outdoors. The trails and parks in our area are well used. If a high number of residential units are to be added to our area, then needed and highly desirable green space should be planned for this influx of residents.

The sketch plan is pretty huge, boxy and unattractive. It sure does not conform to the existing neighborhood features and design. Please require EquityOne to make it more ascetic for human inhabitants. The proposed public use area is awfully small and absolutely inadequate for the density that is proposed.

The Sketch Plan will "greatly enhance the Westbard area of the County." Is not true to what is proposed. It urbanizes the community which is not consistent with the single resident houses of the existing neighborhood. Stop this over build out, request that it be lower less boxy livable space with green areas. Not just a concrete jungle!

Thank you.
Patrick Garvey
Saratoga Ave
Bethesda Md.

Pat Garvey
Sent from my iPad

MCP-Chair

From: Mina Vance <minajohn@verizon.net>
Sent: Monday, August 08, 2016 8:16 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,
Mina Vance
6215 Garnett Dr
Chevy Chase, MD 20815

MCP-Chair

From: Lindy Hart <lindyh1@verizon.net>
Sent: Monday, August 08, 2016 8:35 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,
Lindy Hart
5311 Oakland Rd
Chevy Chase, MD 20815

From: Clare Piercy
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Monday, August 15, 2016 1:39:21 PM

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.

Sincerely,

Clare Piercy
5004 Newport Avenue

Sent from my iPad

From: Xin Chen
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Tuesday, August 09, 2016 7:11:21 PM

Dear Mr. Marcolin,

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.

Xin Chen
5907 Carlton Ln
Bethesda, MD 20816

From: Carol Schleicher <rschlei@verizon.net>
Sent: Monday, August 08, 2016 9:03 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,
Carol Schleicher
6103 Wynnwood Rd
Bethesda, MD 20816

MCP-Chair

From: Barbara Hughes <elebigre@hotmail.com>
Sent: Monday, August 08, 2016 9:11 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,
Barbara Hughes
5504 Pollard Rd
Bethesda, MD 20816

MCP-Chair

From: Wells-Harley, Marye
Sent: Tuesday, August 09, 2016 10:05 AM
To: MCP-Chair
Subject: FW: Comments on EquityOne Sketch Plan

From: Marsha Paller
Sent: Monday, August 8, 2016 7:14:45 PM (UTC-05:00) Eastern Time (US & Canada)
To: Wells-Harley, Marye
Subject: Comments on EquityOne Sketch Plan

Dear Ms. Marye Wells-Harley,

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

From: Bernadette Burns <bburns1158@verizon.net>
Sent: Tuesday, August 09, 2016 12:27 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,
Bernadette Burns
5102 Brookview Dr
Bethesda, MD 20816

MCP-CTRACK

From: George Hnatiw <ghnatiw@verizon.net>
Sent: Tuesday, August 09, 2016 3:42 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,
George Hnatiw
5312 Westpath Way
Bethesda, MD 20816

From: Clare Piercy
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Monday, August 15, 2016 1:39:21 PM

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.

Sincerely,

Clare Piercy
5004 Newport Avenue

Sent from my iPad

MCP-CTRACK

From: Derek Koenig <derekkoenig@yahoo.com>
Sent: Tuesday, August 09, 2016 3:50 PM
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,

Derek Koenig
Fort Sumner
Bethesda, MD

MCP-CTRACK

From: Rachel Janger <rasj222@hotmail.com>
Sent: Tuesday, August 09, 2016 4:21 PM
To: planning@springfield20816.com
Subject: Westbard Sketch Plan -- 2/3 Acre Park Unacceptable

Dear Mr. Marcolin,

I live on Ridgefield Road across the street from the proposed 2/3 acre of green space offered by Equity One in its Sketch Plan for Westbard. The green space is insufficient to fulfill the intended purpose of the Planning Commission's plan.

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.

