

**To: Stephanie Dickel
Matthew Folden
Marco Fuster
Robert Kronenberg
Elza Hisel-McCoy
Susanne Paul
Mark Pfefferle
Montgomery County Department of Planning**

**From: Phyllis Edelman
5810 Ogden Court
Bethesda, MD 20816**

Re: Comments on Regency Centers Preliminary (Plan #120170170) and Site Plan (# 820180190) Particularly the Transportation, Traffic and Parking Study

In advance of the Development Review Committee's review of the Regency Centers preliminary plan (Plan Number 120170170) and site plan (Plan Number 820180190) applications for Westwood within the Westbard Sector Plan, I am providing comments regarding the Wells & Associates revised transportation, traffic and parking study. Although I no longer speak in an official capacity, as some of you know, from fall 2014-2017, I served as president of the Springfield Civic Association. I worked with members of the Planning Department throughout the Westbard Sector Plan revision, including Robert Kronenberg listed above, in order to buffer the Springfield community as much as possible from this new development. Not only did I work with the planners, but I worked with the County Council and its staff, and Michael Berfield, a former representative of the then developer, Equity One. I gave a lot of thought to the issues that would help the Springfield community the most. Among them were:

- Townhouses on the Manor Care site next to private homes on Westbard Avenue instead of a multi-family building;
- Reduced height from 90' to 75' on the Westwood II site, which is directly across the street from single family homes;
- The Springfield Park behind single-family homes in my community so that development would not be right in their backyards; and,
- The realignment of Westbard Avenue to buffer the Springfield community from the additional traffic that will be created by the new development.

The last item, the realignment of Westbard Avenue is probably the most important for protecting the Springfield neighborhood from the additional traffic that will come with the development Regency proposes in Westwood. While I wholeheartedly support this realignment, as do many of the Springfield residents, this was not an idea that I can take credit for. It came from the planners at the very first meeting they held at Whitman HS for the communities surrounding the Westbard Sector. And, it was an idea that we all continued to support throughout the development of the Sector Plan.

It came out of the understanding that Springfield now gets a considerable amount of cut through traffic, especially when River Road is backed up at Springfield Drive during morning rush hour. As a result of driving apps, Springfield residents on Westbard Avenue between River Road and Ridgefield Road, and those who live on Ridgefield Road, east of Springfield Drive, have seen a marked increase in the amount of cut-through traffic on their street in the last five years.

Realigning Westbard Avenue is obviously of little interest to Regency given they want to delay it for at least five years when they will begin Phase II of development. But now is the time – at the beginning of the project – to fix this part of the infrastructure, which will reap benefits both for Regency and the community. Road realignment should be important to Regency because it will improve traffic flow both to and from the Westwood development. It will create a “gateway” to their properties and it will create goodwill, which you can’t put a monetary value on. Pushing this realignment down the road (no pun intended) is unacceptable. Starting with construction, the Springfield neighborhood, and especially the residents on Westbard Avenue between River Road and Ridgefield Road will undoubtedly experience more traffic with construction trucks. A \$1,000 fine should be slapped on any construction truck that travels down this block, although enforcement of such restrictions is nil.

I am not a civil engineer and a lot of the traffic report is beyond my level of expertise, but I was stunned by the omissions and errors within it. Listed below are some of the most salient ones:

OMISSION: The traffic study talks about three scenarios but omitted what should be the first scenario. The three scenarios are: 1) Building Phase I of Westwood without realigning Westbard Avenue; 2) Building Phase II of Westwood without realigning Westbard Avenue; (An option that should be eliminated since this is not in the Sector Plan.) and 3) Building Phase II of Westwood realigning Westbard Avenue. What happened to the scenario of Building Phase I *with* the realignment of Westbard Avenue? Infrastructure should be redeveloped before construction of residential and commercial property begins.

OMISSION. There is no acknowledgement that the intersection of River Road with Ridgefield Road provides an inadequate turning radius for tractor trailers, school buses, fire trucks and other large vehicles turning right from eastbound River Road. If you haven’t already seen the [attached video](#) of a Giant delivery truck turning from River Road, I am including it with this memo. Lower Ridgefield Road is not wide enough to accept large trucks without the driver maneuvering as the Giant driver did or without coming into the oncoming lane of traffic along northbound Ridgefield Road. All of us who shop at Westwood I have at some point had to back up or do some other maneuver while waiting at the light at River and Ridgefield as a truck, school bus or fire truck tried to make that turn. John Marcolin and Robert Kronenberg saw some of these maneuvers when nearly four years ago the charrettes were held in Westwood II. Regency, the Montgomery County Department of Transportation and the State Highway

Administration should be working together to fix this intersection to accommodate large trucks.

OMISSION: There are no plans included in the transportation report that show truck turning movements either on the major streets or within the Westwood I development itself. There are programs, e.g., AutoTURN and Autodesk Vehicle Tracking where transportation engineers can show the prospective movement of trucks and other vehicles. These should have been included in this report so that planners and community members could evaluate them to make sure adequate turning radii are established on our roads and within the Westwood I site.

OMISSION and ERROR: There is little to no mention of traffic signs that restrict when and where turns can be made from streets. Page 10 indicates one sign, "The intersection of River Road and Ridgefield Road has a variable message signage at the northbound approach that changes lane use during the PM peak period." This is actually incorrect. The variable message is actually on AM and PM peak periods. And peak periods are not clearly defined. Are they 7-9 AM, 6:30-9:30 AM, 4-6 PM or 3:30-6:30 PM?

OMISSION: Of the sign restricting turns from eastbound River Road onto southbound Westbard Avenue saying no right turn from 7-9 AM. That didn't stop on average 24 vehicles from making that turn (p.15, Figure 5, #7) during that time because there is no traffic enforcement. Do these figures compare with a count the Montgomery County Department of Transportation did of traffic on that block from October 28, 2017 to November 3, 2017? I don't think so. Having sat at that corner several mornings to make my own count, I know that 24 is low. I wouldn't be surprised if the count isn't at least twice as high.

ERROR: Another error is on p. 12, Figure 4, "Existing Lane Use and Traffic Control Existing Access Drives," #4. If someone had driven into the driveway at Westwood II along Ridgefield Road and then turned around to exit, they would have seen that there is a "NO LEFT TURN" sign at the exit. Yes, there are still a few people who illegally make that turn, but the sign was placed there because there were too many accidents with cars trying to make left turns; even making a right turn can be difficult on certain days and at certain times of the day.

OMISSIONS: The explanation of the "Public Road Network" (p.10) is written almost as if Westbard exists within its own little bubble. These public roads don't just lead to Westbard and they have vastly different primary uses although there is obviously overlap between uses by commuters and residents. River Road and Massachusetts Avenue are part of a regional transportation network that move commuters from further out suburbs in Maryland and Virginia into D.C. Part of Westbard Avenue and most of Ridgefield Road are part of a local network of roads specifically for our

community, Springfield. In Appendix A, I have written what has been omitted from the Public Road Network.

Because of these many omissions and errors, I am skeptical that the traffic counts provided for existing and projected traffic are either accurate or give a complete picture of the traffic situation in our area. In fact, I know they don't.

OMISSION: While the numbers given in the Wells & Associates study show the intersections at River Road and Ridgefield Road, and Ridgefield Road and Westbard Avenue well within the Critical Lane Volumes (page 20, Table 1, "Existing Intersection Critical Lane Volume Summary" and page 47, Table 6, "Total Future Intersection Critical Lane Volumes Summary"), it is not the numbers alone that will create a problem here. It is also the length of the vehicles that are waiting at the light at Westbard Avenue and Ridgefield Road that will create a problem. If a school bus, construction truck (or two) and a couple of cars are backed up going westbound on Ridgefield from River Road, this will have a domino effect, causing a back-up along River Road. Vehicles headed westbound on River, waiting to make a left-turn onto Ridgefield will be unable to move forward. Once the left turning lane on River Road is backed up, cars wanting to make that left will spill over into the through lanes of River Road. This is not a hypothetical scenario; this happens with frequency along this section of road.

In addition, I have also witnessed another scenario affecting both traffic in both directions along Ridgefield Road between Westbard Avenue and River Road: a Giant delivery truck going northbound on Westbard Avenue and attempting to turn right onto Ridgefield Road as a Domino's tractor-trailer makes a delivery and is stopped on northbound Ridgefield Road. If Westbard Avenue is not realigned at the beginning of redevelopment, before construction of Westwood I, these kinds of dangerous scenes are likely to play out frequently, especially with construction trucks going back and forth.

I have mentioned only some of the errors and omissions in this report. They exhibit two issues: sloppy work and a desire by Regency to put the traffic situation for their development into the best possible light without giving a complete picture of the traffic situation for Westbard Avenue.

I understand why financially Regency Centers wants to develop Westwood I before the Manor Care site and Westwood II without realigning Westbard Avenue. There is, however, something illogical about this plan unless Regency has intentions that they are not telling you, the planners or us, the community. From a logic standpoint, it makes most sense to fix the infrastructure--realigning Westbard Avenue and widening the intersection at what is now River Road and Ridgefield Road -- first. Here's why:

1. The Manor Care site is already abandoned and is beginning to look derelict with boarded windows and sagging balconies. It is an eyesore to the community and should be demolished. (And the site should not under any circumstances be used

for construction staging or a parking area as it is immediately adjacent to single family homes.)

2. Some of the long-time merchants – the tailor, the jeweler, the photographer – who leased space in Westwood II -- have left. While other renters now occupy some of those spaces, there are at least four empty storefronts there now and there may well be empty office space. In fact, developing Manor Care and Westwood II in Phase I could settle the dedication of land for the Willett Branch instead of drawing it out for another five years.
3. Not only will the residents of the surrounding neighborhoods be inconvenienced by the realignment of Westbard Avenue, whenever it happens, but if Regency waits until Phase II to do this realignment, they will also be inconveniencing with dust, noise and traffic, all those new residents who have moved into their brand new apartments and townhouses on the Westwood I site. Does this make sense? Are they going to tell their new residents after they sign their apartment lease or deed for their townhouse, "Oh, by the way . . . we will be realigning Westbard Avenue and there will be construction noise, dust and traffic for the next two years."

I hope that you will critically review the Preliminary Plan and Site Plan that Regency Centers has submitted especially in light of the traffic and transportation issues I have outlined. I hope that you still understand the need to realign Westbard Avenue in Phase I of Regency's building. Regency's traffic forecasts only need to take into consideration the additional traffic their development will place on Westbard Avenue. But as planners, you need to take the long view and look at the big picture; you need to consider the "what if?" What if all the development proposed on Westbard Avenue comes to fruition? The current intersections at River Road and Ridgefield Road and Ridgefield Road and Westbard Avenue are entirely inadequate to deal with the number and size of vehicles that would be coming through those intersections.

I would be happy to meet with you to discuss these and other traffic and transportation issues. I did not write of my concerns about the inaccurate information on public transit included in the Wells & Associates report, nor did I voice my concerns about the (inadequate) number of parking spaces proposed in the new development. From my perspective, Regency needs to put more thought into all of these traffic and transportation issues. If the traffic doesn't flow smoothly and efficiently, the development will be a disappointment to them and to the surrounding communities too.

