






Email

FW: Form Submission - We...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: Form Submission - Westwood support form

Date Sent **Date Received** 1/18/2019 10:08 AM

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 16, 2019 10:52 AM
To: westwood@maierwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High

Message: I live in Westwood Mews. This development is going to bring needed, walkable amenities to a neighborhood that needs it!

Name: Stephen Potter

Neighborhood / City: Westwood Mews, Bethesda


Email Address: stephenmpotter@gmail.com

Phone: (703) 943-7514

May we contact you?: Yes

(Sent via [Westwood Shopping Center \[RE\]DEVELOPMENT](#))


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		
		Page 1

Email

Form Submission - Westw...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Form Submission - Westwood support form

Date Sent **Date Received** 1/18/2019 10:08 AM

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 16, 2019 10:55 AM
To: westwood@maierwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High

Message: convenient shopping, elevated dining options (non-chain/local coffee shop), green space

Name: Jacqueline Potter

Neighborhood / City: Bethesda - Westwood Mews

Email Address: jacqueline.clevette@gmail.com


Phone: (612) 414-9453





May we contact you?: Yes

(Sent via [Westwood Shopping Center \(RE\)DEVELOPMENT](#))

Attachments

Email**FW: WESTBARD: Parking is...****Email**

From  mcp-chair@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/22/2019 1:26 PM

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

From: Jose Manuel Rodriguez <josemanuelra@yahoo.es>
Sent: Monday, January 21, 2019 11:02 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,

José Manuel Rodríguez Alvarez
5101 River Rd Apt 1001
Bethesda MD 20816

Sent from my iPhone

Email**FW: WESTBARD: The Park ...****Email**

From  mcp-chair@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/22/2019 1:36 PM

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

From: Jose Manuel Rodriguez <josemanuelra@yahoo.es>
Sent: Monday, January 21, 2019 11:05 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Jose Manuel Rodriguez Alvarez
5101 River Rd Apt 1001
Bethesda MD 20816


Sent from my iPhone





Attachments

Email

WESTBARD: The Park...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/23/2019 1:24 PM

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

From: Carol Shiff <csweetshiff@aol.com>
Sent: Monday, January 21, 2019 8:03 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.


Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).





Sincerely,
Carol Shiff
5145 Westbard Ave
[Name, Address]

Email

Parking at Westbard

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Parking at Westbard


Date Sent **Date Received** 1/28/2019 9:34 AM

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

From: smbtrade@aol.com <smbtrade@aol.com>
Sent: Saturday, January 26, 2019 2:06 PM
To: countyemails@savewestbard.org
Subject: Parking at Westbard
Importance: High

Please, please provide more parking and particularly more street parking at Westbard. No one wants to fight for spaces like we do in downtown Bethesda. My elderly neighbors are so concerned about using a garage with groceries they say they will go to Sangamore.
 Thank you,
 Beth Bowser


Attachments





File Name	File Size (Bytes)
	
There are no Attachments to show in this view. To get started, create one or more	

Email

Support for Westbard Plan

Email

From  konners4@yahoo.com

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc


Subject Support for Westbard Plan

Date Sent **Date Received** 1/30/2019 9:14 PM

There has been a great deal of hysteria in lower Montgomery County about the Westbard plan, and presumably most of the comments you have seen have been coordinated opposition to the proposal. Not all neighborhood residents oppose the plan. I have read the public documents and believe the future demands the kind of changes envisioned. Opponents are steadfastly holding on the view that the 1960s era situation for Westbard should remain, refusing to accept that increased density (albeit not with mega-towers) is both necessary and desirable for continued vibrancy in the County. Enough obstacles have been thrown in front of the redevelopment, but it is time for the County to put its stamp of approval on the plan and allow it to move forward for the benefit of the area and Montgomery as a whole.

Calvin & Jan Konner
Keokuk Street


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/30/2019 12:37 PM

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

From: Amy Livingood <asblivingood@gmail.com>
Sent: Wednesday, January 30, 2019 11:10 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Amy and John Livingood
 5940 Searl Terrace
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)
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Email

WESTBARD: The Park...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 12:32 PM

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

From: Mary Eileen <maryeileenm@aol.com>
Sent: Wednesday, January 30, 2019 10:50 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but **NOT LESS THAN** one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

You have found ways to get around other things promised in the past, such as The Willett Branch, but this is a non-starter!


Sincerely,





Mary Eileen Morrissey
6212 Kennedy Drive

Email

WESTBARD: The Park...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 12:27 PM

From: Jeffrey Meredith <jeffreyr_meredith@yahoo.com>
Sent: Wednesday, January 30, 2019 10:36 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners: The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process. Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!). Sincerely, [Name, Address]

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>
There are no Attachments to show in this view. To get started, create one or more	

**Thank you,
Emily Balmer
Montgomery County Planning Department
301-495-4621**

Emily.balmer@montgomeryplanning.org

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

**From: mcp-crm-tracker@mncppc-mc.org;
Received: 1/30/2019
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org;
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans**

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

**From: Phyllis Raynor <phyllisraynor1942@gmail.com>
Sent: Wednesday, January 30, 2019 10:56 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High**

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,

**Phyllis Raynor
5305 Crown Street
Bethesda 20816**

Sent from my iPhone

Email**Form Submission - Westw...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Form Submission - Westwood support form

Date Sent	Date Received	1/30/2019 12:27 PM
-----------	---------------	--------------------

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 30, 2019 4:25 AM
To: westwood@maierwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High

Message: Upscale retail and dining

Name: Amy Rusk

Neighborhood / City: Westmoreland Hills

Email Address: Amy.crupitti@gmail.com

Phone:


(Sent via [Westwood Shopping Center](#). *IRE/DEVELOPMENT*)





Attachments

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/30/2019 1:23 PM

From: Lynn Gallagher <lynn.t.gallagher@gmail.com>
Sent: Wednesday, January 30, 2019 1:07 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.


Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

[Lynn Gallagher
 5710 Gloster Rd
 Bethesda MD
 20816


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	

Email

WESTBARD: Additional Co...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Additional Comments on Regency's Development Plans

Date Sent **Date Received** 1/30/2019 1:23 PM


From: Geoffrey Cook <geoffrey.cook@yahoo.com>
Sent: Wednesday, January 30, 2019 12:40 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development Plans
Importance: High

Dear Planners: ****Please increase the size of the Civic Green to account for the expected decrease in the size of Springfield Neighborhood Park due to the easement which rightfully belongs to Kenwood Place Condos. **Please fix the parking plans submitted by Regency. There is insufficient parking planned for a development of this magnitude. **The barrack configuration of the townhomes is not only unsightly, it also impinges on the easement rights of the residents of Kenwood Place Condos. **Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.**
 Sincerely,


I will take my business elsewhere if there is not adequate outside, above-ground parking.





Geoffrey Cook
 Former President, Fort Sumner Citizens Association and former member, Western Montgomery CAB

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		
		Page 1

Email**WESTBARD: Parking is Still...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/30/2019 12:37 PM

From: cmlfg <cmlfg@yahoo.com>
Sent: Wednesday, January 30, 2019 11:37 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,

[NAME, ADDRESS]
Claude Groven
5301 Westbard Circle
Apt 445
Bethesda MD

Sent from my Boost Mobile Phone.