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. 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 nearby 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,
Rachel S. Janger
5211 Ridgefield Road
Springfield Neighborhood
Bethesda, MD

From: D J
To: [Marcolin, John](#)
Subject: EquityOne Sketch Plan
Date: Wednesday, August 03, 2016 11:04:45 AM

Mr. John Marcolin
Lead Reviewer
Planning Board
Montgomery County, MD
john.marcolin@montgomeryplanning.org

Re: Westwood Shopping Center

As the EquityOne Sketch Plan for the Westwood Shopping Center and its surroundings is now filed, please take note that the people most affected by the project—the residents who live in the area and neighbors—**do NOT support** this massive re-development and urbanization project. You will recall that we requested an updated shopping center, with a reasonable amount of new density (580 new units). We will, however, continue to oppose this out-sized project as it is unreasonable and unacceptable to 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 has been 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.

I understand that Mr. Brown thinks the Sketch Plan will "greatly enhance the Westbard area of the County." We completely disagree. We did not ask that our suburban community be urbanized and crammed with too many residential units in favor of a New York developer. The whole new concept for the Westbard

area will undoubtedly cause deterioration of quality of life of the residents with increased traffic, noise and air pollution, parking issues and other negative effects that follow a rapid urbanization like this one which was not carefully thought through !

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

George Jovanovic
djovan@hotmail.com
Westbard Avenue
Bethesda, MD 20816

From: Isabel Stromsem
To: [Marcolin, John](#)
Subject: OPPOSE EQUITYONE SKETCH PLAN!
Date: Monday, August 01, 2016 12:29:07 PM

Dear Mr. Marcolin:

My husband and I are wholeheartedly OPPOSED to the EquityOne Sketch Plan for the Westwood Shopping Center, and its surroundings, as it is now filed. This plan will completely destroy everything about this area that we who live here cherish. We do not want to live some outsider's dream! We fully back the SaveWestbard following letter:

.
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,
Isabel Stromsem

From: KKrosin@foley.com
To: ["planning@springfield20816.com"](mailto:planning@springfield20816.com)
Subject: Westbard Sector Plan
Date: Thursday, August 11, 2016 10:09:23 AM

Dear Mr. Marcolin:

Please reject as unacceptable the 2/3 acre of green space offered by Equity One in its Sketch Plan for Westbard. Instead, please require Equity One to add the Willett Branch park to its Sketch Plan to meet the requirements of the Sector Plan. 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.

Also, 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, the Planning Board should 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!

Very truly yours,

Kenneth E. Krosin
Beacon Hill Neighborhood
Bethesda, MD

The preceding email message may be confidential or protected by the attorney-client privilege. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. Legal advice contained in the preceding message is solely for the benefit of the Foley & Lardner LLP client(s) represented by the Firm in the particular matter that is the subject of this message, and may not be relied upon by any other party.

From: Clare Piercy
To: [Marcolin, John](#)
Subject: Westbard: Comments on EquityOne Sketch Plan
Date: Monday, August 15, 2016 1:39:21 PM

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.

Sincerely,

Clare Piercy
5004 Newport Avenue

Sent from my iPad

MCP-CTRACK

From: Orion Hyson <orion.hyson@gmail.com>
Sent: Tuesday, August 09, 2016 6:23 PM
To: planning@springfield20816.com
Subject: support for the Willett Branch SV Park

RECEIVED
AUG 10 2016

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

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,
Orion Cronin Hyson
5403 Newington Rd. Springfield Neighborhood
Bethesda, MD

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,
[INSERT YOUR NAME HERE]
[INSERT YOUR NEIGHBORHOOD HERE] Neighborhood
Bethesda, MD

2/3 Acre Park Unacceptable; Insist on Willett Branch

Dear Mr. Marcolin,

I ask that you reject as unacceptable 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,
[INSERT YOUR NAME HERE]
[INSERT YOUR NEIGHBORHOOD HERE] Neighborhood
Bethesda, MD

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,
[INSERT YOUR NAME HERE]
[INSERT YOUR NEIGHBORHOOD HERE] Neighborhood
Bethesda, MD

Define "Design Excellence" as Buildings Facing and Embracing the Willett Branch Park

Dear Mr. Marcolin,

Equity One has promised that it will provide "design excellence" as one of the amenities it offers in its Westbard Sketch Plan. I ask that you define design excellence to include the requirement that the buildings along the Willett Branch face and embrace the stream, rather than turn their backs to the stream.