Appendix A

Below is what should have been included under these various roads on page 10 entitled, "The Public Road Network." I have italicized what was included; the rest is my description.

- **Massachusetts Avenue (MD 396)** *is a four-lane undivided roadway with a posted speed limit of 30 mph.* It is a key thoroughfare from downtown D.C. Unfortunately, it ends at Goldsboro Road where drivers coming from D.C. need to decide if they will turn left on Goldsboro to get to MacArthur Blvd., or turn right onto Goldsboro to head to River Road and the Beltway.
- **River Road (MD 190)** is a four-lane roadway with a posted speed limit of 35 mph east of Ridgefield Road. From Ridgefield Road west, it is a divided highway with a posted speed limit of 45 mph. In-other-words, beginning at Ridgefield Road and within the Westbard Sector Plan area, the speed limit is reduced by 10 mph. River Road is a key thoroughfare from the Beltway (55 mph) to Wisconsin Avenue, where it ends in Tenleytown. It is also a primary truck route for delivering supplies to commercial and retail establishments within the Westbard Sector Plan, including the Westwood development.

Since River Road ends at Tenleytown, drivers desiring to get to downtown D.C. from the Beltway must turn right to pick up Massachusetts Avenue, which goes downtown. This turn can be made at one of the following intersections: Goldsboro Road; Westbard Avenue (although not permitted from 7-9 AM), Ridgefield Road; Little Falls Parkway or Western Avenue.

- **Westbard Avenue** *is a two-lane undivided roadway that becomes a four-lane undivided roadway that extends from River Road south to MD 396 (Massachusetts Avenue.)* It is primarily a residential road within a single family home neighborhood from River to Ridgefield Roads and that portion is not within the Sector Plan area. Trucks over 7,000 lbs GVW are not permitted on this block. Right turns from River Road onto Westbard Avenue from 7-9 AM are not permitted. South of Ridgefield Road, Westbard Avenue is within the sector plan and is a major street for access to the Westwood retail and multi-family residential area. *The intersection of Westbard Avenue and Ridgefield Road is signalized.*
- **Ridgefield Road** *is predominantly a two-lane undivided roadway* that is a main access road for the single-family homes within the Springfield community to the Westwood retail, commercial and multi-family residential properties. As Ridgefield approaches Westbard Avenue it is really only 1 ½ lanes wide with parking along the curb. *It is a four-lane undivided roadway* for one short block -- from Westbard Avenue to River Road. From Westbard Avenue to Cromwell Drive it is bordered by single-family homes and a church.

CC: Roger Berliner

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:40 PM
To: countyemails@savewestbard.org
Cc: Myla Williams
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Myla Williams <myla.williams@gmail.com>
Date: Fri, Mar 9, 2018 at 12:36 PM
Subject: My Comments on the Shopping Center Plans Are...
To: Save Westbard <savewestbard@gmail.com>

Here are my comments:

1. Density: The proposed reallocation of 180 residential units from the Westwood II / Citgo I side of Westbard Ave. to Westwood I (the Giant shopping mall) is an improvement over Equity One's plan, in that it reduces building heights and results in less disparity in building height between the two sides of Westbard Ave. in Phase I of the project. What is very troubling, however, is that it is only a reallocation, not a reduction in density, and consequently the potential density of the overall Westbard project (including potential density of the Bowlmor, HOC, and Capital Properties sites) remains unchanged. Of those three sites, only Bowlmor is owned by Regency, who says redevelopment of that property has now been postponed due to the signing of a 20-year lease. In that case, (a) when does the 20 year lease term expire, (b) what's to prevent construction of an apartment building on the Bowlmor site, either during the 20-year lease or following a buy-out of the lease by Regency, and (c) do the terms of Regency's 20-year lease with Bowlmor explicitly forbid both scenarios? The fundamental problem is that the Updated Westbard Sector Plan approved by the County Council is deeply flawed, in that it allows current and future developers to create an extremely urban environment along Westbard Ave., in the midst of a residential neighborhood.

2. Central green: Regency's proposed increase in acreage of the central green from 1/3 acre to 1/2 acre is woefully inadequate, and as currently configured in Regency's plans, it is too narrow. An attractive solution would be to widen it by eliminating the currently planned middle entry road from Westbard Ave. into the shopping center parallel to the central green, and replacing it with an additional entry road from Westbard Ave. directly into the Giant's parking garage. The additional entry could run between the retail stores that face Westbard Ave. and the retail stores that face the central green. If current plans don't provide adequate width for an entry road there, then space could be freed up for it by slightly reducing the square footage of adjacent ground floor retail space and/or the amount by which the central green is widened with elimination of the middle entry road running parallel to it.

3. African American cemetery and Willett Branch greenway: Even if amenities are no longer required in light of Regency's switch to standard method, given the bad will created by Equity One with its high-density plans and disregard of community input, the successor firm Regency should make every effort to foster good will with the communities near Westbard, as we are the primary patrons of Westwood Shopping Center. Specifically, Regency should foster good will not only by decreasing planned density (ref. item #1 above), but also by contributing financial support to memorialization of the African American cemetery and creation of a greenway along the Willett Branch.

4. Citgo station: Regency should allow the Westbard Ave. Citgo station near EZ Storage to remain, especially given that Regency will be closing down the other Westbard Citgo station. Both of these gas stations have a high volume of business, mainly with residents in the neighboring communities. Closing both of them would be a major loss for local residents, the vast majority of whom have multiple cars per household.

5. Financing for Westbard Ave. realignment: This should be the financial responsibility of Regency, not the taxpayers. The taxpayers will be stuck with the bill for many other "externalities" from Westbard redevelopment. And the main reason for the realignment is to accommodate the large trucks servicing the retail establishments that Regency hopes to attract as tenants in Westwood I.

6. Orientation of cross-sections: In the cross-section drawings provided by Regency, shouldn't the descriptions of Cross-Sections #2 and #3 say "looking north" (not "looking south")? From the other drawings, it appears the Giant would be on the Westbard Ave. side (not the townhouse side) of its building.

7. Calculation of GFA: In Regency's slide # 02212018 15, in the middle section entitled "Total Allowed Project Density Under Optional Method," why isn't Maximum Total GFA the sum of Maximum Commercial GFA and Maximum Residential GFA for Manor Care, Westwood II, and the first of the two Westwood Towers/HOC sites listed, while it is the sum of them for the rest of the sites?

Sincerely,

Myla Williams
6302 Newburn Dr.
Bethesda, MD 20816

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:42 PM
To: countyemails@savewestbard.org
Cc: Michael M
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Michael M <professional_47@mailforce.net>
Date: Wed, Mar 7, 2018 at 11:10 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

74 barrack-style townhomes that would look unsightly and ruin the visual charm of the area. Surely it is of the interest of the Montgomery County Council to focus on visual appeal for areas and preserving 'green' space in the area. We also must keep traffic flow levels similar to as they are now, which the residents here have enjoyed for many, many years.

[signed, Michael Maman, 5528, Greystone St.]

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:39 PM
To: countyemails@savewestbard.org
Cc: Margot Brooks
Subject: Fwd: My Comments on the Shopping Center Plans Are..

----- Forwarded message -----

From: Margot Brooks <margotfiala@gmail.com>
Date: Mon, Mar 12, 2018 at 7:43 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

I can see no meaningful improvement in the "new" plan; it merely postpones SOME of the ugliness, density and heavy traffic. Some updating or facelift might be welcome, but do we really want or need the urban, canyon-like environment of downtown Bethesda and Rockville?

Margot Brooks
5620 Ogden Rd

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:40 PM
To: countyemails@savewestbard.org
Cc: Michele Baker
Subject: Fwd: Phase I

----- Forwarded message -----

From: Michele <thegebakers@aol.com>
Date: Sun, Mar 11, 2018 at 10:13 PM
Subject: Phase I
To: savewestbard@gmail.com

I feel the density is too high. I know since it is Phase I they can push it forward but will the subsequent phases be drastically reduced in density?? We need realistic density and traffic studies now.

I totally dislike the Giant store above ground level. Give us back the ground level store and parking.

Michele Baker
Scarsdale Rd

Sent from my iPhone

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:39 PM
To: countyemails@savewestbard.org
Cc: Kathryn Scott
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Kathryn Scott <kathryns1934@gmail.com>
Date: Mon, Mar 12, 2018 at 10:48 AM
Subject: My Comments on the Shopping Center Plans Are....
To: savewestbard@gmail.com

Here are my comments:

Why so many barracks like rows of town houses on the existing parking area? How about some more of the promised green space such as trees, park areas for outdoor enjoyment, etc?

[signed, name, address]

--
Kathryn Scott
5700 Massachusetts Ave
Bethesda MD 20816
301-229-8381

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:44 PM
To: countyemails@savewestbard.org
Cc: Deborah Drozen
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Deborah Drozen <ddrozen@aol.com>
Date: Mon, Mar 5, 2018 at 9:51 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

Not enough green space

Too much density

Looks like will create a traffic nightmare and add way too much to already overcrowded schools.

Not at all appealing to me

Makes me want to move away from this currently lovely area.

And regardless of the size you must put power lines underground.

Deborah drozen

Ramsgate rd

[signed, name, address]

Sent from my iPad

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:37 PM
To: countyemails@savewestbard.org
Cc: CATHERINE
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: CATHERINE <catherinsh@aol.com>
Date: Mon, Mar 12, 2018 at 11:22 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

I AM MOST CONCERNED ABOUT MORE INVASION AND DESTRUCTION OF THE AFRICAN AMERICAN CEMETERY WHERE REMAINS OF SLAVES ARE BURIED...NEAR THE CURRENT SHOPPING CENTER AND APARTMENTS...GRAVES OF PEOPLE WHO WORKED ON PLANTATIONS ALONG RIVER ROAD BEFORE EMANCIPATION.. AND THEIR DESCENDANTS.

I HOPE THAT THE BUILDERS CARE FOR AND PRESERVE THE SACRED BURIAL GROUND AS THEY WOULD THE CEMETERIES WHERE THEIR OWN PARENTS, GRANDPARENTS AND OLDER ANCESTORS ARE BURIED. WOULD THEY WANT THEIR RELATIVES' GRAVES UPROOTED AND DESTROYED? IT IS FRIGHTENING TO THINK ABOUT.

Catherine Hotvedt
Bethesda,
Maryland

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:36 PM
To: countyemails@savewestbard.org
Cc: Camilla David
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Camilla David <cdavidsite@yahoo.com>
Date: Mon, Mar 19, 2018 at 9:38 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

The plan is too large. We are NOT an urban center.

[signed, name, address]

Camilla David

5307 Albemarle Street 20816

Sent from my iPhone

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:38 PM
To: countyemails@savewestbard.org
Cc: Claire Callahan
Subject: Fwd: Comments on Regency Site Plan

----- Forwarded message -----

From: Claire Callahan <callamatu@verizon.net>
Date: Tue, Mar 13, 2018 at 7:40 AM
Subject: Comments on Regency Site Plan
To: savewestbard@gmail.com

Please, no more ghastly high rises at Westbard!

