


Email

# WESTBARD: Regency's...

Email

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

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

**Cc**

**Subject** WESTBARD: Regency's Development Plan


**Date Sent** **Date Received** 7/9/2018 10:44 AM

**From:** Nancy Klothe [mailto:nkmombat@yahoo.com]  
**Sent:** Monday, July 09, 2018 10:27 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Regency's Development Plan  
**Importance:** High

Dear All: My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided and will result in a great increase in density which area roads and schools cannot handle. I love my beautiful neighborhood with the Capital Crescent Trail adjacent, I understand our shopping center needs renovation and new homes and apartments are inevitable. However, this development is too much. We do not have the schools and roads to handle it. Please reconsider the density of this development. It only serves to increase the profits of the developers, not the community which our government is supposed to serve.

Nancy Klothe  
 4909 Brookeway Drive  
 Bethesda

Attachments

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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 12:28 PM

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

**From:** Laura Baron Music {mailto:laura@laurabaronmusic.com}  
**Sent:** Monday, July 09, 2018 10:59 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,  
NAME, ADDRESS

Visit [LauraBaronMusic.com](http://LauraBaronMusic.com)

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# WESTBARD: My Com...

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 12:54 PM

**From:** Doritt Carroll [<mailto:dorittcarroll@gmail.com>]  
**Sent:** Monday, July 09, 2018 7:43 AM  
**To:** [countyemails@savewestbard.org](mailto: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 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.

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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:** lcairo@aol.com [mailto:lcairo@aol.com]  
**Sent:** Monday, July 09, 2018 9:30 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, NAME, ADDRESS

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## 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 12:29 PM

### -----Original Message-----

**From:** Jonathan Sohn [mailto: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  
**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.
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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,

Jon Sohn  
5218 Albemarle Street  
Bethesda MD 20816

Sent from my iPhone


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## 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

**Date Sent** **Date Received** 7/9/2018 12:29 PM

## -----Original Message-----

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

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Email

# WESTBARD: 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: Comments on Regency's Development Plans

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

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

**From:** Lynda DeWitt [mailto:ldewitt@kellydewitt.com]  
**Sent:** Monday, July 09, 2018 10:36 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Comments on Regency's Development Plans  
**Importance:** High

Ugh, where do I begin?

Not enough green space. Not enough green space. Not enough green space.

Please give Regency No waiver for stormwater treatment.

Too much residential, not enough commercial.

Not enough green space.

Lynda DeWitt  
 5524 Charlcote Rd.  
 Bethesda, MD

---

**From:** K Pauley [mailto:kay.pauley@comcast.net]  
**Sent:** Tuesday, July 10, 2018 12:40 AM  
**To:** countyemails@savewestbard.org  
**Subject:** Westbard -- Opposition to Regency's Development Plans  
**Importance:** High

Dear Sir or Madam:

The proportion of residential (80%) to commercial (20%) development in the Regency plans is completely unacceptable.

I believe Regency purposely undercounted the number of new residents and that there will many more than their estimate. There is no Metro access and just one bus line that has had service reductions and does not run in bad weather. Our roads already are severely overcrowded, as are our schools.

Regency's plans simply will bring too many people into too small a space. The plans are completely out of character with the surrounding area, and clearly no consideration of how poor a fit this mess is was given by the Planning Board or the County Council. The zoning for this area never should have been changed, and I strongly oppose the County's paternalistic and elitist "We know what's best for you" attitude and complete lack of interest in the viewpoints of those of us who bought here because it's quiet and whose lives will be adversely affected all day EVERY DAY.

And, really? For all this trouble, we get a mere 5% increase in commercial space and not even the smallest of amenities? Ridiculous. The pre-Regency developer said on record that it could make a profit just from upgrading the shopping center, and all of us thought that this was what was going to happen.

What this county needs is jobs -- real jobs, not waiting tables or working retail; jobs that can support a family. Why don't you focus on that for once instead of sandwiching in as many residential units on every square foot of land as possible?