Email**WESTBARD: The Park MUS...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 2:29 PM

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

From: Michael M <professional_47@mailforce.net>
Sent: Wednesday, January 30, 2019 10:48 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,


[Michael Maman, Chevy Chase, MD]





Attachments

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/30/2019 12:37 PM

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

From: Amy Livingood <asblivingood@gmail.com>
Sent: Wednesday, January 30, 2019 11:10 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Amy and John Livingood
 5940 Searl Terrace
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 2:29 PM

From: eugene zartman <ezarterz@gmail.com>
Sent: Wednesday, January 30, 2019 10:44 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,


Eugene & Eleanor Zartman
5601 Pioneer Lane
Bethesda, MD 20816Name, Address]





Attachments

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 3:40 PM

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

From: Capvdeo <capvdeo@aol.com>
Sent: Wednesday, January 30, 2019 3:03 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,


[Name, Address]
 Leslie Kefauver
 4831 Park Ave
 Bethesda MD 20816





Sent from my iPhone

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 12:37 PM

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

From: Amy Livingood <asblivingood@gmail.com>
Sent: Wednesday, January 30, 2019 11:12 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).


Sincerely,





Amy and John Livingood
 5940 Searl Terrace
 Bethesda, MD 20816

Attachments

File Name	File Size (Bytes)
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Email**WESTBARD: The Park MUS...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 12:37 PM

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

From: Philip Wilcox Jr <pcwilcox@comcast.net>
Sent: Wednesday, January 30, 2019 11:36 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Phil and Cynda Wilcox, 5129 balton Rd., Sumner, Bethesda 20816


Sent from my iPhone





Attachments

Email

WESTBARD: Please revisit ...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Please revisit Regency's Proposed Parking Plans

Date Sent **Date Received** 1/30/2019 12:37 PM

From: Anne Cianni <annecianni@gmail.com>
Sent: Wednesday, January 30, 2019 11:02 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Please revisit Regency's Proposed Parking Plans
Importance: High

Dear Planners:

The current development trend in Bethesda seems to be to provide few parking spaces for the number of units built in new buildings. Maybe this will work in downtown Bethesda, but let's be realistic about the Westbard development. The proposed parking facilities for the Westwood development are inadequate for our community.

This is a family area. There is no nightlife to speak of. A resident can probably get by without a car UNTIL HE/SHE HAS A FAMILY. Again, this is a family area. Please don't let Regency/EYA get away with setting us up for a nightmare of nowhere to park. Please.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Anne Ashburn Cianni, 5301 Westbard Circle, Apt 213, Bethesda MD 20816

Attachments

File Name	File Size (Bytes)

Email

WESTBARD: The Park MUS...

Email

From mcp-crm-tracker@mncppc-mc.org

To <MCP-Chair MCP-Chair>; MCP-Chair #; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/30/2019 12:32 PM

From: Robert A Dietrich <robdiet@aol.com>
Sent: Wednesday, January 30, 2019 10:59 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

You MAY not take green space unlawfully !! Our fight has just begun. Ease up on your easment !!

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

[Name, Address]

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		
		Page 1

acting on the Applicant's request to extend the review period again through March 21, 2019. In accordance with Section 59.7.3.3.D of the Zoning Ordinance, a staff report summarizing the Department's technical review and recommendation to the Planning Board, will be published on the Planning Board's website a minimum of 10 days prior to the public hearing.

Thank you,
Emily Balmer
Montgomery County Planning Department
301-495-4621
Emily.balmer@montgomeryplanning.org

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

From: mcp-crm-tracker@mncppc-mc.org;
Received: 1/31/2019
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org;
MCP-Chair@mncppc-mc.org;
Subject: WESTBARD: The Park MUST be no less than one-third acre

From: Thomas F. Barrett <tbarrett@nert.com>
Sent: Thursday, January 31, 2019 3:35 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,


Tom & Rosemarie Barrett
6237 Walhonding rd
Bethesda MD 20816





Attachments

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking Is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 1/31/2019 10:21 AM

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

From: Comcast <kkedwards@comcast.net>
Sent: Thursday, January 31, 2019 7:19 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces. Don't drive us to Sangamore.

Sincerely,
 Karen Edwards
 5215 Marlyn Dr
 Bethesda Maryland 20816


Attachments





File Name	File Size (Bytes)

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/31/2019 3:41 PM

From: Thomas F. Barrett <tbarrett@nert.com>
Sent: Thursday, January 31, 2019 3:35 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.


Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Tom & Rosemarie Barrett
 6237 Walhonding rd
 Bethesda MD 20816


Attachments





File Name	File Size (Bytes)	
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Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 1/31/2019 10:21 AM

From: Mira Jovanovic <ras.miroslava@gmail.com>
Sent: Wednesday, January 30, 2019 5:44 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.


Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Mira Jovanovic
5528 Westbard Ave. Bethesda, MD

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		

Page 1

Email

FW: WESTBARD: Parking is...

Email

From

 Emily Balmer

To

Cc

Subject

FW: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent

Date Received

1/31/2019 9:37 AM

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

From: mcp-crm-tracker@mncppc-mc.org;

Received: 1/30/2019

To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org;

Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

From: O'Brien, Sharon <Sharon.Obrien@visl.org>

Sent: Wednesday, January 30, 2019 12:52 PM

To: countyemails@savewestbard.org

Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.


Sincerely,


Sharon O'Brien
4940 Sentinel Drive, #201

Email

RE: Form Submission - Wes...

Email

From  Emily Balmer

To  mcp-crm-tracker@mncppc-mc.org

Cc

Subject RE: Form Submission - Westwood support form

Date Sent **Date Received** 1/31/2019 9:54 AM

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

From: mcp-crm-tracker@mncppc-mc.org;
Received: 1/30/2019
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org;
Subject: Form Submission - Westwood support form

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 30, 2019 4:25 AM
To: westwood@malerwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High

Message: Upscale retail and dining

Name: Amy Rusk

Neighborhood / City: Westmoreland Hills

Email Address: Amy.crupiti@gmail.com

Phone:

(Sent via [Westwood Shopping Center \(RE\)DEVELOPMENT](#))


Attachments



File Name	File Size (Bytes)	

Email

RE: WESTBARD: The...

Email

From  Thomas F. Barrett

To  Emily Balmer;  emily.balmer@montgomeryplanning.org

Cc

Subject RE: WESTBARD: The Park MUST be no less than one-third acre CRM:0209758

Date Sent **Date Received** 2/1/2019 4:38 PM

Thank you Emily,
I have been living and attended school in this neighborhood dating back to 1956.
I am concerned that businessmen
are attempting to do what is currently being built at purple line terminus in Bethesda. Have you seen what they are claiming
as a park? Check it out and let me know whether you would call the postage stamp a park.
Moco has got to understand how many people are going to be extremely upset with the congestion coming to Westbard.

Is it possible to see the technical review and recommendations yet?

Tom Barrett

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: "Balmer, Emily" <emily.balmer@montgomeryplanning.org>
Date: 2/1/19 3:26 PM (GMT-05:00)
To: "Thomas F. Barrett" <tbarrett@nert.com>
Subject: RE: WESTBARD: The Park MUST be no less than one-third acre CRM:0209758

Hello,

Thank you for your comments on the Preliminary Plan and Site Plan applications for the Westwood Shopping Center site. Staff is currently reviewing the Applicant's most recent resubmittal and preparing the Department's review and analysis for an anticipated Planning Board hearing on March 14, 2019.

**The most recent plan submittal that staff reviewed is available on the Department's Development Application Information Center (DAIC) at:
<http://montgomeryplanning.org/development/> by searching either, "120170170" for the Preliminary Plan or "820180190" for the Site Plan.**

The Planning Board approved an extension request for the Applications on October 11, 2018, that extended the review period through January 31, 2019. On January 31, 2019, the Planning Board is

Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.