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:41 PM
To: countyemails@savewestbard.org
Cc: evangeline barnes
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: evangeline barnes <vangebarnes@yahoo.com>
Date: Wed, Mar 7, 2018 at 5:22 PM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

The neighborhoods surround Westwood Shopping Center contain a number of townhouse clusters. With the exception the newest EYA constructed townhouses, the clusters are characterized by greenery and individual private outdoor space. The 74 townhouses in the proposed Regency plan for the Westwood Shopping center are without greenery's the are constructed like a series of barracks. At fifty feet in height their heights are not in keeping with the surrounding neighborhoods. How very unpleasant it will be for owners of the adjacent condos to have these barracks looming over them.

Marsha E. Barnes
5002 Brookeway Drive
Bethesda 20816

[signed, name, address]

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:30 PM
To: countyemails@savewestbard.org
Cc: Deborah J. Schumann M.D.
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Deborah Schumann M.D. <dschumannmd@gmail.com>
Date: Thu, Apr 5, 2018 at 9:55 AM
Subject: My Comments on the Shopping Center Plans Are...
To: Save Westbard <savewestbard@gmail.com>

Here are my comments:

The Westbard development plan proposes taking a suburban shopping center and turning it into an urban residential area that doesn't have adequate transportation to service the increase in residents. Westbard has only TWO access roads to the commuter routes of River Road SR 190 and Massachusetts Avenue SR 396. By comparison, Sumner with 550 houses has SEVEN access streets from Mass Avenue and Sangamore Road, and Springfield with 650 houses has SEVEN access roads from Mass Avenue and River Road. Trucks and commuters will all be funneled from Westbard Avenue and Ridgefield Road onto the two main commuter routes which are already over-congested at peak times.

Adding 277 new dwelling units plus additional commercial space will bring lots more cars into Westbard. At the very least Westbard should get a new road from the Whole Foods traffic signal that comes straight into the shopping center from River Road. Also rather than a small residential street running up the middle of the newly built-up Giant parcel, there should be a three lane, one-way road that goes around the whole oval. Access to the townhouses should be on the west side in the back of the townhouse parcel; access to the two high rises including the Giant building should be on the north side of the oval from Westbard Avenue. The space in between should be pedestrian green space with no cars.

Adding another 1,100 units later on the east side of Westbard Avenue will surely lead to serious congestion and gridlock at peak times. This problem could be addressed with a new parking garage on the Bowl-Mor or other site with frequent public shuttle buses to the Bethesda and Friendship Heights Metro stations. Private shuttle buses will not be adequate to get enough cars off the road. The original Equity One proposal had underground parking which is also a good idea. What happened to that?

The worst problem is lack of road capacity, but school overcrowding will also be exacerbated. For this reason it would make sense to incorporate a substantial number of senior housing units which will help with both problems. Seniors tend to travel more at off-peak hours and they don't need schools.

Additionally, there is no plan in the current proposal to create a bike/pedestrian pathway to the Crescent Trail. The logical place for this is through Parcels 175 and 177 next to the HOC building.

[signed, Deborah Schumann, 6804 Tulip Hill Terrace, Bethesda, Md. 20816]

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:43 PM
To: countyemails@savewestbard.org
Cc: Shant Markarian
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Shant Markarian <shantjr@gmail.com>
Date: Mon, Mar 5, 2018 at 9:34 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

As a resident of the Westhaven / Westbrook area, I have been following this issue for years and our family has donated to the legal fund against some the proposed development. I am all for progress, and welcome some of this development. But it is a travesty that the developers will not follow through on creating significant green space areas as part of this plan. Significant green space areas should encompass at least 2-3 acres to balance the development and create an environment and neighborhood that will be seen as unique and beautiful long into the future.

It is also unacceptable that the development initially called for beautification of the Willett watershed area, but in the latest version of the plans this goes unmentioned.

Lastly, and equally important, the African American gravesite issue needs to be addressed to the satisfaction of the local community before any development begins.

Shant Markarian
[5119 Westridge Rd.](#)
[Bethesda, MD 20816](#)

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:44 PM
To: countyemails@savewestbard.org
Cc: Terence Marshall
Subject: Fwd: The Regency Plan is a disaster

----- Forwarded message -----

From: Terence Marshall <t.e.w.marshall43@gmail.com>
Date: Mon, Mar 5, 2018 at 5:45 AM
Subject: The Regency Plan is a disaster
To: Save Westbard <SaveWestbard@gmail.com>

The Regency Plan urbanizes the area, something from which the residents have sought to escape. The plan is a disaster and must be halted. Sincerely, Terence and Anne Marshall

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:39 PM
To: countyemails@savewestbard.org
Cc: Kathryn Scott
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Kathryn Scott <kathryns1934@gmail.com>
Date: Mon, Mar 12, 2018 at 10:48 AM
Subject: My Comments on the Shopping Center Plans Are....
To: savewestbard@gmail.com

Here are my comments:

Why so many barracks like rows of town houses on the existing parking area? How about some more of the promised green space such as trees, park areas for outdoor enjoyment, etc?

[signed, name, address]

--

Kathryn Scott
5700 Massachusetts Ave
Bethesda MD 20816
301-229-8381

Balmer, Emily

From: Save Westbard <savewestbard@gmail.com>
Sent: Sunday, July 01, 2018 6:36 PM
To: countyemails@savewestbard.org
Cc: Virginia Jackson
Subject: Fwd: My Comments on the Shopping Center Plans Are...

----- Forwarded message -----

From: Virginia Jackson <vmhjackson@gmail.com>
Date: Tue, Mar 27, 2018 at 6:35 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

I am a longtime home owner in the Westgate community. The proposed development will have a huge negative impact on the neighborhood, increasing dramatically the traffic and overloading the public schools, including more car and foot traffic on our streets. In addition, it will eliminate nearly all the open space that we all enjoy in the Westbard area.

I hope that the Save Westbard initiative can halt or at the least modify and reduce this disastrous plan.

Virginia Jackson
5118 Baltimore Avenue
Bethesda, MD

[signed, name, address]

Sent from my iPhone

Balmer, Emily

From: Greg Lawler <GLawler@lawlernetzger.com>
Sent: Monday, July 02, 2018 7:34 AM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear All:

Residents would like a 3-D model of the shopping center site.

There should be less density on the entire site. Would someone please do something to require the developer to listen to the many, many who will be adversely affected by the current plans, who are currently being ignored.

Gregory E. Lawler
5216 Chamberlin Avenue
Chevy Chase, MD 20815

Balmer, Emily

From: Elizabeth Groven <eabtg@yahoo.com>
Sent: Monday, July 02, 2018 10:17 AM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Dear All:

Residents would like a 3-D model of the shopping center site.

Also:

I am a Kenwood Place resident. I am upset that REGENCY has added my parking lot to its plan. How is this possible? Nobody asked me!

Elizabeth Twomey Groven
5301 Westbard Circle
Bethesda, MD 20816

SIGNED, Name, Address

Sent from Yahoo Mail on Android

Balmer, Emily

From: Shaheda Sultan <shaheda.sultan1@gmail.com>
Sent: Monday, July 02, 2018 11:34 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans - PLUS - 3-D Model Request

Dear All:

Residents would like a 3-D model of the shopping center site.

Also: please reduce (drastically) the number of residential units. This area is already densely populated, our schools are overwhelmed by too many students, and traffic is horrendous. We do not have sufficient police to provide protection and safety for current residents. This is a quality of life issue, affecting both the mental and physical health of current residents. This is why we pay taxes, to ensure our safety and well-being. You cannot take our tax money and diminish our quality of life.

Sincerely,
Shaheda Sultan
5219 Sangamore Rd
Bethesda, MD 20816

Sent from my iPhone

Balmer, Emily

From: Kathleen Rogers <rogers@earthday.org>
Sent: Monday, July 02, 2018 5:52 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear All:

Despite huge resistance from the community the westbard plan remains out of control and unacceptable. The list of negative impacts is growing with each public hearing and each new report. For example, It is clear that this plan will have a substantial and negative impact on our schools if you add that number of people? Imagine the families who have worked hard to buy houses here because of our great schools and how this will negatively impact them? Kids are attending school in trailers already. You can't add that number of children. It isn't fair to anyone.

If completed as delineated, it will create unmanageable traffic and will completely change feel and experience of the entire corridor.

The plan must be reduced by 20 percent. The overall size is simply overwhelming. It must be rethought and re-presented to people. Start over. Listen to the people. No one wants this. No one except the builders.

Residents are already dealing with heavy aggressive traffic between westbard and River Road all the way to Wisconsin. Additionally it will drive more traffic over to Massachusetts Avenue which is already suffering from out of control traffic on MacArthur. It's all becoming out of control. You are building a mini Tyson's corner. Why?

Step back and think about this. We understand county workers become invested because you are working side by side with builders. But stop. Think about impacts not drawings.

Think about the future. Ten years from now. Builders will buy up existing residential houses and expand even beyond this plan. It all becomes just to valuable.

We can't even get a tree ordinance through. How is it possible these builders have made it this far.

Additionally there are multiple environmental issues to consider, none of which are fully considered and all of which will likely be litigated. Step back. Start over.

We are overdeveloped already.

Thanks!!

Kathleen Rogers
6221 Winnebago road
Bethesda Md 20816

PS. There are a few things residents want in addition to overall size reduction, including a 3-D model of the shopping center site, the cemetery preserved in some way and a number of other requests.

Balmer, Emily

From: Margot Brooks <margotfiala@gmail.com>
Sent: Monday, July 02, 2018 1:10 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Dear All:

I see no meaningful difference between these plans and the previous ones; they still promise a nightmare in crowding and traffic congestion, not to mention a huge burden on the nearby school. With wall-to-wall high buildings either side of Westbard we can look forward to an ugly urban canyon.

The tiny amount of green space shown is laughable.

A 3-D model of the proposed shopping center would make it a great deal easier to visualize what Regency proposes, although I suspect it would only confirm my fears.

Margot Brooks

Balmer, Emily

From: Pamela Mertz <mertzmd@aol.com>
Sent: Monday, July 02, 2018 6:08 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Dear All:

Residents would like a 3-D model of the shopping center site.

Also: barrack formation is a perfect description. A hideous concept in a neighborhood of single family houses and gardens.

So little green space, hardly room for a tree by each townhouse.

Parking and traffic will become a large problem since the current plan seems to shrink the entry and exit roads.

It sounds as though Regency is not being honest about density of new inhabitants or traffic build up.

Obviously Regency has the right to develop their site, but it should be with the effort to cooperate with the residents who do and will be using the spaces.

Ignoring the neighbors needs is not acceptable.

Thank you for your attention,

Pamela Mertz

Mertzmd@aol.com

5100 Baltimore Ave

Bethesda MD 20816

SIGNED, Name, Address

Balmer, Emily

From: LMB <lmb20816@gmail.com>
Sent: Monday, July 02, 2018 12:21 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans

Dear All:

Residents would like a 3-D model of the shopping center site.