Separately, do not grant Regency's request for a waiver of stormwater treatment. This would be harmful to the environment, and the County already has given them everything they've asked for and more, which looks suspicious, in my opinion. Hmm, wonder why the developers keep getting such bonanzas and the existing residents keep getting the short end of the stick?

Sincerely,  
Kay Pauley  
5709 Namakagan Road  
Bethesda, MD 20816



# Springfield Civic Association

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

## **Comments on Regency Centers Preliminary Plan and Site Plan for the Westbard Redevelopment**

The Springfield Civic Association (SCA) has a major stake in Regency Centers' plans for the Westbard area because our residents' homes are next to the areas planned for redevelopment and we will quite literally live with the results of this Plan for decades to come. Unless the developer, Regency Centers, is held to reasonable standards, our entire community will face overcrowding in our schools, a dramatic increase in traffic congestion, hazards such as the derelict Manor Care building and grounds, overflow and overnight parking on our residential streets, and dangerous and unhealthy conditions during construction.

Thus our comments are intended to hold the developer accountable for the many promises that they made to us during their public hearing, which include minimal density and impact on schools, easy traffic flow with plenty of parking for all constituents, open green spaces and leafy, tree lined boulevards in a development designed to be livable, to serve the nearby residents, and to be a good steward of the environment and nearby Willett Branch and Little Falls streams.

The Springfield Civic Association is hereby providing its initial comments on Regency Centers Preliminary Plan (Plan Number 120170170) and Site Plan (Plan Number 820180190) applications for the Westwood shopping center and adjacent areas.

The major issues that affect our residential community of 650 homes are as follows:

- 1. Realignment of Ridgefield Rd./Westbard Ave. must be done before the shopping center redevelopment begins** so that the street turns directly and smoothly from River Rd. toward the shopping center. This will improve traffic flow between River Rd. and Massachusetts Ave. and allow heavy construction vehicles and the many large commercial trucks to easily turn from River towards the shopping center and eliminate the need to turn into the other lane of oncoming traffic to navigate the sharp (<90 degree) single-lane turn at River Rd.

toward the shopping center. Until this realignment is completed, large trucks and buses that cannot handle the right-hand turn from eastbound River Rd. turn onto the 5500 block of Westbard Ave., despite the prohibition against trucks on this block. Delaying the realignment until the shopping center is completed will lead to congestion throughout the area, with long backups on River Rd. Regency Centers would benefit from having an attractive entrance to the renovated shopping and residential area.

2. **The road at River Rd. and Ridgefield Rd. must be widened so that large delivery trucks and construction vehicles can turn from River Rd. toward the Westwood shopping center.** The updated diagram for the realignment of Westbard Ave. appears to show the narrow lane going up the hill to the shopping center with a median strip in the center of the road. A traffic analysis must be done to ensure that the new road will accommodate the heavy load and volume anticipated.
3. **At the same time that the realigned road is built, all power lines along the street should be buried.** Burying the lines will improve the appearance of the site, eliminate dangerous utility poles and reduce the electric outages that occur in all seasons, benefiting the wider community. The improved appearance will help attract more shoppers and lead the way toward the shopping center.
4. **On the 5500 block of Westbard Ave., Regency Centers plans to add 34 townhouses on the Manor Care site, more than doubling the residential homes on this block. This residential block already experiences heavy traffic volumes because commuters and large trucks use it as a cut-through to the shopping center and Massachusetts Ave. A county traffic study found that an average of 1,636 cars and trucks go down this block every 24 hours. When Westbard Ave. is realigned, with a "dog leg" created for traffic from the 5500 block of Westbard Ave. and Ridgefield Rd. to link to the realigned Westbard Ave., it is essential that a traffic light be installed at the new intersection. Although Regency Centers does not think a traffic signal is needed, there have been accidents at this intersection even with a traffic light.**
5. **As stated in the Westbard Sector Plan, the 5500 block of Westbard should be blocked off at River Rd. as soon as possible.** Recently, several accidents due to vehicles crossing eastbound River Rd. to turn onto westbound River Rd. have occurred at the River Rd. intersection at the 5500 block of Westbard Ave. and at Ogden Rd. Putting a median at River Rd. so that vehicles cannot cross at these two intersections would prevent serious accidents and closure of River Rd. while accidents are cleared from the road.
6. **The parking spaces planned for residential and commercial use at the Westbard shopping center are inadequate for the likely demand.** Renters in the multifamily apartments will have to pay for parking spaces and thus have an incentive to park on nearby residential streets, including Westbard Ave., Ridgefield Rd., Newington Rd., and Albia Rd. Workers in retail stores will also park on nearby residential streets. To curtail this practice, the County is likely to introduce a parking permit system, subjecting existing residents to the cost and