Sincerely,

Meghan O'Connell Willet Bridge Rd Bethesda MD

Sent from my iPhone

Attachments

File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

**Comments on the Regency/Equity One Preliminary and Site Plans
for the Westbard Sector
Submitted by
Lynne Battle, Jenny Sue Dunner, Marnie Shaul, and Susan Spock
February 8, 2019**

The Westbard Study Group has previously submitted many comments, both orally and in writing, on Regency's Preliminary and Site Plans for its Westbard development. In the interest of brevity, we will refrain from raising issues again where the Plans' proposals comport with both zoning laws and the Westbard Sector Plan, despite our continued disagreement (e.g., the number of parking spaces or the size of parks.) We do, however, want to highlight a few areas where we strongly believe that altering the Plans as submitted will promote community acceptance and significantly improve the development.

1. Willett Branch Greenway Park

As we have all noted many times, the greenway park is the main community amenity in the Westbard sector, and has, from the outset, been identified as the "jewel" of the Sector Plan.

We are therefore extremely pleased to hear that Regency has come a long way from Equity One's positions on the park. We understand that Regency will dedicate park land behind Bowlmor and the undeveloped land behind Westwood II in Phase 1 of the Preliminary Plan, and will donate \$500,000 toward general park improvements in Phase 1 as well. We understand that as the road construction begins and the Westwood II site is demolished, Regency will finalize its dedications of park land on that site. We do, however, expect the lot lines describing the entire areas to be dedicated to be clearly indicated at the time of Preliminary Plan certification. Both areas to be dedicated will extend all the way up to the "green line" that the Parks Department engineers established many years ago as the ideal boundaries for the park. Access to the park will also be part of the conditions for the Preliminary Plan.

We applaud both the Planning Staff and Regency for reaching these agreements, which are improvements over the positions taken by Equity One when it received Sketch Plan approval.

We hope that the Staff will also condition development of the Westwood II site now and at Site Plan to include Regency's responsibility for construction of the greenway park walls, paths, and stream naturalization on that site.

2. Safety

We believe the realignment of Westbard Avenue raises a number of serious safety concerns.

Primary among them is removal of the current traffic light at the intersection of Westbard Avenue and Ridgefield Road. The new development on the Manor Care site will add 34 townhouses to the area served by the light, in addition to all the residents of the Springfield area who currently go through that intersection to reach River Road. Without the light, it will be very difficult for Manor Care and Springfield pedestrians to cross Westbard safely and for cars to turn left easily onto Westbard from the neighborhood. We think the light is essential and should be installed as part of the road realignment. At a minimum, a new study should be done after many of the Phase I improvements have been made and before the realignment to reexamine the need for a light and to find ways to keep everyone safe.

We are also concerned about how the transit hub will be configured and located so that traffic does not become too congested, and so there is sufficient shelter for bus patrons near the shopping center. Regency has not provided these plans yet, and we are concerned that there is not sufficient space between the sidewalk and the storefronts for an adequate transit hub.

We also feel strongly that Westbard Avenue should have two west-bound lanes leading from River Road and an intersection designed to allow large trucks to turn without going into other lanes of traffic.

In general, we are worried that DOT and the Planning Staff are approving a crowded, congested area, where cars will continually be backed up getting in and out of the Giant site, due to the street design and the absence of sufficient traffic lights.

3. Local small businesses

We hope that Regency will continue the commitment Equity One made to the County Council when the Council passed the Sector Plan: that the company would continue to charge local businesses their current rents plus a cost of living adjustment. Many of these businesses have committed followers in the community. The survival of those businesses will benefit the shopping center as a whole and significantly increase the possibility of community support for the development.

4. Townhouse Layout

One of the main objections from the community is that the Giant site will become crowded with buildings once construction is complete. We feel that this is largely due to the layout of the townhouses. EYA, the builder for this area, is cramming as many units into its part of the site as possible. Most of the 70 townhouses can be 68 feet tall (with rooftop patios), and will be overwhelming for both residents and visitors. We would prefer these changes:

- More open space in the townhouse area, so that the 10% of common open space provided is in addition to, and does not overlap the stormwater plantings.
- Location of that open space in areas that are between homes and not on the edges of the property, and in parcels large enough to be used for play or gatherings by residents.
- A change in the zig-zag road/path for the townhouses on the south end of the site near the Giant. The residents here will not be able to park their cars easily in their garages or turn around. This is a safety issue, and will affect parking on the entire site as well.

Given the small amount of green space in the overall Giant site, we would oppose allowing community gardens on the Springfield Park.

5. Stormwater Management (SWM)

a. **Infiltration.** We are greatly concerned that once the greenway park is established, there may often be little water in the Willett Branch stream, and that uncontrolled runoff after storms will cause erosion and flooding. This would dramatically undercut the desirability of a walk in the park and negate the huge efforts that will go into creating it.

We therefore support the good work done by Little Falls Watershed Alliance (LFWA), showing many ways in which Regency can help the entire area by promoting more stormwater infiltration that will replenish the groundwater to improve the baseflow of the stream.

LFWA engineers have shown that infiltration can be greatly improved if Regency applies a variety of Environmental Site Design (ESD) techniques. Federal law requires ESD to the maximum extent practicable. The LFWA engineer's study demonstrates that Regency has not met this requirement.

Additional SWM should be used, including:

- Selecting large canopy shade trees that absorb more water for the new tree canopy and using planting techniques that improve tree growth and infiltrate water, such as suspended pavements (Silva Cells)
- Using permeable pavements on sidewalks along Westbard Ave, as recommended by the Sector Plan
- Using infiltration devices to capture runoff from roofs and amending soils underneath bioretention facilities
- Ensuring that tree retention and a complete buffer strip are provided behind the townhouses, in keeping with the requirements of the Sector Plan

Unfortunately, we have heard that the Department of Permitting Services (DPS) may not require these steps to be taken, for a variety of reasons. We therefore call on the Board to require the suggestions of LFWA as part of the development.

b. SWM on Westbard Avenue. Another critical issue is Regency's request for an 87% waiver from treating the storm runoff on Westbard Avenue. SWM is most important on the road, because the most polluted rainwater runoff is there, picking up oils, chemicals, trash, and other pollutants. Without SWM, this polluted water will go untreated and unchecked directly into the Willett Branch stream.

We feel strongly that the Board should require Regency to treat this runoff, as mandated by the Sector Plan, which states: "SWM treatment should be done on-site wherever feasible, and the use of waivers should be limited." [p.58] The County Council added this sentence to the Planning Board's original draft, and it should be honored, regardless of any DPS SWM permit approval.

Balmer, Emily

To: Folden, Matthew
Subject: RE: Regency Preliminary and Site Plans for the Westbard Sector

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

From: LYNNE BATTLE <lbattle273@gmail.com>
Sent: Saturday, February 9, 2019 6:52 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>
Cc: Rebecca Torma <Rebecca.Torma-Kim@montgomerycountymd.gov>; Michael L. Paylor <Michael.Paylor@montgomerycountymd.gov>; Jenny Sue Dunner <JennySueDailey@aol.com>; Marnie Shaul <marnieshaul@gmail.com>; Susan S <susanspk@verizon.net>
Subject: Regency Preliminary and Site Plans for the Westbard Sector

The Westbard Study Group, comprised of Susan Spock, Jenny Sue Dunner, Marnie Shaul, and Lynne Battle, submits the attached Comments on Regency's Preliminary and Site Plans for the Westbard Sector for your consideration.

We appreciate all your time and attention to these Comments and to the impending development.


Many thanks,





Lynne Battle, Jenny Sue Dunner, Marnie, and Susan Spock The Westbard Study Group

Email

FW: WESTBARD: Parking is...

Email

From  mcp-chair@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/11/2019 5:10 PM

From: O'Brien, Sharon <Sharon.Obrien@visi.org>
Sent: Monday, February 11, 2019 11:48 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.


Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Sharon O'Brien


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/11/2019 12:52 PM

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

From: JOEL NEVINS <jn11343@aol.com>
Sent: Monday, February 11, 2019 12:18 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention.

SIGNED, Name, Address


2/12/2019

Email: WESTBARD: Regency's Plans are Riddled with Problems

Joel nevins
5002 Overlea ct Bethesda

Sent from my iPhone


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/11/2019 12:52 PM

From: Irving Lieberman <ilieberman53@gmail.com>
Sent: Monday, February 11, 2019 12:33 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,
 Irving and Judith Lieberman
 5305 Wriley Rd.
 Bethesda, MD 20816
 Homeowner at this address since 2002

Attachments


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Page 1

Email

Form Submission - Westw...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Form Submission - Westwood support form

Date Sent **Date Received** 2/11/2019 11:36 AM

From: Squarespace <no-reply@squarespace.info>
Sent: Sunday, February 10, 2019 5:04 PM
To: westwood@malerwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High

Message: This sector of Montgomery County is, indeed, in need of major up grading which will benefit the community in many ways. Therefore, after reviewing the Regency Centers' proposed designs, I strongly support the Westwood Redevelopment project.

Name: Nahid Mohamadi

Neighborhood / City:


Email Address: Nmoha25@verizon.net

Phone: (202) 439-0292

May we contact you?: Yes

(Sent via Westwood Shopping Center (RE)DEVELOPMENT)

Attachments


<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		





Page 1

Email

Westwood Redevelopment...

Email

From  dyampolsky@uipllc.com

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Westwood Redevelopment - Letter of Support

Date Sent **Date Received** 2/11/2019 11:46 AM

To Whom It May Concern:

I fully support a redeveloped shopping center that will bring a much better place for this community to shop and gather. The center, as it stands now, is an absolute eyesore. There are several young families, such as my own, in our community who are anxiously awaiting a place with a better shopping experience and a place that we can use on a daily basis to meet and enjoy our neighbors. These types of places currently exist in several communities in and around Montgomery County and I strongly believe we deserve one at the Westwood site. The current site is underutilized and lacks appropriate use, in my opinion. There is an opportunity to maximize the placemaking for residents of this community and the immediate surrounding neighborhoods. I believe strongly in the redevelopment and fully support the effort to bring an upgraded experience to Westwood.

Respectfully,

Dave Yampolsky

Dave Yampolsky
 Senior Development Associate
 UIP Asset Management, Inc.
 140 Q Street NE
 Washington, DC 20002
 (202) 813-1035 Direct
 (301) 787-5764 Cell
www.uipllc.com - www.uippm.com - www.uipgc.com


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	

Email

Form Submission - Westw...

E-mail

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Form Submission - Westwood support form

Date Sent **Date Received** 2/11/2019 11:36 AM

From: Squarespace <no-reply@squarespace.info>
Sent: Saturday, February 9, 2019 4:55 PM
To: westwood@malerwarnerpr.com
Subject: Form Submission - Westwood support form
Importance: High


Message: We live on Westbard Avenue and can not wait for the redevelopment to take place. We are a young family and desperately need more vibrant urban amenities - restaurants, new park for our boys, walkable shopping center where we can enjoy strolls and afternoon coffee. What we have now is so tired and we have to go to downtown Bethesda every time we want to do something as a family.

Name: Annika Vaughan
Neighborhood / City: 5511 Westbard Avenue Bethesda
Email Address: Annika.vaughan@gmail.com
Phone: (202) 290-4906

May we contact you?: Yes

(Sent via [Westwood Shopping Center \(RE\)DEVELOPMENT](#))

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		
		Page 1

Email**Westbard****Email**

From debby.demaree@icloud.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org

Cc

Subject Westbard

Date Sent **Date Received** 2/11/2019 5:51 PM

Dear Mr. Anderson,

I had the opportunity to be in Arlington, Va on Sunday and after visiting some retailers who had exceptional stores, I continue to wonder why Montgomery County has such inadequate retail services.

The situation at Westbard is a prime example. Fifteen years and many iterations later an excellent developer has proposed a very reasonable density plan for a very spectacular and valuable site, one that desperately needs to be updated to serve the neighborhood and surrounding communities.

The current center is outdated, outmoded and inadequate. I've lived in the neighborhood for 63 years and I shopped at the center when I was a child! We certainly deserve more than lipstick on the pig.

We deserve the opportunity to have places to live, work and shop in Bethesda, that are modern, and creative, attractive and welcoming, and the proposed redevelopment at Westbard has the opportunity to turn an eyesore into a wonderful place.

Please vote for and support this opportunity it's for responsible growth and change in Bethesda.

Sincerely,


Deborah Demaree
6623 Radnor Road
Bethesda, MD 20817
301-332-8062





Attachments

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 2:33 PM

From: Elizabeth Groven <eabtg@yahoo.com>
Sent: Monday, February 11, 2019 1:30 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:d .


1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-th
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of th

Thank you for your attention.

SIGNED, Name, Address

Sent from Yahoo Mail on Android


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 2:33 PM

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

From: Jose Manuel Rodriguez <josemanuelra@yahoo.es>
Sent: Monday, February 11, 2019 2:59 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





SIGNED,

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/12/2019 2:43 PM


From: Cindy Amrine <cindya164@aol.com>
Sent: Monday, February 11, 2019 3:23 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners: The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process. Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Cindy Amrine
 5621 Ogden Road
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans


Date Sent **Date Received** 2/12/2019 2:43 PM

From: Cindy Amrine <cindya164@aol.com>
Sent: Monday, February 11, 2019 3:21 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners: The proposed parking facilities for the Westwood development are inadequate for our community. Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't. Please tell Regency to add parking spaces. Sincerely,

Cindy Amrine
 5621 Ogden Road
 Bethesda, MD 20816
cindya164@aol.com
 Home: 301.229.2587
 Cell: 202.409.4499


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/12/2019 2:54 PM

From: eugene zartman <ezarterz@gmail.com>
Sent: Monday, February 11, 2019 7:18 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Eugene & Eleanor Zartman
5601 Pioneer Lane
Bethesda, MD 20816[NAME, ADDRESS]


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent	Date Received	2/12/2019 2:49 PM
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From: eugene zartman <ezarterz@gmail.com>
Sent: Monday, February 11, 2019 7:16 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.


Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Eugene & Eleanor Zartman
5601 Pioneer Lane
Bethesda, MD 20816Name, Address]


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 2:43 PM

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

From: Philip Wilcox Jr <pcwilcox@comcast.net>
Sent: Monday, February 11, 2019 5:26 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:


1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, inadequate, crowded ingress and exit routes, school overcrowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.





Thank you for your attention.

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/12/2019 2:59 PM

From: Maria Fernanda dias raynal <paxpastor29@gmail.com>
Sent: Monday, February 11, 2019 8:16 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:


The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,
 Maria Raynal
 5805 Springfield DR
 Beth,Md 20816


Attachments





File Name	File Size (Bytes)	
Loading Attachment records...		
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/12/2019 3:10 PM

From: MCP-CRM-Tracker
Sent: Tuesday, February 12, 2019 3:02 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

From: Judy Stover <judy.stover@gmail.com>
Sent: Tuesday, February 12, 2019 1:20 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.