Also, traffic flow will be unbearable in the current configuration - too crowded - and there is no easy Metro access to handle the density (Metro is almost 2 miles away). If you lived in the area you would know this. There is just one street, Westbard Ave, that runs between two major arteries, River Rd and Massachusetts Ave., and that's where this shopping center is located. There are no cross streets in between the two arteries.

Adding hundreds of new residents is a big mistake! Already Woodacres Elementary is the LARGEST elementary school in the entire county and has had to undergo major construction twice in one decade to address overcrowding. There are no plans at all to address the school issue here!

Therefore I oppose significantly increased residential development!!!

Lynne Baum
Bethesda, MD

SIGNED, Name, Address

Sent from my iPhone

Balmer, Emily

From: Anne Barter <aibarter@aol.com>
Sent: Monday, July 02, 2018 8:23 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request

Dear All:

We all agree that the shopping center needs revamping. Ideally, the multifamily housing will not be too tall or too dense to keep the flavor of the surrounding neighborhoods! More green-space will make the whole shopping and living spaces more attractive to all area residents and shoppers.

The schools may feel more overcrowding ??

The traffic and difficulty of underground parking may keep people from coming to the shopping center?

Residents would like a 3-D model of the shopping center site.

Thank you for your care and concern for our neighborhoods.

SIGNED,

Anne and Jim Barter
5968 Searl Terrace
Bethesda, MD 20816

Anne Barter

Balmer, Emily

From: harold pfohl <harry.cccfh@gmail.com>
Sent: Monday, July 02, 2018 7:21 PM
To: Hisel-McCoy, Elza; Fuster, Marco; Folden, Matthew; Pfefferle, Mark; Kronenberg, Robert; Dickel, Stephanie; Paul, Susanne
Subject: CCCFH Concerns - Regency Westwood Plans - to be Reviewed by the Development Review Committee - 7/17
Attachments: Westbard prelim plan and site plan CCCFH DRC.docx

All,

The Citizens Coordinating Committee on Friendship Heights has reviewed Regency's Westwood plans, and we have expressed a series of material concerns in the attached letter to you. Please take these into your consideration in the review process as the Development Review Committee undertakes its study of the Regency plans.

We look forward to discussion of our interests with you at a future date.

Thank you in advance for your time and attention.

Regards,

Harold Pfohl, Chair
Citizens Coordinating Committee on Friendship Heights

Balmer, Emily

From: elizabeth carpenter <liz@bluelizardkids.com>
Sent: Monday, July 02, 2018 2:05 PM
To: countyemails@savewestbard.org
Subject: Westbard Development

Dear MOCO planners,

I am very upset about the overdevelopment at Westbard. We are all for a better shopping center but not this one with greedy and excessive over- development. It is irresponsible to develop so many units without a confirmed regular bus route to metro, which is 2 miles away, or with a plan on where these kids are going to school. Our current elementary school Wood Acres is already too large. The traffic will be horrible despite what your traffic survey claims. Shame on you for giving into the developers and not listening to what the taxpayers and your constituents want!

We need more parking spaces and we want a bigger civic green - we need significant green space to balance this development (2-3 acres minimum, if at all possible). This is SO important! Also please note Barrack configuration of the townhomes is unsightly.
Traffic flow will be unbearable in the current configuration - too crowded - no easy Metro access to handle the density (Metro is almost 2 miles away)
Please Ensure that the African-American Cemetery is Memorialized
Please Ensure that the Willett Greenway Park is funded.
Schools will suffer overcrowding - the entire plan is much too dense and Regency has undercounted the number of new residents
Do not allow the request for a waiver of stormwater treatment (ask LFWA)

Basically this whole plan is a bait and switch. The current plans look nothing like the green leafy designs that were sent to us on a fancy flier a few years ago that promised ample green space and preservation of the little falls green space.

Please do the right thing and protect your constituents/taxpayers, not the developers.

Sincerely,

Liz Levy
Sumner Bethesda Resident

File Print...  Close  Help

Email

FW: WESTBARD - My...

Email

From  MCP-Chair #

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

Cc

Subject FW: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Date Sent **Date Received** 7/2/2018 12:27 PM

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

From: Greg Lawler [mailto:GLawler@lawlermetzger.com]
Sent: Monday, July 02, 2018 7:34 AM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request
Importance: High

Dear All:

Residents would like a 3-D model of the shopping center site.

There should be less density on the entire site. Would someone please do something to require the developer to listen to the many, many who will be adversely affected by the current plans, who are currently being ignored.

Gregory E. Lawler
 5216 Chamberlin Avenue
 Chevy Chase, MD 20815

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view	

Print Close

Help

Email

FW: WESTBARD: My Comments on the...

Email

From: MCP Chair #
To: <MCP Chair MCP-Chair>; Clyde Dimonte; MCP Chair #; mcp.chair@mncppc-inc.org; MCP Chair@mncppc-inc.org
Cc:
Subject: FW: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request
Date Sent: **Date Received:** 7/2/2018 12:27 PM

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

From: Kathleen Rogers [mailto:rogers@earthday.org]
Sent: Monday, July 02, 2018 5:52 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request
Importance: High

Dear All:

Despite huge resistance from the community the westbard plan remains out of control and unacceptable. The list of negative impacts is growing with each public hearing and each new report. For example, It is clear that this plan will have a substantial and negative impact on our schools if you add that number of people? Imagine the families who have worked hard to buy houses here because of our great schools and how this will negatively impact them? Kids are attending school in trailers already. You can't add that number of children. It isn't fair to anyone.

If completed as delineated, it will create unmanageable traffic and will completely change feel and experience of the entire corridor.

The plan must be reduced by 20 percent. The overall size is simply overwhelming. It must be rethought and re-presented to people. Start over. Listen to the people. No one wants this. No one except the builders.

Residents are already dealing with heavy aggressive traffic between westbard and River Road all the way to Wisconsin. Additionally it will drive more traffic over to Massachusetts Avenue which is already suffering from out of control traffic on MacArthur. It's all becoming out of control. You are building a mini Tyson's corner. Why?

Step back and think about this. We understand county workers become invested because you are working side by side with builders. But stop. Think about impacts not drawings.

Think about the future. Ten years from now. Builders will buy up existing residential houses and expand even beyond this plan. It all becomes just to valuable.

We can't even get a tree ordinance through. How is it possible these builders have made it this far.

Additionally there are multiple environmental issues to consider, none of which are fully considered and all of which will likely be litigated. Step back. Start over.

We are overdeveloped already.

Thanks!!

Kathleen Rogers
6221 Winnebago road
Bethesda Md 20816

File Print Close

Help

Email

My Comments on the Sho...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:56 AM

----- Forwarded message -----

From: Shant Markarian <shantjr@gmail.com>
Date: Mon, Mar 5, 2018 at 9:34 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

As a resident of the Westhaven / Westbrook area, I have been following this issue for years and our family has donated to the legal fund against some the proposed development. I am all for progress, and welcome some of this development. But it is a travesty that the developers will not follow through on creating significant green space areas as part of this plan. Significant green space areas should encompass at least 2-3 acres to balance the development and create an environment and neighborhood that will be seen as unique and beautiful long into the future.

It is also unacceptable that the development initially called for beautification of the Willett watershed area, but in the latest version of the plans this goes unmentioned.

Lastly, and equally important, the African American gravesite issue needs to be addressed to the satisfaction of the local community before any development begins.

Shant Markarian
5119 Westridge Rd.
Bethesda, MD 20816

Attachments

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 Help

Email

My Comments on the...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:30 AM

----- Forwarded message -----

From: Kathryn Scott <kathryns1934@gmail.com>
Date: Mon, Mar 12, 2018 at 10:48 AM
Subject: My Comments on the Shopping Center Plans Are....
To: savewestbard@gmail.com

Here are my comments:

Why so many barracks like rows of town houses on the existing parking area? How about some more of the promised green space such as trees, park areas for outdoor enjoyment, etc?

[signed, name, address]

--
 Kathryn Scott
 5700 Massachusetts Ave
 Bethesda MD 20816
 301-229-8381

Attachments

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 Help

Email

WESTBARD: My Comments o...

Email

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

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

Cc

Subject WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request

Date Sent **Date Received** 7/3/2018 10:56 AM

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

From: Anne Barter [mailto:aibarter@aol.com]
Sent: Monday, July 02, 2018 8:23 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request
Importance: High

Dear All:

We all agree that the shopping center needs revamping. Ideally, the multifamily housing will not be too tall or too dense to keep the flavor of the surrounding neighborhoods! More green-space will make the whole shopping and living spaces more attractive to all area residents and shoppers.

The schools may feel more overcrowding ??

The traffic and difficulty of underground parking may keep people from coming to the shopping center?

Residents would like a 3-D model of the shopping center site.

Thank you for your care and concern for our neighborhoods.

SIGNED,

Anne and Jim Barter
5968 Searl Terrace
Bethesda, MD 20816

Anne Barter


File Print.. Close






Help

Email

My Comments on the...

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:56 AM

----- Forwarded message -----

From: Deborah Drozen <ddrozen@aol.com>
Date: Mon, Mar 5, 2018 at 9:51 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:
 Not enough green space
 Too much density
 Looks like will create a traffic nightmare and add way too much to already overcrowded schools.
 Not at all appealing to me
 Makes me want to move away from this currently lovely area.
 And regardless of the size you must put power lines underground.
 Deborah drozen
 Ramsgate rd

[signed, name, address]

Sent from my iPad

...

File Print.. Close

Help

Email

My Comments on the...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:30 AM

----- Forwarded message -----
From: Margot Brooks <margotfiala@gmail.com>
Date: Mon, Mar 12, 2018 at 7:43 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

I can see no meaningful improvement in the "new" plan; it merely postpones SOME of the ugliness, density and heavy traffic. Some updating or facelift might be welcome, but do we really want or need the urban, canyon-like environment of downtown Bethesda and Rockville?

Margot Brooks
 5620 Ogden Rd

Attachments

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No Attachment records are available in this view.	
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-----Original Message-----

From: Anne Cianni <annecianni@gmail.com>

Sent: Tuesday, July 03, 2018 11:31 AM

To: Marcolin, John <john.marcolin@montgomeryplanning.org>

Subject: Westbard Development

Good morning,

I am a resident of Kenwood Place Condominium(KPC). I am writing to call attention to a situation that you may well have on your radar as part of the Westbard plan but, in case you don't, here it is.

The playing fields and tennis courts at Westland Middle School are accessed via a gate in the chain link fence that runs along the KPC driveway. Currently parents or users park in the big Giant/Westwood center parking lot and walk across our driveway to the entrance. The new development will remove that parking option. We (KPC) will most likely gate our driveway to preserve resident parking. Also, the addition of new residents in the development will increase demand for access to the recreational space. The school parking lot is accessed from Massachusetts Avenue and is not a popular drop off point because it is so far from the upper fields.

Does it make sense to relocate the current entrance to, say, Westbard Avenue? A drop off lane could possibly be cut in where there is an old, overgrown path off the sidewalk next to the school. The fields are routinely used by youth soccer and baseball programs as well as adult pickup games and many tennis players. The development does not offer other recreational space so this will be the neighborhood park.