The Willett Branch greenway should be creatively integrated with the development of the Westbard Sector, with views for building residents, and places to sit and enjoy the

stream valley throughout the area. Studies show that a stream park enhances the value of adjacent properties, and therefore Equity One should enhance the public's enjoyment of the park while it profits this natural feature for its future customers. Cafes on the stream side of buildings could allow for diners to enjoy nature, and walkways from striking building entrances to the stream will allow residents to access the stream more readily. Greenway users should be able to see attractive building fronts rather than loading docks or parking garages.

Equity One may benefit greatly from Westbard, and I rely on you to ensure that the residents of neighborhoods near to Westbard benefit as well!

Sincerely,
T. Reid Lewis
Springfield Neighborhood
Bethesda, MD

--

You received this message because you are subscribed to the Google Groups "Springfield Bethesda Community Conversation" group.

To unsubscribe from this group and stop receiving emails from it, send an email to springfield-bethesda-community-conversation+unsubscribe@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

MCP-CTRACK

From: Xin Chen <xinchen1938@gmail.com>
Sent: Tuesday, August 09, 2016 7:10 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,
Xin Chen
5907 Carlton Ln
Bethesda, MD 20816

MCP-CTRACK

From: T. Reid Lewis <treidlewis@gmail.com>
Sent: Wednesday, August 10, 2016 8:35 AM
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,
T. Reid Lewis
Springfield Neighborhood
Bethesda, MD

MCP-CTRACK

From: Kari Irvine <kariirvine@yahoo.com>
Sent: Wednesday, August 10, 2016 10:44 AM
To: planning@springfield20816.com
Subject: Define "Design Excellence" as Buildings Facing and Embracing the Willett Branch Park

Dear Mr. Marcolin,

Equity One has promised that it will provide "design excellence" as one of the amenities it offers in its Westbard Sketch Plan. I ask that you define design excellence to include the requirement that the buildings along the Willett Branch face and embrace the stream, rather than turn their backs to the stream.

The Willett Branch greenway should be creatively integrated with the development of the Westbard Sector, with views for building residents, and places to sit and enjoy the stream valley throughout the area. Studies show that a stream park enhances the value of adjacent properties, and therefore Equity One should enhance the public's enjoyment of the park while it profits this natural feature for its future customers. Cafes on the stream side of buildings could allow for diners to enjoy nature, and walkways from striking building entrances to the stream will allow residents to access the stream more readily. Greenway users should be able to see attractive building fronts rather than loading docks or parking garages.

Equity One may benefit greatly from Westbard, and I rely on you to ensure that the residents of neighborhoods near to Westbard benefit as well!

Sincerely,

Kari R. Irvine
Springfield Neighborhood
Bethesda, MD

MCP-CTRACK

From: Jared S Irvine <jncirv@yahoo.com>
Sent: Wednesday, August 10, 2016 12:38 PM
To: planning@springfield20816.com
Subject: Willet Branch: 116 Points of Amenities Is Inadequate

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,
Jared Irvine
Wood Acres Neighborhood
Bethesda, MD

Sent from my iPad

MCP-CTRACK

From: Marsha Paller <mmpaller@aol.com>
Sent: Monday, August 08, 2016 7:15 PM
To: MCP-Chair
Subject: Comments on EquityOne Sketch Plan

RECEIVED
AUG 11 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,
Marsha Paller
5404 Falmouth Rd
Bethesda, MD 20816

MCP-CTRACK

From: Sara McNamara <saramcnam@aol.com>
Sent: Monday, August 08, 2016 8:39 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,
Sara McNamara
6411 Highland Dr
Chevy Chase, MD 20815