hassle of having parking permits. The 5500 block of Westbard already has permit parking, a legacy from the 1980s office buildings. Note that the other rental properties in the area provide free parking for their tenants. Why should our residential streets be clogged due to Regency's desire to extract the maximum money from renters?

- 7. Most residents have cars because public transportation in this area is totally inadequate.** The T2 and 23 Ride-On buses are accessible from the Westwood Shopping Center and River Rd. The 29 Ride-On and the D5 stop on Massachusetts Ave., about ½ mile from the Shopping Center. The T2, 23 Ride-on, and 29 Ride-On all go to Friendship Heights Metro; these three bus routes run every 30 min. with no extra buses during rush hours. The D5 is the only bus that goes to downtown DC; on Mon.-Fri. it runs 7 buses during the AM rush hour and 7 buses in the PM rush hour plus fewer buses on Sat. The T2 and the 29 Ride-On are the only buses operating on Sun. All buses stop running by 8 pm, so they are not suitable for attending evening events in DC.
- 8. Walking the 2 miles to the Friendship Heights Metro is not practical or safe because of the distance and the hazards of walking through the 30 curb cuts on River Rd. and the narrow sidewalks close to this busy highway.** In winter, sidewalks are not plowed or de-iced along River Rd. (a state highway). So far, there is no plan for mini-vans or other transport to the Metro. If additional transport becomes available, current residents should also benefit from these improvements.
- 9. The derelict Manor Care building should be torn down soon to prevent (1) vagrants from living in the building (as happened last summer), (2) enabling drug deals near a residential area (as happened when the houses on Ridgefield Rd. were under construction), (3) a source of noise and dust (as when Regency allowed a construction crew and heavy equipment to be based at Manor Care for several months last summer and fall, and (4) a health hazard (a dead, rotting deer was found at Manor Care).**
- 10. During construction, the Manor Care site, which is zoned residential, should not be used as a construction staging site or parking area.** Elderly people and families with young children live adjacent to the Manor Care building and in front of the former parking area.
- 11. School overcrowding continues to be a concern for the Springfield community.** Our schools—Wood Acres Elementary School, Thomas W. Pyle Middle School, and Walt Whitman High School—are already built to capacity and have large student bodies. In our neighborhood, most homes for sale are purchased by families with school-age children. Also, many families decide to move into rental apartments in our area to ensure that their children can attend a quality school. Thus, it is not that easy to predict student enrollment in any given year. In recent memory, the elementary school exceeded its rated capacity forcing children into portable classrooms (trailers).
- 12. The Sector Plan envisions lots of green space. We believe that 0.5 acres is unacceptable.**