It would be great if an upgraded access plan to the school fields is part of the overall plan.

Sincerely,

Anne Ashburn Cianni
5301 Westbard Cir Apt 213
Bethesda, Md 20816

File Print.. Close

Help

Email

Phase I

Email

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

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

Cc

Subject Phase I

Date Sent **Date Received** 7/3/2018 10:43 AM

----- Forwarded message -----
From: Michele <thegbakers@aol.com>
Date: Sun, Mar 11, 2018 at 10:13 PM
Subject: Phase I
To: savewestbard@gmail.com

I feel the density is too high. I know since it is Phase I they can push it forward but will the subsequent phases be drastically reduced in density?? We need realistic density and traffic studies now.
 I totally dislike the Giant store above ground level. Give us back the ground level store and parking.
 Michele Baker
 Scarsdale Rd

Sent from my iPhone

Attachments

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No Attachment records are available in this view.	
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 Help

Email

WESTBARD: My Com...

Email

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

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

Cc

Subject WESTBARD: My Comments on the Shopping Center Plans - PLUS - 3-D Model Request

Date Sent **Date Received** 7/3/2018 10:56 AM

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

From: Shaheda Sultan [mailto:shaheda.sultan1@gmail.com]
Sent: Monday, July 02, 2018 11:34 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans - PLUS - 3-D Model Request
Importance: High

Dear All:

Residents would like a 3-D model of the shopping center site.

Also: please reduce (drastically) the number of residential units. This area is already densely populated, our schools are overwhelmed by too many students, and traffic is horrendous. We do not have sufficient police to provide protection and safety for current residents. This is a quality of life issue, affecting both the mental and physical health of current residents. This is why we pay taxes, to ensure our safety and well-being. You cannot take our tax money and diminish our quality of life.

Sincerely,
Shaheda Sultan
5219 Sangamore Rd
Bethesda, MD 20816

File Print... Close

Help

Email

My Comments on the Shopping Center...

Email

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

To <MCP-Chair MCP Chair>; Clyde D:nonie; MCP Chair #; mcp.chair@mncppc-inc.org; MCP-Chair@mncppc-mc.org

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:17 AM

----- Forwarded message -----

From: Deborah Schumann M.D. <dschumannmd@gmail.com>
Date: Thu, Apr 5, 2018 at 9:55 AM
Subject: My Comments on the Shopping Center Plans Are...
To: Save Westbard <savewestbard@gmail.com>

Here are my comments:

The Westbard development plan proposes taking a suburban shopping center and turning it into an urban residential area that doesn't have adequate transportation to service the increase in residents. Westbard has only TWO access roads to the commuter routes of River Road SR 190 and Massachusetts Avenue SR 396. By comparison, Sumner with 550 houses has SEVEN access streets from Mass Avenue and Sangamore Road, and Springfield with 650 houses has SEVEN access roads from Mass Avenue and River Road. Trucks and commuters will all be funneled from Westbard Avenue and Ridgefield Road onto the two main commuter routes which are already over-congested at peak times.

Adding 277 new dwelling units plus additional commercial space will bring lots more cars into Westbard. At the very least Westbard should get a new road from the Whole Foods traffic signal that comes straight into the shopping center from River Road. Also rather than a small residential street running up the middle of the newly built-up Giant parcel, there should be a three lane, one-way road that goes around the whole oval. Access to the townhouses should be on the west side in the back of the townhouse parcel; access to the two high rises including the Giant building should be on the north side of the oval from Westbard Avenue. The space in between should be pedestrian green space with no cars.

Adding another 1,100 units later on the east side of Westbard Avenue will surely lead to serious congestion and gridlock at peak times. This problem could be addressed with a new parking garage on the Bowl-Mor or other site with frequent public shuttle buses to the Bethesda and Friendship Heights Metro stations. Private shuttle buses will not be adequate to get enough cars off the road. The original Equity One proposal had underground parking which is also a good idea. What happened to that?

The worst problem is lack of road capacity, but school overcrowding will also be exacerbated. For this reason it would make sense to incorporate a substantial number of senior housing units which will help with both problems. Seniors tend to travel more at off-peak hours and they don't need schools.

Additionally, there is no plan in the current proposal to create a bike/pedestrian pathway to the Crescent Trail. The logical place for this is through Parcels 175 and 177 next to the HOC building.

[signed, Deborah Schumann, 6804 Tulip Hill Terrace, Bethesda, Md. 20816]

Attachments

File Name	File Size (Bytes)
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File Print.. Close

Help

Email

The Regency Plan is a...

Email

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

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

Cc

Subject The Regency Plan is a disaster

Date Sent **Date Received** 7/3/2018 10:56 AM

----- Forwarded message -----

From: Terence Marshall <t.e.w.marshall43@gmail.com>
Date: Mon, Mar 5, 2018 at 5:45 AM
Subject: The Regency Plan is a disaster
To: Save Westbard <SaveWestbard@gmail.com>

The Regency Plan urbanizes the area, something from which the residents have sought to escape. The plan is a disaster and must be halted. Sincerely, Terence and Anne Marshall

Attachments

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No Attachment records are available in this view.	
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Page 1	

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Help

Email

My Comments on the...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:17 AM

From: Save Westbard [mailto:savewestbard@gmail.com]
Sent: Sunday, July 01, 2018 6:36 PM
To: countyemails@savewestbard.org
Cc: Camilla David <cdavidsite@yahoo.com>
Subject: Fwd: My Comments on the Shopping Center Plans Are...
Importance: High

----- Forwarded message -----
From: Camilla David <cdavidsite@yahoo.com>
Date: Mon, Mar 19, 2018 at 9:38 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:
 The plan is too large. We are NOT an urban center.
 [signed, name, address]
 Camilla David
 5307 Albemarle Street 20816

Sent from my iPhone

Attachments

File


Print...  Close






 Help

Email

WESTBARD - My Comments...

Email

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

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

Cc

Subject WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Date Sent **Date Received** 7/3/2018 10:56 AM

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

From: Pamela Mertz [mailto:mertzmd@aol.com]
Sent: Monday, July 02, 2018 6:08 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request
Importance: High

Dear All:

Residents would like a 3-D model of the shopping center site.

Also: barrack formation is a perfect description. A hideous concept in a neighborhood of single family houses and gardens.

So little green space, hardly room for a tree by each townhouse.

Parking and traffic will become a large problem since the current plan seems to shrink the entry and exit roads.

It sounds as though Regency is not being honest about density of new inhabitants or traffic build up.

Obviously Regency has the right to develop their site, but it should be with the effort to cooperate with the residents who do and will be using the spaces.

Ignoring the neighbors needs is not acceptable.

Thank you for your attention,
 Pamela Mertz
 Mertzmd@aol.com
 5100 Baltimore Ave
 Bethesda MD 20816

SIGNED, Name, Address

File Print.. Close

Help

Email

FW: Comments on Re...

Email

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

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

Cc

Subject FW: Comments on Regency Site Plan

Date Sent **Date Received** 7/3/2018 10:30 AM

From: Save Westbard [mailto:savewestbard@gmail.com]
Sent: Sunday, July 01, 2018 6:38 PM
To: countyemails@savewestbard.org
Cc: Claire Callahan <callamatu@verizon.net>
Subject: Fwd: Comments on Regency Site Plan
Importance: High

----- Forwarded message -----
From: Claire Callahan <callamatu@verizon.net>
Date: Tue, Mar 13, 2018 at 7:40 AM
Subject: Comments on Regency Site Plan
To: savewestbard@gmail.com

Please, no more ghastly high rises at Westbard!

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>
No Attachment records are available in this view.	
0 - 0 of 0 (0 selected)	

File


Print...  Close






 Help

Email

My Comments on the...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent **Date Received** 7/3/2018 10:17 AM

----- Forwarded message -----

From: Virginia Jackson <vmhjackson@gmail.com>
Date: Tue, Mar 27, 2018 at 6:35 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

I am a longtime home owner in the Westgate community. The proposed development will have a huge negative impact on the neighborhood, increasing dramatically the traffic and overloading the public schools, including more car and foot traffic on our streets. In addition, it will eliminate nearly all the open space that we all enjoy in the Westbard area.

I hope that the Save Westbard initiative can halt or at the least modify and reduce this disastrous plan.

Virginia Jackson
 5118 Baltimore Avenue
 Bethesda, MD

[signed, name, address]

Sent from my iPhone

File

Print  Close

 Help

Email

My Comments on the Sho...

Email

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

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

Cc

Subject My Comments on the Shopping Center Plans Are...

Date Sent

Date Received

7/3/2018 10:20 AM

----- Forwarded message -----

From: CATHERINE <catherinsh@aol.com>
Date: Mon, Mar 12, 2018 at 11:22 AM
Subject: My Comments on the Shopping Center Plans Are...
To: savewestbard@gmail.com

Here are my comments:

I AM MOST CONCERNED ABOUT MORE INVASION AND DESTRUCTION OF THE AFRICAN AMERICAN CEMETERY WHERE REMAINS OF SLAVES ARE BURIED...NEAR THE CURRENT SHOPPING CENTER AND APARTMENTS...GRAVES OF PEOPLE WHO WORKED ON PLANTATIONS ALONG RIVER ROAD BEFORE EMANCIPATION.. AND THEIR DESCENDANTS.

I HOPE THAT THE BUILDERS CARE FOR AND PRESERVE THE SACRED BURIAL GROUND AS THEY WOULD THE CEMETERIES WHERE THEIR OWN PARENTS, GRANDPARENTS AND OLDER ANCESTORS ARE BURIED. WOULD THEY WANT THEIR RELATIVES' GRAVES UPROOTED AND DESTROYED? IT IS FRIGHTENING TO THINK ABOUT.

Catherine Hotvedt
Bethesda,
Maryland

Attachments

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

File Print... Close

Help

Email

WESTBARD - My Com...

Email

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

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

Cc

Subject WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request

Date Sent	Date Received	7/3/2018 10:56 AM
------------------	----------------------	-------------------

From: Elizabeth Groven [mailto:eabtg@yahoo.com]
Sent: Monday, July 02, 2018 10:17 AM
To: countyemails@savewestbard.org
Subject: WESTBARD - My Comments on the Shopping Center Plans - Plus, 3-D Model Request
Importance: High

Dear All:

Residents would like a 3-D model of the shopping center site.

Also:

I am a Kenwood Place resident. I am upset that REGENCY has added my parking lot to its plan. How is this possible? Nobody asked me!
 Elizabeth Twomey Groven
 5301 Westbard Circle
 Bethesda, MD 20816

SIGNED, Name, Address

Sent from Yahoo Mail on Android

Attachments

File Name	File Size (Bvtes)
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File Print Close

Help

Email

WESTBARD: My Comment...

Email

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

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

Cc

Subject WESTBARD: My Comments on the Shopping Center Plans

Date Sent **Date Received** 7/3/2018 11:00 AM

From: LMB [mailto:lmb20816@gmail.com]
Sent: Monday, July 02, 2018 12:21 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans
Importance: High

Dear All:

Residents would like a 3-D model of the shopping center site.