Sincerely,





[Julia Stover 6016 Madawaska Rd Bethesda, MD 20816

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre


Date Sent **Date Received** 2/12/2019 3:09 PM

From: howweiss@aol.com <howweiss@aol.com>
Sent: Monday, February 11, 2019 1:21 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners: The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process. Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely
 Howard Weiss
 6003 Corbin RD
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/12/2019 3:04 PM

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

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Tuesday, February 12, 2019 9:26 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

David and Patricia Johnson
 5301 Oakland Road
 Chevy Chase, Md. 20815


Attachments





File Name	File Size (Bytes)
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Email

WESTBARD: Additional Co...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent **Date Received** 2/12/2019 3:04 PM

From: Maria Fernanda dias raynal <paxpastor29@gmail.com>
Sent: Monday, February 11, 2019 8:18 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

****Please increase the size of the Civic Green to account for the expected decrease in the size of Springfield Neighborhood Park due to the easement which rightfully belongs to Kenwood Place Condos.**

****Please fix the parking plans submitted by Regency. There is insufficient parking planned for a development of this magnitude.**

****The barrack configuration of the townhomes is not only unsightly, it also impinges on the easement rights of the residents of Kenwood Place Condos.**

****Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.**

Sincerely,
 Maria Raynal
 5805 Springfield Dr
 Beth,
 MD 20816

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	

Balmer, Emily

To: Folden, Matthew
Subject: RE: Request for a meeting with the Springfield Civic Association

From: Cynthia Green <cpgreen@verizon.net>
Sent: Tuesday, February 12, 2019 1:43 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: 'board@springfield20816 com' <board@springfield20816.com>; 'David Brown' <brown@knopf-brown.com>
Subject: RE: Request for a meeting with the Springfield Civic Association

Hi Matt,

Thanks for your reply. Tuesday Feb. 19 at 11 am is perfect for us. We'll be bringing our attorney, David Brown, as well.

To reply to your query, number one on our list is the Westbard realignment—specifically the need to build the realignment much sooner than Regency Centers has planned. A related issue is that delivery trucks continue to park and unload at the Westwood II building, thereby blocking one of the two travel lanes on Westbard Avenue and one of three downhill lanes on Ridgefield Road toward River Road. Regency needs to have a working loading dock before most of the development in the shopping center is done. Widening the turn at Westwood II will make no difference if the lanes are blocked. Also, we remain concerned that Regency's plans do not adhere to the Westbard Sector Plan that calls for environmental site design to the maximum extent practicable and that there should be limited waivers (p. 58).

We look forward to meeting with you next Tuesday.

Best wishes,
Cynthia

From: Folden, Matthew [<mailto:matthew.folden@montgomeryplanning.org>]
Sent: Tuesday, February 12, 2019 1:25 PM
To: Cynthia Green <cpgreen@verizon.net>
Cc: 'board@springfield20816 com' <board@springfield20816.com>
Subject: RE: Request for a meeting with the Springfield Civic Association

Hi Cynthia,

We are available to meet on 2/19 at 11:00. Please confirm this time works for you.

Regards,

Matt

Matthew Folden, AICP | Planner Coordinator
301.495.4539 | matthew.folden@montgomeryplanning.org

From: Cynthia Green <cpgreen@verizon.net>
Sent: Monday, February 11, 2019 1:33 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: 'board@springfield20816.com' <board@springfield20816.com>
Subject: Request for a meeting with the Springfield Civic Association

Dear Matt,

On behalf of the Springfield Civic Association, I am requesting a meeting with you and your colleagues to discuss various issues related to the Westbard redevelopment plans. We are available to meet on Tuesday Feb. 19 or Wednesday Feb. 20. (We assume that Feb. 18—Presidents' Day—is a holiday for you.) If those dates don't work for you, then please suggest a time during the week of Feb. 25.


Thank you.





Cynthia Green
SCA Vice President
Tel. 301-654-4085

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/12/2019 2:28 PM

From: David Ensor <davidbensor@gmail.com>
Sent: Monday, February 11, 2019 1:00 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.


Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

David Ensor
5194 Albemarle St, Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Additional Co...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent **Date Received** 2/12/2019 3:35 PM

From: Robert A Dietrich <robdiet@aol.com>
Sent: Tuesday, February 12, 2019 11:31 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

****Please increase the size of the Civic Green to account for the expected decrease in the size of Springfield Neighborhood Park due to the easement which rightfully belongs to Kenwood Place Condos.**

****Please fix the parking plans submitted by Regency. There is insufficient parking planned for a development of this magnitude.**

****The barrack configuration of the townhomes is not only unsightly, it also impinges on the easement rights of the residents of Kenwood Place Condos.**

****Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.**

Sincerely,
NAME, ADDRESS


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/12/2019 3:41 PM

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

From: EMILIA MENOCA <iliamenocal@me.com>
Sent: Tuesday, February 12, 2019 6:36 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,


Emilia Menocal





5215 Westbard Av.
Bethesda, MD 20816
301-229-1319 (H)
202-297-2422 (C)

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 3:41 PM

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

From: EMILIA MENOCA <iliamenocal@me.com>
Sent: Tuesday, February 12, 2019 6:35 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





Emilia Menocal

Email

WESTBARD: Additional Co...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent **Date Received** 2/12/2019 3:35 PM

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

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Tuesday, February 12, 2019 9:29 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

****Please increase the size of the Civic Green to account for the expected decrease in the size of Springfield Neighborhood Park due to the easement which rightfully belongs to Kenwood Place Condos.**

****Please fix the parking plans submitted by Regency. There is insufficient parking planned for a development of this magnitude.**

****The barrack configuration of the townhomes is not only unsightly, it also impinges on the easement rights of the residents of Kenwood Place Condos.**


Sincerely,
David and Patricia Johnson
5301 Oakland Road
Chevy Chase, Md 20815





Attachments

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/12/2019 2:23 PM

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

From: SB O'Neill <chiboneill@gmail.com>
Sent: Monday, February 11, 2019 12:59 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.


Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

Stephanie O'Neill


Attachments





File Name	File Size (Bytes)	

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent	Date Received	2/12/2019 3:41 PM
------------------	----------------------	-------------------

From: Cheryl Shirley <cstars111@gmail.com>
Sent: Tuesday, February 12, 2019 7:59 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention

Cheryl Shirley
 6107 Wynnwood Road
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)
-----------	-------------------

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/12/2019 3:10 PM

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

From: Deborah Schumann M.D. <dschumannmd@gmail.com>
Sent: Tuesday, February 12, 2019 2:22 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High


Dear Planners:

The proposed development of the Westbard Sector will create school overcrowding, traffic jams, and environmental stress. The developers are even trying to get out of including a small park area that is in the proposal. Don't let them cheat residents out of a green space/park.

Sincerely,

Deborah Schumann
 6804 Tulip Hill Terrace
 Bethesda, Md. 20816


Attachments





File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 3:41 PM

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

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Tuesday, February 12, 2019 9:25 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





David and Patricia Johnson

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/12/2019 2:33 PM

From: Camilla David <cdavidsite@yahoo.com>
Sent: Monday, February 11, 2019 2:25 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners: There are so many problems that plague Regency's development plans. I'd like to name just a few: **1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!). 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners. Thank you for your attention. SIGNED, Camilla David, 5307 Albemarle Street, Bethesda, MD**

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
0 - 0 of 0 (0 selected)		
		Page 1

Balmer, Emily

To: Folden, Matthew
Subject: RE: Westbard Redevelopment Needs Robust Stormwater Management

From: Hisel-McCoy, Elza
Sent: Wednesday, February 13, 2019 11:18 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: FW: Westbard Redevelopment Needs Robust Stormwater Management

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Master Planner, Regulatory Supervisor
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Scott <scottlivingwell@gmail.com>
Sent: Thursday, February 7, 2019 9:08 AM
To: comments@springfield20816.com
Subject: Westbard Redevelopment Needs Robust Stormwater Management

I appreciate the opportunity to comment on the importance of stormwater management. I have spent many rainy days traveling up and down streams watching one outfall, 2, 3, 10 and more seeing the destruction of our current system. Watching the fish population ebb and flow with the amount of rain we receive. I have also viewed practices that are beneficial to our streams more on this below. When making stormwater practices knowing and understanding the pollution we cause and not sending it down stream is the most important aspect of the whole exercise. When everyone pushes the pollution down into the stream and or river the flowing body of water becomes our pollution collection zone.