MCP-CTRACK

From: Emmy Le Bigre <blbintl@aol.com>
Sent: Monday, August 08, 2016 9:14 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,
Emmy Le Bigre
5504 Pollard Rd
Bethesda, MD 20816

MCP-CTRACK

From: KKrosin@foley.com
Sent: Thursday, August 11, 2016 10:09 AM
To: 'planning@springfield20816.com'
Subject: Westbard Sector Plan

Dear Mr. Marcolin:

Please reject as unacceptable the 2/3 acre of green space offered by Equity One in its Sketch Plan for Westbard. Instead, please require Equity One to add the Willett Branch park to its Sketch Plan to meet the requirements of the Sector Plan. 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.

Also, 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, the Planning Board should 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!

Very truly yours,

Kenneth E. Krosin
Beacon Hill Neighborhood
Bethesda, MD

The preceding email message may be confidential or protected by the attorney-client privilege. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. Legal advice contained in the preceding message is solely for the benefit of the Foley & Lardner LLP client(s) represented by the Firm in the particular matter that is the subject of this message, and may not be relied upon by any other party.

MCP-CTRACK

RECEIVED

AUG 12 2016

From: T. Reid Lewis <treidlewis@gmail.com>
Sent: Friday, August 12, 2016 7:52 AM
To: planning@springfield20816.com
Subject: Define ³Design Excellence² as Buildings Facing and Embracing the Willett Branch Park

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

Dear Mr. Marcolin,

Equity One has promised that it will provide "design excellence" as one of the amenities it offers in its Westbard Sketch Plan.

I ask that you **define design excellence to include the requirement that the buildings along the Willett Branch face and embrace the stream, rather than turn their backs to the stream.**

The Willett Branch greenway should be creatively integrated with the development of the Westbard Sector, with views for building residents, and places to sit and enjoy the stream valley throughout the area. Studies show that a stream park enhances the value of adjacent properties, and therefore Equity One should enhance the public's enjoyment of the park while it profits this natural feature for its future customers. Cafes on the stream side of buildings could allow for diners to enjoy nature, and walkways from striking building entrances to the stream will allow residents to access the stream more readily. Greenway users should be able to see attractive building fronts rather than loading docks or parking garages.

Equity One may benefit greatly from Westbard, and I rely on you to ensure that the residents of neighborhoods near to Westbard benefit as well!

Sincerely,
T. Reid Lewis
Springfield Neighborhood
Bethesda, MD

MCP-CTRACK

From: Bill Gruen <bgruencpa@gmail.com>
Sent: Friday, August 12, 2016 11:14 AM
To: planning@springfield20816.com
Cc: 'Margaret Mcdonald'; 'Bill Gruen'
Subject: Equity One development plan in Westbard Sector: Cemetery preservation

Dear Mr. Marcolin,

Please do not let the Equity One developers push through their plan in haste. That serves no one's interests but their own. As a professional County employee, you have the authority, the expertise, and the obligation to mandate that they play by the rules drawn up by the taxpayers of the County, not just their own. Specifically I write you in regards to the historic African American cemetery.

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.

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.

Thank you,

William H Gruen
5608 Knollwood Road
Bethesda, MD 20816

MCP-CTRACK

From: Donna Hoffmeier <dlhoffmeier@yahoo.com>
Sent: Friday, August 12, 2016 11:17 AM
To: planning@springfield20816.com

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

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,

Donna L. Hoffmeier

Springfield Neighborhood

Bethesda, MD

Sent from Mail for Windows 10

MCP-CTRACK

From: Donna Hoffmeier <dlhoffmeier@yahoo.com>
Sent: Friday, August 12, 2016 4:25 PM
To: planning@springfield20816.com

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,

Donna Hoffmeier

Springfield Neighborhood

Bethesda, MD

MCP-CTRACK

From: Jane Padelford Gomes <j.padelford@gmail.com>
Sent: Friday, August 12, 2016 11:34 AM
To: MCP-Chair
Subject: Willett Branch Stream Valley Park in the Westbard sector

Planning Board

Casey Anderson, Chair

M-NCPPC

8787 Georgia Ave.

Silver Spring, MD 20910

MCP-Chair@mncppc-mc.org

Dear Casey Anderson,

Thank you for your vote to create a new **Willett Branch Stream Valley Park in the Westbard sector**. This new park will be a major amenity for the area and a respite for old and new residents.