Also, traffic flow will be unbearable in the current configuration - too crowded - and there is no easy Metro access to handle the density (Metro is almost 2 miles away). If you lived in the area you would know this. There is just one street, Westbard Ave, that runs between two major arteries, River Rd and Massachusetts Ave., and that's where this shopping center is located. There are no cross streets in between the two arteries.

Adding hundreds of new residents is a big mistake! Already Woodacres Elementary is the LARGEST elementary school in the entire county and has had to undergo major construction twice in one decade to address overcrowding. There are no plans at all to address the school issue here!

Therefore I oppose significantly increased residential development!!!

Lynne Baum
Bethesda, MD

SIGNED, Name, Address

Email

EquityOne Sketch Plan...

Email

From  Patricia Kolesar

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

Cc

Subject EquityOne Sketch Plan is Deeply Flawed

Date Sent **Date Received** 7/5/2018 12:00 PM

Dear Chairman Casey Anderson,

The pending lawsuit speaks for itself. This Sketch Plan draws upon the illegal and void Westbard Sector Plan and thus it has no merit in and of itself.

The overwhelming majority of Westbard-area residents OPPOSE this massive re-development and urbanization project. Westbard-area residents requested an updated shopping center, with a reasonable amount of new density (580 new units). We will continue to oppose this out-sized project as it is unreasonable for our suburban community; we have confidence in our causes of action, as outlined in the pending lawsuit, SaveWestbard Plaintiffs v. MoCo County Council (filed Sept. 19, 2016).

Nevertheless, in order to protect residents' rights in this matter, I offer the following comments:

1. Too Much Density. This has been a common theme since Day 1. Cut this development down, drastically. Our schools and roads cannot handle the stress of this enormous development.
2. Too Little Public Open Space: 1/3 of an acre for the Civic Green? That's rather insignificant for the amount of density proposed. The entirety of the proposed public use area is excruciatingly tiny and wholly inadequate for the proposed density.
3. Westbard Avenue should not have street parking; we're not interested in an off-peak "Bethesda Avenue" traffic pattern. Further, due to the expected traffic congestion, a full, impartial, and detailed traffic analysis should be undertaken immediately.
4. The multi-story above-ground parking lot in the Willett Stream buffer zone will ruin our open vistas and is a detriment to the environment. The disrespect for the environment is profound.
5. Utility lines should be buried.
6. A complete archaeological study should be undertaken to protect the possible desecration of cemeteries.

Residents were told, repeatedly, by you, our MoCo government officials, that Sector Plans are never fully built-out; however, that is exactly what is on-tap here.

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

The comments herein do not constitute acquiescence to or acceptance of the Sketch Plan.

Regards,
Patricia Kolesar
5508 Jordan Rd
Bethesda, MD 20816

Balmer, Emily

From: evangeline barnes <vangebarnes@yahoo.com>
Sent: Wednesday, July 04, 2018 10:47 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request

Dear All:

I wanted to comment on the revised proposal for the redevelopment of the Westbard Shopping center.

The heavy rains of May and June surely provide an indication of the importance of stormwater management. While at first blush it might appear that the elimination of a huge paved parking lot would prove a boon to lessening stormwater flow, the fact is that the proposed development allows for very little open space—the town homes lack small outdoor “yards.” It is my understanding that the developer is seeking a waiver of the full implementation of the county's stormwater management requirements. Any such waiver should be denied. To grant it makes a mockery of the county's efforts to mitigate the effects of stormwater runoff.

The developer is proposing 70 some townhouses at the back of the current shopping center site. The plans reveal a very unattractive barracks type arrangement with no possibility for residents to have private outdoor space. One suggestion has been that the townhouse could be four/five stories with a roof top space. This would be totally out of keeping with the adjacent neighborhood and garden apartments. Far better would be for the developer to take cues from townhouse clusters along Westbard which feature outdoor gardens/terraces and substantial greenery.

Marsha E. Barnes
5002 Brookeway Drive
Bethesda, Maryland 20816

Print... Close

Help

Email

WESTBARD: My Comments on t...

Email

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

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

Cc

Subject WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request

Date Sent **Date Received** 7/5/2018 10:42 AM

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

From: evangeline barnes (mailto:vangebarnes@yahoo.com)
Sent: Wednesday, July 04, 2018 10:47 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on the Shopping Center Plans, Plus - 3-D Model Request
Importance: High

Dear All:

I wanted to comment on the revised proposal for the redevelopment of the Westbard Shopping center.

The heavy rains of May and June surely provide an indication of the importance of stormwater management. While at first blush it might appear that the elimination of a huge paved parking lot would prove a boon to lessening stormwater flow, the fact is that the proposed development allows for very little open space—the town homes lack small outdoor “yards.” It is my understanding that the developer is seeking a waiver of the full implementation of the county’s stormwater management requirements. Any such waiver should be denied. To grant it makes a mockery of the county’s efforts to mitigate the effects of stormwater runoff.

The developer is proposing 70 some townhouses at the back of the current shopping center site. The plans reveal a very unattractive barracks type arrangement with no possibility for residents to have private outdoor space. One suggestion has been that the townhouse could be four/five stories with a roof top space. This would be totally out of keeping with the adjacent neighborhood and garden apartments. Far better would be for the developer to take cues from townhouse clusters along Westbard which feature outdoor gardens/terraces and substantial greenery.

Marsha E. Barnes
5002 Brookeway Drive
Bethesda, Maryland 20816

Attachments

File Name	File Size (Bytes)

Balmer, Emily

From: Patricia E. Kolesar <pkoles@verizon.net>
Sent: Friday, July 06, 2018 7:55 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Plans for My Community

Dear All:

My main concern is that the "mix" of residential to retail is lopsided beyond repair.

Regency's "mixed use" for both Phase I and II equals 80% new residential development and 20% new commercial development (taken from Regency's published numbers of 823,610 SF total = 647,378 residential SF + 176,232 commercial SF). An 80-20 split of residential to retail reveals Regency's intent to destroy our community, not update it.

This is unacceptable.

Our schools will suffer from overcrowding due to the lopsided "mix – and even moreso because Regency has seriously and deliberately undercounted the number of new residents. For example, Regency intends to build 262 new residences on the shopping center site alone ... and yet Regency estimates that only 486 people will occupy those residences. This is a preposterous estimate; numbers will be closer to 3 persons per resident for a total of 786 residents. I expect that the Phase II number of residents will be equally fake. Will you protect our community from developer machinations? If not, why not?

Here are my additional comments on Regency's plans for my community:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces. Regency is only providing the bare minimum number of spaces required at Giant; and as for the parking under the multi-family homes, Regency will require at least half of those spaces (*if not more*) for the new residents –leaving the rest of us, the shopping public, with a parking mess.
3. We want a bigger Civic Green and Neighborhood Park. Right now, Regency plans a mere .4 acre Civic Green and a mere .4 acre Springfield Neighborhood Park. Neither open space suffices for the inflated amount of residential development which is being imposed on this cramped site. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. I support KPC residents' property and parking rights.
5. Traffic flow will be unbearable in the current configuration. It's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated. This is a very inefficient design for ease of access.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment – I support LFWA's comments on this matter.

Sincerely,

Patricia E. Kolesar, 5508 Jordan Road, Bethesda, MD 20816
pkoles@verizon.net
cell: 301-503-4109

File Print Close

Help

Email

WESTBARD: My Comments on Regency...

Email

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

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

Cc

Subject WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 12:47 PM

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

From: MCP-CRM-Tracker
Sent: Monday, July 09, 2018 9:34 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

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

From: Nanaz B (mailto:nanazy@gmail.com)
Sent: Monday, July 09, 2018 6:58 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

I am extremely concerned that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair.

Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Renee Butkus
 6305 Massachusetts Avenue
 Bethesda, MD 20816

Attachments

Print: Close

Email

WESTBARD: My Comments on Regency's Plans f...

Email

From: mncppc.crm.tracker@mncppc.mc.org

To: +MCP Chair MCP Chair, MCP Chair #, mncppc.chair@mncppc.mc.org, MCP Chair@mncppc.mc.org

Cc:

Subject: WESTBARD: My Comments on Regency's Plans for My Community

Date Sent: Date Received: 7/9/2018 9:34 AM

From: Patricia E. Kolesar [mailto:pkoles@verizon.net]
 Sent: Friday, July 06, 2018 7:55 PM
 To: countyemails@savewestbard.org
 Subject: WESTBARD: My Comments on Regency's Plans for My Community
 Importance: High

Dear All:

My main concern is that the "mix" of residential to retail is lopsided beyond repair.

Regency's "mixed use" for both Phase I and II equals 80% new residential development and 20% new commercial development (taken from Regency's published numbers of 823,610 SF total = 647,378 residential SF + 176,232 commercial SF). An 80-20 split of residential to retail reveals Regency's intent to destroy our community, not update it.

This is unacceptable.

Our schools will suffer from overcrowding due to the lopsided "mix" - and even more so because Regency has seriously and deliberately undercounted the number of new residents. For example, Regency intends to build 262 new residences on the shopping center site alone ... and yet Regency estimates that only 486 people will occupy those residences. This is a preposterous estimate; numbers will be closer to 3 persons per resident for a total of 786 residents. I expect that the Phase II number of residents will be equally fake. Will you protect our community from developer machinations? If not, why not?

Here are my additional comments on Regency's plans for my community:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces. Regency is only providing the bare minimum number of spaces required at Giant; and as for the parking under the multi-family homes, Regency will require at least half of those spaces (if not more) for the new residents - leaving the rest of us, the shopping public, with a parking mess.
3. We want a bigger Civic Green and Neighborhood Park. Right now, Regency plans a mere .4 acre Civic Green and a mere .4 acre Springfield Neighborhood Park. Neither open space suffices for the inflated amount of residential development which is being imposed on this cramped site. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. I support KPC residents' property and parking rights.
5. Traffic flow will be unbearable in the current configuration. It's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated. This is a very inefficient design for ease of access.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment - I support LFWA's comments on this matter.

Sincerely,

Patricia E. Kolesar, 5505 Jordan Road, Bethesda, MD 20816
 pkoles@verizon.net
 cell: 301-503-4109

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view	

0 - 0 of 0 (0 selected) Page 1

Email

WESTBARD: My Comments on R...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 12:47 PM

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

From: MCP-CRM-Tracker
Sent: Monday, July 09, 2018 9:34 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

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

From: Margaret Champagne [mailto:champagne301@yahoo.com]
Sent: Monday, July 09, 2018 6:44 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,
Margaret Champagne

Balmer, Emily

From: Sinisa Peric <s.peric@netzero.net>
Sent: Monday, July 09, 2018 5:47 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency

Dear All:

My main concern is that the mix of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided mix and even more so because Regency has seriously undercounted the number of new residents. 1500% increase in residential SF development and ONLY a 5% increase in commercial/retail SF of development does not serve the community well.