Witnessing that when we don't receive measurable rain from anywhere from 5-10 days the amount of anadromous and freshwater fish that move in can be quite astounding. Permeable pavement is one of the best solutions I have seen that has had an impact on our waterways in a timeline that is acceptable along with other practices such as swales in parking lots capturing the water. By replacing impermeable with permeable we are able to let natural systems somewhat restore themselves. It is nowhere near what we are capable of and from my viewpoint it is a failure but if the fish, mussels, and invertebrates live we will see more wildlife comeback to an area that is capable of housing much more than what it currently does. I have included a link to a video that shows how destructive stormwater runoff is to fish.
<https://www.youtube.com/watch?v=qpoQTiiXcoc>








Scott

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/19/2019 10:10 AM

From: Cindy Amrine <cindya164@aol.com>
Sent: Monday, February 18, 2019 1:55 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners,

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).


Sincerely,





Cindy Amrine
 5621 Ogden Road
 Bethesda, MD 20816
cindya164@aol.com

Attachments

File Name	File Size (Bytes)	

Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 9:53 AM

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

From: Jonathan Sohn <jsohn@capitalpower.com>
Sent: Monday, February 18, 2019 1:02 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.
4. Increased traffic with inadequate public transportation options is wrong for our shared environment.


Thank you for your attention.

Jon Sohn
5218 Albemarle Street
Bethesda MD 20816


Sent from my iPhone





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Attachments

File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:05 AM

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

From: Jay Baraff <bjbaraff@aol.com>
Sent: Monday, February 18, 2019 1:02 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.

SIGNED, Name, Address

B. Jay Baraff
5925 Onondaga Rd.
Beth. MD 20816

Sent from my iPhone


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 9:53 AM

From: elizabeth carpenter <liz@bluelizardkids.com>
Sent: Monday, February 18, 2019 12:51 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:


There are so many problems that plague Regency's development plans. I'd like to name just a few:

- 1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).**
- 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
You need to secure a bus that goes to and from Metro on a regular basis.**
- 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.**


Thank you for your attention.





Liz Levy
5013 Nahant St
Bethesda, MD 20816

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:16 AM

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

From: Rachel & Stephen Meima <smeima@aol.com>
Sent: Monday, February 18, 2019 3:57 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
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3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





Rachel and Stephen Meima

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:16 AM

From: Brian Burns <zin4@verizon.net>
Sent: Monday, February 18, 2019 4:09 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
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3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention
 Brian S. Burns
 5019 Rodman Road
 Bethesda MD 20816


Attachments





File Name	File Size (Bytes)
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Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:10 AM

From: patricia bonnard <pjbonnard@hotmail.com>
Sent: Monday, February 18, 2019 2:22 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:


1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
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3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.





We DO NOT want more congestion
We DO NOT want to loose green space or trees
We DO NOT want underground or gated parking

Thank you for your attention.

Patricia Bonnard

Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:16 AM

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

From: Shaheda Sultan <shaheda.sultan1@gmail.com>
Sent: Tuesday, February 19, 2019 1:40 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
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3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





Shaheda Sultan

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:16 AM

From: Anthony Neves <neves777@verizon.net>
Sent: Monday, February 18, 2019 4:20 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High


Dear Planners: There are so many problems that plague Regency's development plans. I'd like to name just a few: 1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!). 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners. Thank you for your attention.





**Anthony L Neves
 4970 Sentinel Drive
 Bethesda, MD 20816**

Attachments

File Name	File Size (Bytes)	

Email**WESTBARD: Some Additio...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Some Additional Comments on Regency's Development Plans

Date Sent **Date Received** 2/19/2019 10:10 AM

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

From: Carol Schleicher <rschlei@verizon.net>
Sent: Monday, February 18, 2019 2:43 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Some Additional Comments on Regency's Development Plans
Importance: High

Dear Planners:

****Please increase the size of the Civic Green to account for the expected decrease in the size of Springfield Neighborhood Park due to the easement which rightfully belongs to Kenwood Place Condos. Where will the children in the townhouses play?**

****Please fix the parking plans submitted by Regency. There is insufficient parking planned for a development of this magnitude. The Whole Foods in the area uses traffic guards to help people park in a nearby too small parking lot.**

****The barrack configuration of the townhomes is not only unsightly, it also impinges on the easement rights of the residents of Kenwood Place Condos. Some of the EYA townhouses remind me of military government housing for the lower ranks.**


****Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.**





Sincerely,
Carol Schleicher

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:05 AM

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

From: Madeleine McLean Longano <longanofamily@yahoo.com>
Sent: Monday, February 18, 2019 1:19 PM
To: countyemails@savewestbard.org
Cc: Kolesar Patricia E. <pkoles@verizon.net>
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.


I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention.

Sincerely,
Madeleine Longano
5906 Cranston Road
Bethesda, MD 20816
Sent from my iPhone


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:05 AM

From: Isabel Stromsem <isabelstromsem@hotmail.com>
Sent: Monday, February 18, 2019 12:43 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





Sincerely,
Isabel Stromsem

Attachments

File Name	File Size (Bytes)
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Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent **Date Received** 2/19/2019 10:05 AM

From: elizabeth carpenter <liz@bluelizardkids.com>
Sent: Monday, February 18, 2019 12:51 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans. I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).

2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.

You need to secure a bus that goes to and from Metro on a regular basis.

3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention.

Liz Levy
5013 Nahant St
Bethesda, MD 20816


Attachments





<u>File Name</u>	<u>File Size (Bytes)</u>	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems


Date Sent **Date Received** 2/19/2019 10:05 AM

From: annestuart45@aol.com <annestuart45@aol.com>
Sent: Monday, February 18, 2019 1:10 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners: There are so many problems that plague Regency's development plans. I'd like to name just a few: 1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!). 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners. Thank you for your attention. SIGNED, Name, Address

Kirk and Anne Swann
 6013 Woodacres Drive
 Bethesda, MD

Attachments


File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		





Page 1

Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent	Date Received	
		2/19/2019 10:05 AM

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

From: Deborah Drozen <ddrozen@aol.com>
Sent: Monday, February 18, 2019 12:43 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,

Deborah Drozen
Ramsgate Rd
Bethesda md

Sent from my iPad

Email**WESTBARD: Regency's Pla...****Email**

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent	Date Received	2/19/2019 10:16 AM
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-----Original Message-----

From: EMILIA MENOCA <iliamenocal@me.com>
Sent: Monday, February 18, 2019 7:53 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.
3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.


Thank you for your attention.





Emilia Menocal

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent	Date Received	2/19/2019 10:16 AM
------------------	----------------------	--------------------

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

From: DStern/EPerry <filmyard@gmail.com>
Sent: Monday, February 18, 2019 7:05 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners:

Please consider all of the ramifications that the Regency's, along with other development plans, represent for the neighborhood itself and surrounding area. This is NOT Friendship Heights nor Bethesda, nor close enough on the ground and without good public transportation options to get commuters to either transport hub. Environmental, stream and greenspace plans are abysmal. Please listen to local residents and change things.

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements.


3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention.