- 13. We reject the plan for the Springfield Park that sites the loading dock and its noisy, polluting trucks, blowing trash, associated noxious odors, and risk of rodents adjacent to our park.**
- 14. The Sector Plan requires bike and pedestrian access to Willett Branch Stream Valley Park Trail and the Capital Crescent Trail. How does this Plan provide access to residents of the new buildings and the communities beyond such as the Kenwood Place Condominiums and Springfield and Wood Acres neighborhoods?**
- 15. The Sector Plan requires the developer to Honor the History of the Area such as African American Community, Railroad, Mill, Quarry, and USDA Research Facility. We expect the County to hold the developer accountable and the current plan does not appear to address this requirement.**
- 16. Regency proposes to treat only 53% of the required stormwater volume in the shopping center area with environmental site design measures (ESD); it plans to use stormwater vaults for the rest of the stormwater volume. The County should not approve Regency's waiver for a reduction in stormwater management and should ensure that an adequate stormwater management plan is adopted. The plan must ensure that stormwater runoff goes back into the soil to keep the Willett Branch stream flowing. Previously Regency had promised to reduce the impervious surfaces on the site. However, Regency's plan reduces the impervious surfaces from about 92% to 88%--a miniscule improvement.**
- 17. The Willett Branch Stream Valley Park is a priority for the County, and actions to secure the components for the park need to be made without delay. The dedication of all Regency property in the stream buffer and unbuildable hillsides to the County for the Willett Branch Stream Valley Park should be completed immediately and before Phase 1 construction begins. Under no circumstances should waivers be granted to allow any buildings be built within the stream buffer and other protected areas.**
- 18. Regency plans to cut down many mature trees, changing the character of our neighborhood. While the Westbard Sector Plan requires that the developer provide shade trees to implement a 50% canopy goal for all public and private road right-of-ways and surface parking lots, it could take decades for new trees to reach today's tree canopy level. Regency should not be allowed to pay a fine of \$300 to remove trees. Also, Regency should optimize stormwater capture, filtration, and infiltration to enable trees to thrive.**



July 10, 2018

***Comments on Regency Centers' Site Plan No. 820180190 (Shopping Center, Phase I) and Preliminary Plan No. 120170170 (Manor Care and Westwood II, Phase II)***

Dear, Mr. Anderson, Mr. Kronenberg, Ms. Wright, Mr. Folden, Mr. Pfefferle, Mr. Hisel-McCoy, Mr. Riley, Ms. Paul, and all:

While the appeal of *Barter et. al v. Montgomery County and Regency Centers* is pending before the Court of Special Appeals, *SaveWestbard* submits the comments below on the above-referenced Regency Centers development proposal for our Westbard community. These comments are submitted as a good faith effort to protect our community while we await a final decision in the lawsuit. These are stand-alone comments on the development proposal before you; the future disposition of the lawsuit will stand on its own.

We have identified several areas of concern regarding the plans for Phases I and II, as follows:

1. **Residential Density.** *SaveWestbard's* primary concern has always been the residential density of this project. Based on Regency's own numbers (*shown below*), the "mix" of residential to retail for the entirety of the project is 80% Residential – 20% Retail/Commercial.

**Phase I - Shopping Center Site (Giant Side)**

**68% Residential and 32% Retail/Commercial + Less Than One Acre of Open Space  
540,524 (total SF) = 171,232 SF (commercial) + 369,292 SF (residential)**

**Phase II - Manor Care + Westwood II**

**98% Residential and 2% Retail/Commercial + NO Open Space  
283,086 (total SF) = 5,000 SF (commercial) + 278,086 SF (residential)**

**Phase I + Phase II = Gridlock + 80% Residents + 20% Retail/Commercial**  
**823,610 (total SF) = 176,232 SF (new commercial) + 647,378 SF (new residential)**

At present, Regency proposes 524 new residential units for Phases I and II. Beyond that, the Westbard sector plan and associated zoning permits the development of approximately 850 new residential units on the HOC site (an estimated 120 units), on the Bowlmor site (an estimated 230 units), and on the site of Capital Properties' Residences at the Capital Crescent Trail (up to 500 new units). If one adds in these additional potential residential units, then the residential to commercial/retail mix could become even more lopsided than it now stands (90:10 or worse).

The community has been prescient: Traffic congestion will increase exponentially, and our local schools will be overburdened and overcrowded due to the heavy emphasis on residential development.