Here are my additional comments:

1. We also need more parking spaces, and not the bare minimum offered by Regency.
2. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
3. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
4. Traffic flow will be unbearable in the current configuration as it is too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
5. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
6. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Sinisa Peric
5 Ardmore Ct
Bethesda, MD 20816

Unbelievable German World War 2 Photo Shocks Americans pro.naturalhealthresponse.com
<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fthirdpartyoffers.netzero.net%2FTGL3231%2F5b432f676bef42f667c59st02duc&data=02%7C01%7Cmatthew.folden%40montgomeryplanning.org%7C73b30dab97b64ae3702e08d5e5811ec1%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C1%7C636667265100406723&sdata=I55DPeAdBGt9EmHlg7IMggYuZ6FHxo0%2FzMgBWu21Y5o%3D&reserved=0>

Balmer, Emily

From: Anne Barter <aibarter@aol.com>
Sent: Monday, July 09, 2018 7:46 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

How about LESS residential and MORE restaurants!!!

Sincerely,

Jim and Anne Barter
5968 Searl Terrace
Bethesda MD 20816

Balmer, Emily

From: Doritt Carroll <dorittcarroll@gmail.com>
Sent: Monday, July 09, 2018 7:43 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All: My main concern is that the "mix" of residential (80%) to retail (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even more so because Regency has seriously undercounted the number of new residents. Here are my additional comments: You can't bring in so many more people without adding public transportation options. If you are trying to replicate central Bethesda, you need (1) a metro, and (2) a large number of new shops and restaurants. All you're creating right now is an unsightly traffic jam.

Doritt Carroll, 6104 Overlea Rd. Bethesda, MD 20816.

Balmer, Emily

From: PATRICIA WAND <patwand@mac.com>
Sent: Monday, July 09, 2018 7:50 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Comments on Regency's Development Plans. Need 3-D Model.

Dear All:

In the current development proposal, the "mix" of residential (80%) to commercial (20%) will create a crowded, inaccessible and closed-in residential community and the current businesses will lose their commercial attraction to nearby residents.

Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents need a 3-D model of the entire Westbard and Westwood developments.
2. The barrack configuration of the townhomes is not only unsightly, it impinges on the rights of the residents of Kenwood Place Condos.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant more green space to balance this development - at the very least we need 3 acres of green space. We need it now and will need it even more with 1000s of new residents who will be confined by terrible traffic and virtually no public transportation.
4. Traffic flow and parking will become huge problems for new and existing residents in the area. Commercial markets will become inaccessible except to those who live within walking distance. We need more parking spaces, not the bare minimum offered by Regency.
5. There is no easy Metro access to handle the density. Metro is almost 2 miles away and bus service to the area is already unreliable before adding 1000s of new residents. There are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. The Moses Cemetery must be adequately and properly memorialized. The Willett Branch Greenway must be funded and established. These are major opportunities for additional green spaces and for recognizing the community's commitment to respect for all human beings and the environment.
7. Demands for fresh water and sewage treatment will increase markedly. Are these essential issues being addressed?
8. Do not grant Regency's request for a waiver of stormwater treatment.

In short, in one of the richest counties in the U.S., Regency is pushing for a major development that will reap huge profits for its investors and long-term havoc to local residents. We are demanding our elected officials to require a more livable re-development plan for Westbard and Westwood.

Sincerely,
Patricia A. Wand
4854 Bayard Blvd.
Bethesda, MD 20816


File Print... Close





Help

Email

WESTBARD: My Comments o...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

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

From: Alicia Hooper [mailto:abhooper@verizon.net]
Sent: Monday, July 09, 2018 9:34 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

My main concern is that the "mix" of residential (80%) to retail (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,
 Alicia Hooper
 6109 Harvard Ave.
 Glen Echo, MD 20812

Sent from my iPhone

Print Close

12/14

Email

WESTBARD: Comments on Regency's Developm...

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: Comments on Regency's Development Plans. Need 3 D Model

Date Sent: **Date Received:** 7/9/2018 9:31 AM

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

From: PATRICIA WAND (mailto:patwand@mac.com)
Sent: Monday, July 09, 2018 7:50 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Comments on Regency's Development Plans. Need 3-D Model.
Importance: High

Dear All:

In the current development proposal, the "mix" of residential (80%) to commercial (20%) will create a crowded, inaccessible and closed-in residential community and the current businesses will lose their commercial attraction to nearby residents.

Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents need a 3-D model of the entire Westbard and Westwood developments.
 2. The barrack configuration of the townhomes is not only unsightly, it impinges on the rights of the residents of Kenwood Place Condos.
 3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant more green space to balance this development - at the very least we need 3 acres of green space. We need it now and will need it even more with 1000s of new residents who will be confined by terrible traffic and virtually no public transportation.
 4. Traffic flow and parking will become huge problems for new and existing residents in the area. Commercial markets will become inaccessible except to those who live within walking distance. We need more parking spaces, not the bare minimum offered by Regency.
 5. There is no easy Metro access to handle the density. Metro is almost 2 miles away and bus service to the area is already unreliable before adding 1000s of new residents. There are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
 6. The Moses Cemetery must be adequately and properly memorialized. The Willett Branch Greenway must be funded and established. These are major opportunities for additional green spaces and for recognizing the community's commitment to respect for all human beings and the environment.
 7. Demands for fresh water and sewage treatment will increase markedly. Are these essential issues being addressed?
- B. Do not grant Regency's request for a waiver of stormwater treatment.

In short, in one of the richest counties in the U.S., Regency is pushing for a major development that will reap huge profits for its investors and long-term havoc to local residents. We are demanding our elected officials to require a more livable re-development plan for Westbard and Westwood.

Sincerely,
 Patricia A. Wand
 4854 Bayard Blvd.
 Bethesda, MD 20816

Sent from my iPhone

--
 Patricia A. Wand
 Mobile 202-375-8349

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view.	

Print... Close

Help

Email

WESTBARD: My Comments on Regency...

Email

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

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

Cc

Subject WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:35 AM

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

From: Patricia Johnson [mailto:pdjohnson01@yahoo.com]
Sent: Monday, July 09, 2018 6:47 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear Sir/Madam:

Two priorities of the Westbard Sector Plan have been totally ignored. First, the development of the Willett Branch greenway was a major benefit and that has disappeared in all the density planned. Second, the support of small business in this area that is asked for by the neighborhoods, has been destroyed. Small businesses are being forced out by Regency's plans and high rents. A main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even more because Regency has seriously undercounted the number of new residents.

The number one priority in the County's Plan was the green space and the opening of the Willett Branch. This focal point has disappeared in Regency's Plans.

Why can't we see a 3-D model of the entire Westbard development?

We need more parking spaces, and not the bare minimum offered by Regency to service the overload of residential spaces planned. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres would be just adequate). These spaces planned are under a half an acre and placed beside trafficked thoroughfares. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. Again, it looks like there is no green space and not enough parking.

Traffic flow will be unbearable in the current configuration, it is too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.

The reconfiguration of Ridgefield/ Westbard Roads must be funded by Regency. No taxpayer dollars should be spent on this road. Power lines should be placed underground at Regency's expense.

Do not grant Regency's request for a waiver of stormwater treatment. The plans show that density alone will undermine storm water treatment which was a reason the Planning Board stated that the Westbard sector needed an overhaul. This is a blatant destruction of neighborhoods without thoughtful implementation of environmental needs at the expense of the citizens of Montgomery County.

Sincerely,

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

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view	
0 - 0 of 0 (0 selected)	

File Print.. Close

Help

Email

WESTBARD: My Comments o...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

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

From: Sean Gormley [mailto:seancgormley@gmail.com]
Sent: Monday, July 09, 2018 8:11 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Sean Gormley
Parkston Road


Sent from mv iPhone





File Print...  Close Help

Email

Westbard Development Conc...

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 Development Concerns

Date Sent **Date Received** 7/9/2018 9:34 AM

From: Mark Cheng [mailto:markdcheng@yahoo.com]
Sent: Monday, July 09, 2018 6:10 AM
To: countyemails@savewestbard.org
Subject: Westbard Development Concerns
Importance: High

Dear All:

My main concern regarding the revised plan continues to be the sheer volume of traffic that this will bring to our neighborhood. Traffic is already bad, regardless of whatever county guidelines/studies may say is acceptable. The backups on River Road, Little Falls Parkway, and Massachusetts Ave during peak morning and afternoon rush hours are terrible. Bringing in this many more residents and customers to an area already congested and with no plan in place to address is irresponsible. And, there is no reasonable public transportation relief envisioned.

The the "mix" of residential (80%) to commercial (20%) is lopsided and will not only result in a traffic nightmare but exacerbate school overcrowding. The developer model computation of residents undercounts what can be reasonably expected. The number of children residing in the apartments on Westbard Ave waiting for school buses makes that clear.

I do not oppose redevelopment but I do oppose irresponsible development that clearly impacts our quality of life.

Sincerely,

Mark Cheng
5302 Carvel Rd
Bethesda, MD 20816

File Print..  Close

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Email

New WESTBARD Plan...

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 New WESTBARD Plan Comments

Date Sent **Date Received** 7/9/2018 12:28 PM

From: Michael M [mailto:professional_47@mailforce.net]
Sent: Monday, July 09, 2018 10:50 AM
To: countyemails@savewestbard.org
Subject: New WESTBARD Plan Comments
Importance: High

I have a been a local resident in the area for 27 years. Relative to Bethesda, Westbard has been a small, quiet community, and has seen no major developments in that time. Understandably, some would argue it needs an upgrade, but I do not think it can handle a 1500% increase in residential development in such a short timeframe. Meanwhile, only a 5% increase in commercial/retail development is planned.

Local residents will be severely bogged down with traffic flow. There is no easy metro access to handle the density; and with only 2 points of entry and exit, the area will be bloated and overstuffed.

In addition:

>Regency is only offering bare minimum parking for the Giant lot, and little additional for below the apartments.

>In addition, Regency is offering less than 1 acre of open green space vs the proposed 2-3 acres.

Finally, the African-American Cemetery should be Memorialized.

Thank you,
 Michael Maman

File


Print...  Close





 Help

Email

WESTBARD: My Comment...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

From: phinderling@comcast.net [mailto:phinderling@comcast.net]
Sent: Monday, July 09, 2018 7:54 AM
To: CountyEmails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All: My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents. Here are my additional comments: 1. Residents would like a 3-D model of the entire Westbard development. 2. We also need more parking spaces, and not the bare minimum offered by Regency. 3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible). 4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. 5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated. 6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established. 7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,


Astrid Hinderling, 5509 Chesterbrook Rd. Bethesda MD 20816

Attachments

WESTBARD: My Comments o...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

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

From: Anne Barter [mailto:aibarter@aol.com]
Sent: Monday, July 09, 2018 7:46 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
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6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

How about LESS residential and MORE restaurants!!!

Sincerely,

Jim and Anne Barter

File Print... X Close

Help

Email

WESTBARD: My Comments o...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

From: E. Dietel [mailto:endjed2@gmail.com]
Sent: Monday, July 09, 2018 7:55 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All

We moved to Montgomery County from DC because we liked the beauty of the landscape and the services we would receive. Now we are losing that beauty so that we can look like Rockville! The police are unable to provide adequate protection and our schools are already overcrowded. Our county government loves our high property taxes but do not care about what its citizens want. That is one reason we voted for term limits.