The next step is to bring the plan to fruition and I ask your support for funding the planning and for your help in keeping the new development in line with the Parks' vision. The environmental planners have come up with an innovative design that makes the creek an amenity for the area – a place where people can walk and enjoy nature. The current state of this creek is shameful. The water quality is terrible and there is a high level of fecal matter which is dangerous for children who play in the creek. The walls are covered in graffiti and the banks are lined with trash.

The sketch plans submitted by Equity One show a huge new parking structure in the stream buffer behind the Westbard Towers building. The Montgomery County Environmental guidelines are very clear that no new building should be allowed in a stream buffer.

Moving forward, we need open space for the new residents of the Westbard sector to stretch their legs and enjoy the beautiful natural area that the Little Falls watershed has to offer. Please help us make this vision for Westbard and the Willett Branch become a reality for the Bethesda area.

Sincerely,

Jane Padelford,
Registered Landscape Architect, Maryland License # 3634
5300 Wakefield Rd.
Bethesda, MD

MCP-CTRACK

From: Stephanie and Robert Soofer <RSoofer@msn.com>
Sent: Friday, August 12, 2016 12:17 PM
To: Planning@springfield20816.com
Subject: Cemetery delineation

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



Maryland Historical Trust

mht.maryland.gov

Regardless of whether a cemetery is listed in the National Register, the documentation of historic cemeteries and burial sites is a crucial step ...

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,
Stephanie Soofer
Springfield Neighborhood
Bethesda, MD

MCP-CTRACK

From: Stephanie and Robert Soofer <RSoofer@msn.com>
Sent: Friday, August 12, 2016 12:21 PM
To: Planning@springfield20816.com
Subject: Willet Branch/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,
Stephane Soofer
Springfield Neighborhood
Bethesda, MD

MCP-CTRACK

From: Marianne Borelli <mdborelli54@gmail.com>
Sent: Friday, August 12, 2016 2:37 PM
To: planning@springfield20816.com
Subject: willet branch

I support the beautification of the Willet Branch by Equity One.

Marianne Borelli

MCP-CTRACK

From: Pete Salinger <pete.sal@verizon.net>
Sent: Friday, August 12, 2016 2:48 PM
To: planning@springfield20816.com
Subject: Please determine cemetery locations, and ensure Willett Branch is included too

Hi John -

I'm writing to you so that the Planning Department includes the location of (African-American and other) cemeteries in the Westbard Sector.

In addition, please ensure that the Willett Branch is included in all plans. If it's not included now, the probability of inclusion might be "overlooked", and we certainly want to make sure that there are additional recreation areas in the Westbard Sector, especially given that the County has included such high residential occupancy in the sector. These individuals and families will need outdoor recreational opportunities.

Sincerely,
Peter A. (Pete) Salinger
Springfield Civic Association
Board Member, Zoning

MCP-CTRACK

From: Anita Farb <anita.farb@gmail.com>
Sent: Friday, August 12, 2016 2:48 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

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,

Anita B. Farb

Springfield subdivision

Bethesda, MD

MCP-CTRACK

From: Stacy Janes <spjanes@verizon.net>
Sent: Friday, August 12, 2016 2:58 PM
To: planning@springfield20816.com
Subject: Willet Branch Sv Park

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

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,

Stacy Janes

5601 Newington Road

Bethesda, Md 20816

(Springfield)