SIGNED,

Elizabeth Perry
6412 Stratford Rd
Chevy Chase, Md 20815


Attachments





File Name	File Size (Bytes)	
There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email

WESTBARD: Parking is Still...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/19/2019 10:04 AM

From: E. Dietel <endjed2@gmail.com>
Sent: Monday, February 18, 2019 11:27 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.

Please tell Regency to add parking spaces.

Sincerely,

[NAME, ADDRESS]
E. Dietel
endjed2@gmail.com








This email has been checked for viruses by Avast antivirus software.
www.avast.com

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems

Date Sent	Date Received	
		2/19/2019 10:04 AM

From: Margie Eulner Ott <margieeulnerott@gmail.com>
Sent: Friday, February 15, 2019 5:25 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear (So-called) Planners:

There are so many problems that plague Regency's development plans.

I'd like to name just a few:

- 1. Public Amenities? Zero-Zilch-Nada!** For all the gold Regency will be able to pocket, we should get a bit more green, a community center, and a park. Remember back when this development was going to have a creekside park running through it to make it a destination? That was the bait & switch you and Regency and the Council pulled on us residents. That is why we voted in term limits for the county council. We'll be coming for you next.
- 2. The KPC Easements have not been resolved.** The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!).
- 3. Inadequate Parking -** We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. They can put the parking in - they just have to dig. But that is more expensive.
- 4. Infrastructure concerns -** traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners.

Thank you for your attention.

Margie Eulner Ott
4908 Westway Drive

Email

FW: Regency Centers Stor...

Email

From  emily.balmer@montgomeryplanning.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: Regency Centers Stormwater Plan for Westbard

Date Sent **Date Received** 2/12/2019 4:52 PM

From: Sarah Morse <morsekathan@gmail.com>
Sent: Wednesday, January 30, 2019 3:55 PM
To: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Frank, Andrew <Andrew.Frank@montgomeryparks.org>; Quattrocchi, Dominic <Dominic.Quattrocchi@montgomeryparks.org>; Mark Etheridge <mark.etheridge@montgomerycountymd.gov>; Kuykendall, David <david.kuykendall@montgomerycountymd.gov>; Paul, Susanne <susanne.paul@montgomeryparks.org>; Fuster, Marco <Marco.Fuster@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Riley, Mike <Mike.Riley@montgomeryparks.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Regency Centers Stormwater Plan for Westbard

Hi,

At our December 17, 2018 meeting with the Planning Staff, LFWA again raised the issue that there was not enough infiltration in the stormwater management plan for the Westbard development, especially given that the naturalization of the Willett Branch is a key part of the plan and a stated objective of the Sector Plan. It was (and still is) our contention that infiltration from ESD to the MEP is imperative for the success of the new creek as the infiltrated stormwater becomes clean groundwater which feeds the baseflow of the creek. The new creek will need a robust baseflow and clean water to thrive.

Regency Centers is proposing a stormwater management plan with only 47 percent ESD for the site with the majority of the ESD being green roofs, a green technique that does not allow for infiltration. The other 53 percent would be a fee-in-lieu waiver or structural features that also do not allow for infiltration.

At the December 17 meeting, the planning staff suggested that we further investigate what could be done and how it would impact the new creek. To this end, we engaged Designgreen to study the question and to look at the project from the perspective of the creek and where more ESD with infiltration could be sited. They ran a SWMM model, an EPA model that is run when stream restoration is done. It looks at infiltration, run-off and baseflow. They further looked at opportunities for more infiltration and how that would impact the baseflow. What they found was that not only did increased infiltration make a significant difference to the baseflow, but that there were ample additional places for ESD and that without decreasing the footprint of the development, all rainwater could be treated on site with ESD. It could take the form of permeable pavement, suspended pavements with

Silva Cells or structural soils, soil restoration to improve soil infiltration capacity - to name a few of their recommendations. In other words, Regency Centers is not satisfying ESD to the MEP.

Please find attached the report from Design Green.

We know that stormwater run-off is one of the leading causes of creek degradation. And we know that getting the stormwater back into the ground is the best way to help our waterways. With the redevelopment of Westbard and the naturalization of the Willett Branch, that we have a unique opportunity to get it right and build a first class park and naturalized creek. Requiring more infiltration in the site will go a long way to realizing this goal.

We would love to meet with you to discuss the findings.

thanks,
Sarah Morse
Executive Director
Little Falls Watershed Alliance

--
Sarah Morse

Support your local watershed group. Visit Little Falls Watershed Alliance online - www.LFWA.org
Find us on [Facebook!](#)

Attachments

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<div style="text-align: center;">  Loading Attachment records... </div>		
0 - 0 of 0 (0 selected)		Page 1

Email

WESTBARD: The Park...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/21/2019 3:09 PM

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

From: Faye Fager <frfager@yahoo.com>
Sent: Wednesday, February 20, 2019 10:00 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Faye Fager
5705 Overlea Road
Bethesda, MD 20816

Email

WESTBARD: Parking i...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/21/2019 3:09 PM

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

From: Faye Fager <frfager@yahoo.com>
Sent: Wednesday, February 20, 2019 9:58 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,
Faye Fager
5705 Overlea Road
Bethesda MD 20816

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/21/2019 3:14 PM

From: George Hnatiw <ghnatiw@verizon.net>
Sent: Wednesday, February 20, 2019 5:33 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

George Hnatiw

5312 Westpath Way

Bethesda, MD 20816


Attachments





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0 - 0 of 0 (0 selected)		
		Page 1

Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems


Date Sent **Date Received** 2/25/2019 10:07 AM

From: bjb4825@aol.com <bjb4825@aol.com>
Sent: Sunday, February 24, 2019 8:35 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners: There are so many problems that plague Regency's development plans. I'd like to name just a few: 1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!). 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners. Thank you for your attention.

Signed: Barbara J. Butera, Ph.D.
 4825 Willett Parkway
 Chevy Chase, MD 20815


Attachments





File Name	File Size (Bytes)	
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		Page 1

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/25/2019 10:12 AM


From: bjb4825@aol.com <bjb4825@aol.com>
Sent: Sunday, February 24, 2019 8:39 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process. Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,
 Barbara J. Butera, Ph.D.
 4825 Willett Parkway
 Chevy Chase, MD 20815

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Balmer, Emily

From: Folden, Matthew
Sent: Monday, February 25, 2019 9:22 AM
To: Balmer, Emily
Subject: FW: Many thanks from the Springfield Civic Association Board

Please include this in westwood file

Matt

Matthew Folden, AICP | Planner Coordinator
301.495.4539 | matthew.folden@montgomeryplanning.org

From: Cynthia Green <cpgreen@verizon.net>
Sent: Friday, February 22, 2019 12:04 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Pfefferle, Mark <Mark.Pfefferle@montgomeryplanning.org>
Cc: 'board@springfield20816.com' <board@springfield20816.com>; 'David Brown' <brown@knopf-brown.com>
Subject: Many thanks from the Springfield Civic Association Board

Dear Matt, Robert, Stephanie and Mark,

On behalf of the Springfield Civic Association Board, I want to thank you for meeting with us to discuss the various ways that the Westbard redevelopment will impact our community, as well as our concerns about some aspects of the developer's plans. We really appreciate your awareness of the major issues involved in the redevelopment as well as your in-depth knowledge of the Westbard area.

We were relieved to hear that you support our key requests to:

- Complete the realignment of Ridgefield Road/Westbard Avenue before the shopping center redevelopment is completed;
- Address traffic issues that lead to traffic congestion and accidents;
- Allow the Springfield community to have input into the planned Springfield Park;
- Bury power lines under new roads; and
- Require that the developer to use state-of-the-art stormwater management throughout the redevelopment to maximize infiltration and minimize site runoff.