2. Commercial/Residential Mix. Ironically, the surrounding community won't even benefit from a substantial increase in the mix of new retail options and restaurants under the proposed preliminary plan, as commercial square footage will increase only by 6.0%, versus an increase in residential space approaching 1500%, as shown below. In addition, 6,000 square feet of the proposed 9,944 square feet increase in commercial space will be pharmacy space within the New Giant store. As the New Giant pharmacy will reportedly replace the existing Rite Aid pharmacy, it does not represent a significant expansion of retail choice. The remaining 3,944 square feet of additional commercial space represents a meager 2.0% increase in commercial square footage. We question the benefit of the proposed commercial/residential mix to the surrounding community, especially in light of the sector plan's desire to create a vibrant live-play offering, as well as a residential community, and recommend that the commercial/residential mix be altered to provide significant additional retail space, while decreasing proposed residential square footage by an equivalent amount.

Westbard: Residential & Commercial Mix  
(GFA, square feet)

	Proposed	Existing*	Change	% Change
Residential	647,378	41,243	606,135	1469.7%
Commercial	176,232	166,288	9,944	6.0%

Source: Regency Centers

\*Existing residential space of 41,243 square feet represents the previous Manor Care Nursing Home.

The community has always been enthusiastic about new commercial opportunities in the form of an upgraded, and modern shopping center, and we also expected restaurants and other interesting retail options. We are dismayed by the numerical results discussed above which lay bare the true “mix” of commercial/retail to residential square footage. Are there no county standards for what constitutes a pleasant “mix” in a mixed-use development? Our preliminary research indicates that there are no set industry standards for the “mix”, and we find this very troubling. Please enlighten us if you have documents or research which would support the lopsided “mix” which we have addressed in this sub-point.

3. Building Heights. The Westwood I site is zoned for maximum heights of 60 feet. Elevations submitted by Regency Centers show that selected building heights exceed 60 feet. See <https://bit.ly/2JaTocy>. All building heights at Westwood I should be 60 feet or less. Further, we understand that Westwood II will accommodate heights of up to 75 feet. These heights are incompatible with nearby single-family housing. We recommend that apartments heights throughout Phase II be reduced to no more than 60 feet— an adjustment that reduces residential density, which is needed.

4. Green Space, Westwood I. The Civic Green proposed by Regency Centers is .4295 acres, and the proposed Springfield Park is .4301 acres, for a total of .8596 acres. While these spaces exceed the minimum requirements (1/3 acre for the Civic Green, 1/3 acre for the Springfield Park) established in the Westbard Sector Plan, they are manifestly inadequate for the number of people that they are intended to serve. Montgomery County’s Parks, Recreation and Open Space Plan (October 2017) describes the size of a Civic Green as a ½ acre minimum, but 1.5 acres as the ideal size for a Civic Green (page 32).<sup>1</sup>

As to the size of the proposed Civic Green (.4 acres, which is both less than the minimum typically required and less than the ideal size specified by Montgomery County, as referenced above):

Westwood I alone will contain 262 housing units, producing a population of at least 486 residents, according to Regency’s filing. Note, however, that local realtors expect that the project will attract a substantial number of households with children, which can be expected to increase occupancy estimates to 2 persons or more per residence (2 per unit = 524 new residents; 2.5 per unit = 655 residents).

Assuming for simplicity, however, that Westwood I produces a population of 486 new residents (~1.85 occupants per unit) as Regency estimates, proposed total green space at Westwood I

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<sup>1</sup> *Executive Summary*, page I states: “Parks, recreation, and open spaces are essential to the high quality of life for Montgomery County residents. The greatest challenge for the park and recreation system in Montgomery County is to equitably provide enough of the “right” parks and recreation in the “right” places for a growing population of residents and employees. Parks and open spaces are needed now more than ever to serve the leisure needs of residents, many of whom do not have backyards. The focus of the 2017 PROS Plan is on equitably providing activated, central community spaces, while meeting recreational needs and protecting and managing natural and cultural resources for future generations.” Parks, Recreation and Open Space Plan (October 2017).

stands at 1.77 acres per 1,000 occupants. This is more than 80% below the 2016 U.S. median of 9.5 acres of park space per 1,000 residents, and over 60% below the lowest quartile of U.S. jurisdictions, which offer a median of 4.6 acres of parkland per 1,000 residents.