Sent from my iPad

MCP-CTRACK

From: Heather Bock <heatherebock@aol.com>
Sent: Friday, August 12, 2016 4:09 PM
To: planning@springfield20816.com
Subject: More Green space for Westbard

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,

Heather Bock

Beacon Hill/Springfield Neighborhood

Bethesda, MD

AUG 15 2016

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

From: David Kathan <dkathan@gmail.com>
Sent: Friday, August 12, 2016 5:38 PM
To: planning@springfield20816.com
Subject: Concerns about the Impact of the EquityOne proposed development on an early African-American grave site in the Westbard Sector
Attachments: Grave yard location slides.pdf

Hi,

I am writing you this note to express my concern about the impact of the EquityOne proposed development may have on an early African-American grave site in the Westbard Sector, and to request that a cemetery delineation be done before EquityOne's development and sketch plan is finalized.

I am a neighbor of the Westbard Sector (I live in Somerset on Dorset Ave., within yards of the sector), and I have been actively following the issues surrounding the Westbard Sector development. I have been so proud that my elected officials and the County's Parks and Planning Departments recognize the value of the Willett Branch in the sector and the need for a park in the zone and in Lower Montgomery County. The proposed park along the Willett Branch will be a tremendous asset to the community and the County.

The County has the opportunity to recognize and memorialize one aspect of the County's African-American history that has been long forgotten and ignored as part of the proposed park. As Parks reviewed in their December 3 presentation to the Planning Board, there is overwhelming evidence that supports the existence of an African-American cemetery existed within the Westbard Sector. Separately, I had heard about the potential existence of a graveyard from my friend, a long-time resident in the community -- he had heard from the owner of Talbert's on River Road about bones being found behind his building. According to the Parks Department, the graves are suspected to be behind the HOC building on both sides of the creek on parcels 175 and 177, and possibly 238 and 240. I've attached the relevant slides from that presentation.

I am a genealogist and I place high value on the preservation and recognition of our ancestors. It is outrageous that the cemetery was desecrated during past development, particularly during the construction of the HOC building decades ago. I am concerned that the fact that the graves were African-American and powerless led to the loss and desecration of the cemetery. With the new park, we have an exciting opportunity to recognize this forgotten cemetery and for residents to learn about the early African American history of the area.

Past wrongs must be righted and it is vitally important that the County recognize the lives of these long-forgotten African-Americans, and not repeat the damage that was wrought decades ago. Before further development can begin, I urge that a cemetery delineation be done. Unfortunately, EquityOne's proposed sketch plan totally ignores the existence of the park and makes no reference or accommodation for this important historical site. This needs to be corrected.

Thank you again for you time.

David Kathan
Somerset

Willetts Branch Urban Greenway

Initial Phase: Cultural and Historic Resources 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