The Westbard Sector Plan is an excellent document, and we hope that its many sound recommendations are implemented.

Best wishes,
Cynthia (Green)
First Vice President, Springfield Civic Association

Balmer, Emily

From: Folden, Matthew
Sent: Monday, March 4, 2019 10:22 AM
To: Lawoolley@gmail.com
Cc: MCP-Chair; Balmer, Emily
Subject: RE: Little Falls Creek

Thank you for your email. By copy of this email, I am forwarding your letter into the public record.

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

From: Lawoolley@gmail.com <lawoolley@gmail.com>
Sent: Monday, March 4, 2019 10:16 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Little Falls Creek

Please do not grant Regency variances concerning discharges into the Little Falls Creek. Runoff would destroy the creek, which is a tremendously valuable resource in the community. There is no reason why Regency cannot develop responsibly — except money. This is not an area on which Regency should be allowed to skimp.

Linda Woolley
4990 Sentinel Dr. - Apt. 405
Bethesda, MD 20816
301-654-7722

Email

FW: Regency Centers Stor...

Email

From  emily.balmer@montgomeryplanning.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject FW: Regency Centers Stormwater Plan for Westbard

Date Sent **Date Received** 2/12/2019 4:52 PM

From: Sarah Morse <morsekathan@gmail.com>
Sent: Wednesday, January 30, 2019 3:55 PM
To: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Frank, Andrew <Andrew.Frank@montgomeryparks.org>; Quattrocchi, Dominic <Dominic.Quattrocchi@montgomeryparks.org>; Mark Etheridge <mark.etheridge@montgomerycountymd.gov>; Kuykendall, David <david.kuykendall@montgomerycountymd.gov>; Paul, Susanne <susanne.paul@montgomeryparks.org>; Fuster, Marco <Marco.Fuster@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Riley, Mike <Mike.Riley@montgomeryparks.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Regency Centers Stormwater Plan for Westbard

Hi,

At our December 17, 2018 meeting with the Planning Staff, LFWA again raised the issue that there was not enough infiltration in the stormwater management plan for the Westbard development, especially given that the naturalization of the Willett Branch is a key part of the plan and a stated objective of the Sector Plan. It was (and still is) our contention that infiltration from ESD to the MEP is imperative for the success of the new creek as the infiltrated stormwater becomes clean groundwater which feeds the baseflow of the creek. The new creek will need a robust baseflow and clean water to thrive.

Regency Centers is proposing a stormwater management plan with only 47 percent ESD for the site with the majority of the ESD being green roofs, a green technique that does not allow for infiltration. The other 53 percent would be a fee-in-lieu waiver or structural features that also do not allow for infiltration.

At the December 17 meeting, the planning staff suggested that we further investigate what could be done and how it would impact the new creek. To this end, we engaged Designgreen to study the question and to look at the project from the perspective of the creek and where more ESD with infiltration could be sited. They ran a SWMM model, an EPA model that is run when stream restoration is done. It looks at infiltration, run-off and baseflow. They further looked at opportunities for more infiltration and how that would impact the baseflow. What they found was that not only did increased infiltration make a significant difference to the baseflow, but that there were ample additional places for ESD and that without decreasing the footprint of the development, all rainwater could be treated on site with ESD. It could take the form of permeable pavement, suspended pavements with

Silva Cells or structural soils, soil restoration to improve soil infiltration capacity - to name a few of their recommendations. In other words, Regency Centers is not satisfying ESD to the MEP.

Please find attached the report from Design Green.

We know that stormwater run-off is one of the leading causes of creek degradation. And we know that getting the stormwater back into the ground is the best way to help our waterways. With the redevelopment of Westbard and the naturalization of the Willett Branch, that we have a unique opportunity to get it right and build a first class park and naturalized creek. Requiring more infiltration in the site will go a long way to realizing this goal.

We would love to meet with you to discuss the findings.

thanks,
Sarah Morse
Executive Director
Little Falls Watershed Alliance

--
Sarah Morse

Support your local watershed group. Visit Little Falls Watershed Alliance online - www.LFWA.org
Find us on [Facebook!](#)

Attachments

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Email

WESTBARD: The Park...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/21/2019 3:09 PM

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

From: Faye Fager <frfager@yahoo.com>
Sent: Wednesday, February 20, 2019 10:00 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,

Faye Fager
5705 Overlea Road
Bethesda, MD 20816

Email

WESTBARD: Parking i...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

Date Sent **Date Received** 2/21/2019 3:09 PM

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

From: Faye Fager <frfager@yahoo.com>
Sent: Wednesday, February 20, 2019 9:58 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

The proposed parking facilities for the Westwood development are inadequate for our community.

Right now, we have ample parking; and we are comfortable with it (approximately 1,000 spaces are available at Westwood I and Westwood II). Regency wants to slash our parking by one-half to one-third; while, at the same time, dramatically increasing residential square feet of development. This is simply unsustainable. Our community is too far from the Metro for anyone to assume that public transportation will relieve our parking needs. It won't.


Please tell Regency to add parking spaces.





Sincerely,
Faye Fager
5705 Overlea Road
Bethesda MD 20816

Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/21/2019 3:14 PM

From: George Hnatiw <ghnatiw@verizon.net>
Sent: Wednesday, February 20, 2019 5:33 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre.

Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process.

Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).


Sincerely,

George Hnatiw

5312 Westpath Way

Bethesda, MD 20816


Attachments





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Email

WESTBARD: Regency's Pla...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: Regency's Plans are Riddled with Problems


Date Sent **Date Received** 2/25/2019 10:07 AM

From: bjb4825@aol.com <bjb4825@aol.com>
Sent: Sunday, February 24, 2019 8:35 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Regency's Plans are Riddled with Problems
Importance: High

Dear Planners: There are so many problems that plague Regency's development plans. I'd like to name just a few: 1. The KPC Easements have not been resolved. The easement over the Springfield Neighborhood Park could cut our park to .26 acres - which would directly contravene the park dictates that you set forth in the 2016 Westbard Sector Plan. We have been waiting for a proper park at this location for almost 40 years (it's referenced in the 1982 sector plan!). 2. Inadequate Parking - We currently enjoy about 1,000 public parking spaces. Regency's plans cut our parking by one-third to one-half, while, at the same time, exponentially increasing the number of residents and cars in the area. This is unacceptable. We are too far from the Metro for anyone to presume that public transportation will adequately cover our parking requirements. 3. Infrastructure concerns - traffic flow, school over-crowding, fire and rescue services; the list goes on and on. None of these areas have been sufficiently addressed by Regency or by the planners. Thank you for your attention.

Signed: Barbara J. Butera, Ph.D.
 4825 Willett Parkway
 Chevy Chase, MD 20815


Attachments





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Email

WESTBARD: The Park MUS...

Email

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject WESTBARD: The Park MUST be no less than one-third acre

Date Sent **Date Received** 2/25/2019 10:12 AM


From: bjb4825@aol.com <bjb4825@aol.com>
Sent: Sunday, February 24, 2019 8:39 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

The 2016 Westbard Sector Plan (pages 74-75) states that our Springfield Neighborhood Park must be approximately one-half acre but NOT LESS THAN one-third acre. Regency does not have an agreement with KPC about the easement which affects the size of this park. In fact, without any agreement, Regency is attempting to push a .26 acre park through the site plan process. Protect our Park! We've waited nearly forty years for a promised half-acre park in this location (it's referenced in the 1982 sector plan!).

Sincerely,
 Barbara J. Butera, Ph.D.
 4825 Willett Parkway
 Chevy Chase, MD 20815

Attachments

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