Why would you allow such a lopsided "mix" of residential (80%) to commercial (20%)? Where is your common sense? Our schools will continue to suffer from overcrowding due to the lopsided "mix" – and even more so because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
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6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Please listen to your citizens.

Sincerely,

File Print... Close

Help

Email

WESTBARD: My Comments o...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 9:39 AM

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

From: Michele Baker [mailto:thegbakers@aol.com]
Sent: Monday, July 09, 2018 9:23 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
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6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Michele Baker
5012 Scarsdale Rd
Bethesda 20816

Sent from my iPhone

Balmer, Emily

From: Susan Sonnesyn Brooks <ssbrooks.homes@gmail.com>
Sent: Monday, July 09, 2018 5:35 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Concerns about Regency's Development Plans

Dear County Officials:

I am concerned that the proposed "mix" of residential (80%) to commercial (20%) at the Westbard development is lopsided. Our already over-crowded schools will be further burdened by this lopsided "mix" – especially because Regency has undercounted the number of new residents. Please consider the following requests:

- * Residents would like a 3-D model of the entire Westbard development so we can more accurately assess the proposals.
- * The proposed Civic Green and Neighborhood Park offer only .4 acres each of green space. We need significant MORE green space (2-3 acres, if possible) to balance the dense commercial development and make Westbard a place where residents want to shop as well as commune and LIVE.
- * We need more parking spaces - not the bare minimum offered by Regency.
- * The barracks-style configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos and residents in the overall neighborhood. Please redesign the layout of these townhomes!
- * Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
- * DO NOT grant Regency's request for a waiver of stormwater treatment.. We already have run-off issues throughout Bethesda, and granting waivers on new development will harm current homeowners and residents.
- * Please redesign the traffic flow pattern! Traffic flow will be untenable with the current configuration, which is far too crowded and too densely residential. With Metro almost two miles away, there is no easy Metro access to handle this density. Also, having only two points of entry and exit is insufficient to handle the amount of traffic that will be generated.

Thank you for your attention to these matters.

Yours very truly,

Susan Sonnesyn Brooks
5325 Westbard Ave, #423
Bethesda, MD 20816

Balmer, Emily

From: Sean Gormley <seancgormley@gmail.com>
Sent: Monday, July 09, 2018 8:11 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

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2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
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6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Sean Gormley
Parkston Road

Sent from my iPhone

Balmer, Emily

From: E. Dietel <endjed2@gmail.com>
Sent: Monday, July 09, 2018 7:55 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All

We moved to Montgomery County from DC because we liked the beauty of the landscape and the services we would receive. Now we are losing that beauty so that we can look like Rockville! The police are unable to provide adequate protection and our schools are already overcrowded. Our county government loves our high property taxes but do not care about what its citizens want. That is one reason we voted for term limits.

Why would you allow such a lopsided "mix" of residential (80%) to commercial (20%)? Where is your common sense? Our schools will continue to suffer from overcrowding due to the lopsided "mix" – and even more so because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
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6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Please listen to your citizens.

Sincerely,

Elizabeth Dietel
5109 Duvall Drive
Bethesda 20816

endjed2@gmail.com



Virus-free www.avast.com

Balmer, Emily

From: Jonathan Sohn <jsohn@capitalpower.com>
Sent: Monday, July 09, 2018 8:04 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Jon Sohn
5218 Albemarle Street
Bethesda MD 20816

Sent from my iPhone

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Balmer, Emily

From: Margaret Champagne <champagne301@yahoo.com>
Sent: Monday, July 09, 2018 6:44 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Margaret Champagne
5611 Namakagan Road
Bethesda, Maryland 20815

Balmer, Emily

From: Mark Cheng <markdcheng@yahoo.com>
Sent: Monday, July 09, 2018 6:10 AM
To: countyemails@savewestbard.org
Subject: Westbard Development Concerns

Dear All:

My main concern regarding the revised plan continues to be the sheer volume of traffic that this will bring to our neighborhood. Traffic is already bad, regardless of whatever county guidelines/studies may say is acceptable. The backups on River Road, Little Falls Parkway, and Massachusetts Ave during peak morning and afternoon rush hours are terrible. Bringing in this many more residents and customers to an area already congested and with no plan in place to address is irresponsible. And, there is no reasonable public transportation relief envisioned.

The the "mix" of residential (80%) to commercial (20%) is lopsided and will not only result in a traffic nightmare but exacerbate school overcrowding. The developer model computation of residents undercounts what can be reasonably expected. The number of children residing in the apartments on Westbard Ave waiting for school buses makes that clear.

I do not oppose redevelopment but I do oppose irresponsible development that clearly impacts our quality of life.

Sincerely,

Mark Cheng
5302 Carvel Rd
Bethesda, MD 20816

Balmer, Emily

From: Nanaz B <nanazy@gmail.com>
Sent: Monday, July 09, 2018 6:58 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

I am extremely concerned that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair.

Our schools will suffer from overcrowding due to the lopsided "mix" – and even moreso because Regency has seriously undercounted the number of new residents.

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development.
2. We also need more parking spaces, and not the bare minimum offered by Regency.
3. The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos.
5. Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
6. Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
7. Do not grant Regency's request for a waiver of stormwater treatment.

Sincerely,

Renee Butkus
6305 Massachusetts Avenue
Bethesda, MD 20816

Balmer, Emily

From: Patricia Johnson <pdjohnson01@yahoo.com>
Sent: Monday, July 09, 2018 6:47 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear Sir/Madam:

Two priorities of the Westbard Sector Plan have been totally ignored. First, the development of the Willett Branch greenway was a major benefit and that has disappeared in all the density planned. Second, the support of small business in this area that is asked for by the neighborhoods, has been destroyed. Small businesses are being forced out by Regency's plans and high rents.

A main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair.

Our schools will suffer from overcrowding due to the lopsided "mix" -- and even more because Regency has seriously undercounted the number of new residents.

The number one priority in the County's Plan was the green space and the opening of the Willett Branch. This focal point has disappeared in Regency's Plans.

Why can't we see a 3-D model of the entire Westbard development?

We need more parking spaces, and not the bare minimum offered by Regency to service the overload of residential spaces planned.

The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres would be just adequate). These spaces planned are under a half an acre and placed beside trafficked thoroughfares.

The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. Again, it looks like there is no green space and not enough parking.

Traffic flow will be unbearable in the current configuration, it is too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.

The reconfiguration of Ridgefiled/ Westbard Roads must be funded by Regency. No taxpayer dollars should be spent on this road.

Power lines should be placed underground at Regency's expense.

Do not grant Regency's request for a waiver of stormwater treatment. The plans show that density alone will undermine storm water treatment which was a reason the Planning Board stated that the Westbard sector needed an overhaul.

This is a blatant destruction of neighborhoods without thoughtful implementation of environmental needs at the expense of the citizens of Montgomery County.

Sincerely,

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

File Print Close

Help

Email

WESTBARD: Concerns about Regency's...

Email

From: mcp-crm-tracker@mncppc-inc.org

To: <MCP-Chair-MCP-Chairs>; MCP-Chair #; mcp-chair@mncppc-inc.org; MCP-Chair@mncppc-inc.org

Cc:

Subject: WESTBARD: Concerns about Regency's Development Plans

Date Sent: **Date Received:** 7/3/2018 12:57 PM

From: Susan Sonnesyn Brooks (mailto:ssbrooks.homes@gmail.com)
Sent: Monday, July 09, 2018 5:35 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Concerns about Regency's Development Plans
Importance: High

Dear County Officials:

I am concerned that the proposed "mix" of residential (80%) to commercial (20%) at the Westbard development is lopsided. Our already over-crowded schools will be further burdened by this lopsided "mix" - especially because Regency has undercounted the number of new residents. Please consider the following requests:

- Residents would like a 3-D model of the entire Westbard development so we can more accurately assess the proposals.
- The proposed Civic Green and Neighborhood Park offer only .4 acres each of green space. We need significant MORE green space (2-3 acres, if possible) to balance the dense commercial development and make Westbard a place where residents want to shop as well as commune and LIVE.
- We need more parking spaces - not the bare minimum offered by Regency.
- The barracks-style configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos and residents in the overall neighborhood. Please redesign the layout of these townhomes!
- Please ensure that the Moses Cemetery is adequately and properly memorialized; and that the Willett Branch Greenway is funded and established.
- DO NOT grant Regency's request for a waiver of stormwater treatment.. We already have run-off issues throughout Bethesda, and granting waivers on new development will harm current homeowners and residents.
- Please redesign the traffic flow pattern! Traffic flow will be untenable with the current configuration, which is far too crowded and too densely residential. With Metro almost two miles away, there is no easy Metro access to handle this density. Also, having only two points of entry and exit is insufficient to handle the amount of traffic that will be generated.

Thank you for your attention to these matters.

Yours very truly,

Susan Sonnesyn Brooks
 5325 Westbard Ave, #423
 Bethesda, MD 20816

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view.	

Email

WESTBARD: My Comm...

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: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Date Sent **Date Received** 7/9/2018 12:47 PM

From: Caroline Handorf [<mailto:cdctiger@hotmail.com>]
Sent: Monday, July 09, 2018 9:25 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested
Importance: High

To whom it may concern:

My main concern with the proposed development at Westbard is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair.

Quite simply, this area is not designed to support that level of increased residential. It was designed for mostly single-family homes. Thus, the traffic infrastructure and schools are scaled to that density. Current residents - taxpaying citizens NOT profit-minded developers - will be left holding the bag, which in this case will mean sitting in traffic and suffering from overcrowded schools.

Here are my additional comments:

- We need more parking spaces, and not the bare minimum offered by Regency. While I support green development and efforts to promote walking and biking, the reality is that the site (up a huge hill) and its use by people from neighborhoods

beyond the one that immediately abuts it mean that people will be driving and parking to use the proposed retail and amenities. Please also ensure the spots are large enough to accomodate family cars and doors opening sufficiently to allow egress and entry. The current lot is a disaster with tight spaces and an incline that makes unloading a grocery cart without it rolling away an impossibility. I literally usually have to stand on one leg, hold the car with the other, while I move my bags to the trunk.

- The Civic Green and Neighborhood Park are only .4 acres each. We need significant green space to balance this development (2-3 acres, if possible).
- Traffic flow will be unbearable in the current configuration as it's too crowded, too densely residential, and there is no easy Metro access to handle the density (Metro is almost 2 miles away). Also, there are only two points of entry and exit which is insufficient to handle the amount of traffic which will be generated.
- Please ensure that the Willett Branch Greenway is funded and established.
- Do not grant Regency's request for a waiver of stormwater treatment. Local children and animals enjoy playing in the stream. Keeping it clean should be a top priority.

Sincerely,
Caroline Handorf

5312 Cardinal Court
Bethesda, MD 20816

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>
No Attachment records are available in this view.	
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