Willett Branch Urban Greenway

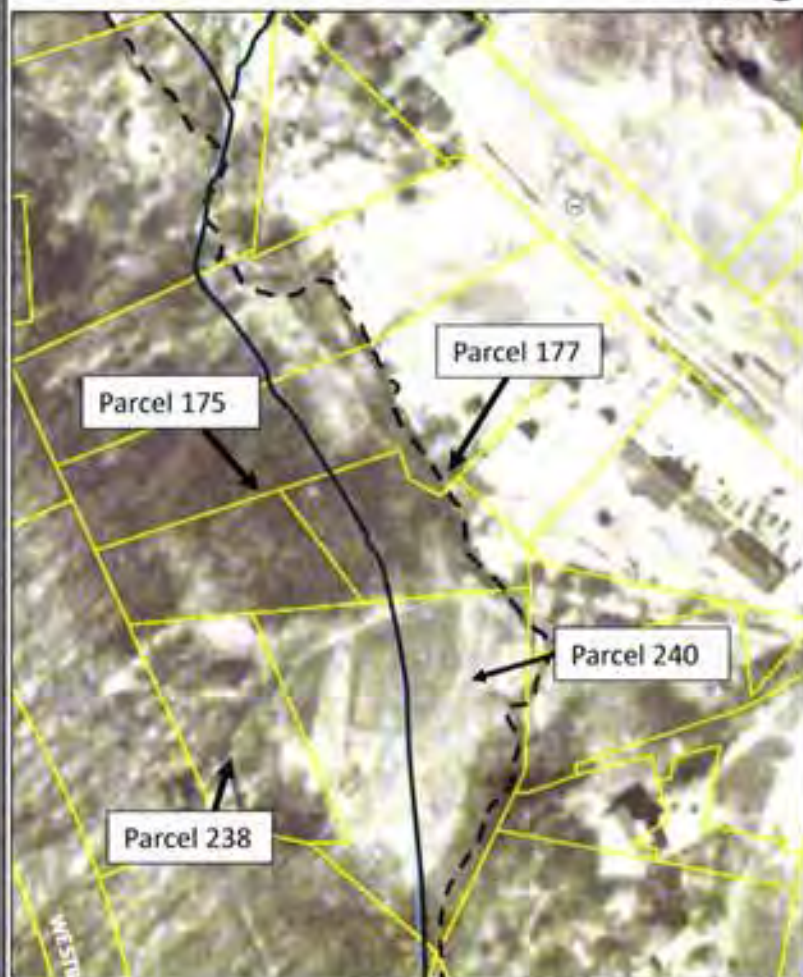
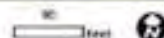
Initial Phase: Cultural and Historic Resources

Area of the Graveyard in the mid-1900s

- Open space, trees, quarry, stream in a different location, "Outlet Road"
- Oral histories recount access to the graveyard from River Road.
- No clear indication in the historic record of the number of graves, their disturbance, or their condition or possible disinterment

- Previous stream alignment
- Current stream alignment

1948: Dobson Property and surrounding. Source: Kenwood CC aerial image.



Willetts Branch Urban Greenway

Initial Phase: Cultural and Historic Resources Archaeological Protocol for Graveyards

- The Maryland Historical Trust recommends investigating potential cemetery locations as early as possible in the planning process.
- A Cemetery Delineation is not required unless
 - The project entails State or Federal money or permits, which prompts the Section 106 process of the National Historic Preservation Act, or
 - Human remains are encountered during the project.



Grave shafts at Freedman's Cemetery, Alexandria after mechanical stripping.



Ground Penetrating Radar Survey of an unmarked cemetery.



Willetts Branch Urban Greenway

Initial Phase: Cultural and Historic Resources Community Outreach

- Depending on findings, a future park can incorporate a former burial ground or remains, if found, can be relocated per state law.
- Outreach to descendant communities is an important aspect of the project. Parks would work with community members on the signage sharing the history of the River Road African American Community.



Cemetery and interpretive sign incorporated into Darnestown Heritage Park.



MCP-CTRACK

From: Dan Martin <martins1991@aol.com>
Sent: Friday, August 12, 2016 9:50 PM
To: planning@springfield20816.com
Subject: Willet

At the very least you must include Willet in the wddtbard plan.

Regards,
Dan Martin
5506 pollard Rd
Bethesda, me 20816
Sent from my iPhone

MCP-CTACK

From: gd2m@aol.com
Sent: Saturday, August 13, 2016 6:37 AM
To: planning@springfield20816.com
Subject: Need to review cemetery documentation

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

Maryland Office of Cemetery Oversight
<http://www.dlr.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-2015>

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,
Gail Hoelscher
Springfield Neighborhood
Bethesda, MD

MCP-CTACK

From: gd2m@aol.com
Sent: Saturday, August 13, 2016 6:41 AM
To: planning@springfield20816.com
Subject: Intact Willett Branch stream buffer

Dear Mr. Marcolin,

I request 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 amandy 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,
Gail Hoelscher
Ridgefield Neighborhood
Bethesda MD

MCP-CTRACK

From: gd2m@aol.com
Sent: Saturday, August 13, 2016 6:42 AM
To: planning@springfield20816.com
Subject: 2/3 of an acre of green space in Westbard is NOT enough!

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,
Gail Hoelscher
Springfield Neighborhood
Bethesda, MD

MCP-CTACK

From: T. Reid Lewis <treidlewis@gmail.com>
Sent: Saturday, August 13, 2016 4:41 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 a project of this scale. 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,

T. Reid Lewis
Springfield Neighborhood
Bethesda, MD

MCP-CTACK

From: sgrundman@verizon.net
Sent: Saturday, August 13, 2016 7:53 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,

Stacey Grundman2

Springfield Neighborhood

Bethesda, MD

MCP-CTRACK

From: Kari Irvine <kariirvine@yahoo.com>
Sent: Sunday, August 14, 2016 9:31 AM
To: planning@springfield20816.com
Subject: Require a Cemetery Delineation Before Determining Building Sites

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

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,
Kari Irvine
Springfield Civic Association
Bethesda, MD

MCP-CTRACK

From: Jared S Irvine <jncirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:04 AM
To: planning@springfield20816.com
Subject: Westward Sector: African American Cemetery Delineation

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

Maryland Office of Cemetery Oversight
<http://www.dlfr.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

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 interments 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, Jared Irvine

Sent from my iPad

MCP-CTRACK

From: Jared S Irvine <jircirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:13 AM
To: planning@springfield20816.com
Subject: Westward Sector Planning

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 Westward 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 Westward 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, Jared Irvine

Sent from my iPad

MCP-CTACK

From: Jared S Irvine <jncirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:17 AM
To: planning@springfield20816.com
Subject: Westward Sector Sketch Plan

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,

Sent from my iPad

MCP-CTACK

From: Jared S Irvine <jacirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:23 AM
To: planning@springfield20816.com
Subject: Westward Sector Plan: Willett Branch Park

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, Jared Irvine

Sent from my iPad

MCP-CTRACK

From: Jared S Irvine <jncirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:29 AM
To: planning@springfield20816.com
Subject: Westward Sector Points of Amenities

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 Westward 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, Jared Irvine

Sent from my iPad

MCP-CTRACK

From: Jared S Irvine <jncirv@yahoo.com>
Sent: Sunday, August 14, 2016 11:33 AM
To: planning@springfield20816.com
Subject: Westbard Sector "Design Excellence"

Define "Design Excellence" as Buildings Facing and Embracing the Willett Branch Park

Dear Mr. Marcolin,

Equity One has promised that it will provide "design excellence" as one of the amenities it offers in its Westbard Sketch Plan. I ask that you define design excellence to include the requirement that the buildings along the Willett Branch face and embrace the stream, rather than turn their backs to the stream.

The Willett Branch greenway should be creatively integrated with the development of the Westbard Sector, with views for building residents, and places to sit and enjoy the stream valley throughout the area. Studies show that a stream park enhances the value of adjacent properties, and therefore Equity One should enhance the public's enjoyment of the park while it profits this natural feature for its future customers. Cafes on the stream side of buildings could allow for diners to enjoy nature, and walkways from striking building entrances to the stream will allow residents to access the stream more readily. Greenway users should be able to see attractive building fronts rather than loading docks or parking garages.

Equity One may benefit greatly from Westbard, and I rely on you to ensure that the residents of neighborhoods near to Westbard benefit as well!

Sincerely, Jared Irvine
Sent from my iPad

MCP-CTACK

From: Warren Farb <wfarb@mac.com>
Sent: Sunday, August 14, 2016 12:37 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 Willert 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

Maryland Office of Cemetery Oversight

<http://www.dlt.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 interments 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,

Warren E. Farb

Springfield Neighborhood

Bethesda, MD

MCP-CTRACK

From: Warren Farb <wfarb@mac.com>
Sent: Sunday, August 14, 2016 12:38 PM
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,

Warren E. Farb

Springfield Neighborhood

Bethesda, MD

MCP-CTACK

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 Westhard 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