The truth is even more dismal: Regency's proposed civic green and neighborhood park will also serve the occupants of its Phase II development at Westbard (278,086 square feet of residential GFA), as well as Westbard I shoppers and residents of the Springfield and Sumner neighborhoods (1200 homes), and many others from the surrounding neighborhoods. The ratio of park acreage to population will plummet even further if Regency develops the Bowlmor site, and if HOC and/or Capital Properties develop their parcels as allowed under current zoning.

In sum, substantially more public green space is warranted for the Westwood I site. In addition, increasing the amount of green space at Westwood I would also increase the volume of stormwater that could be retained and treated onsite (*see below*).

4. Traffic Circulation Pattern, Westwood I. There are only two entries planned for the shopping site development: The center street entry/exit; and the entry/exit near the Springfield Neighborhood Park. This cramped and unattractive entry/exit pattern will inevitably lead to gridlock and traffic problems, especially along the very long road which lies behind the retail/multi-family building. There are two solutions that we recommend.

Option 1: If Regency declines to build three access points into the shopping center, we recommend that the central street shift to the edge near the New Giant loading dock which would run directly into the New Giant garage; and then flow to the main development street on the other side of the New Giant garage. This arrangement would draw the traffic away from the Civic Green and could possibly enlarge the Civic Green in the process. This arrangement also allows two entry/exit points for New Giant shoppers which would be a significant advantage for traffic flow (unlike the one point of entry/exit for New Giant shoppers proposed by Regency).

Option 2: Regency might keep the center street as is, and add a third street near the New Giant loading dock. This option would greatly improve traffic flow throughout the entire shopping site by giving shoppers many options for interior circulation points. While Option 2 is not ideal for the Civic Green enlargement compared to Option 1, a balance may be needed between beautification of the Civic Green on the one hand, and sustainable traffic flow on the other. The addition of a third entry/exit point would likely require downsizing the retail/multi-family building – a result which would naturally be supported by the residents.

5. Parking, Westwood I. The shopping public (current and new residents) is likely to require more parking spaces than are proposed in the preliminary and site plans. Due to the Westbard community's lack of transit access, Westbard will continue to be auto-dependent, especially as Regency is no longer proposing a shuttle bus to Metro. With the significant number of new residents proposed for the area, parking at Westbard is likely to be extremely difficult for



current residents. For example, Regency is only providing the bare minimum number of spaces required by Montgomery County for the New Giant retail parking structure (446 spaces); and in the multi-family/retail building, there will be a little more parking for shoppers, but not much, since half of that parking will be for residents in the apartments. Again, we are car dependent and we need more parking spaces. We also require a large number of differently-abled spaces for our elderly population. The overall adequacy of parking at Westwood I should be re-evaluated to ensure that the shopping public is not confronted with a parking mess.

We would like to address another egregious parking point here as well. As discussed above in Point 2 – Commercial/Residential Mix, Regency's proposed development increases existing commercial/retail development in the Westbard community by a mere 6.0% (*2/3 of that increase belongs to New Giant's 6,000 SF pharmacy*). Consider that, at present, Westbard shoppers enjoy the expansive and open parking lot at Westwood I as well as the structured and open parking spaces available at Westwood II, to serve our parking needs. These parking lots are full on any given day (*excepting the lightly-used portion by the current Rite Aid/Walgreens*). Post-development, should you green-light Regency's proposed plans, all but 5,000 square feet of the commercial/retail options in this proposed development shifts directly to the Westwood I site (*since Westwood II is completely slated for residential development, minus the noted 5,000 square feet of commercial space*). We estimate that Regency's proposed parking for the Westwood I site equals approximately 650 spaces (*446 spaces in the New Giant garage plus approximately 200 in the retail/multi-family garage*). To summarize: 97% of Regency's proposed commercial/retail development is slated for the Westwood I shopping center site (*171,232 square feet commercial on Westwood I/176,232 square feet proposed total commercial for Phases I and II*); and yet, astoundingly, Regency plans a drastic decrease in parking spaces on the Westwood I site, while, at the same time, completely removing all public parking spaces at Westwood II. This is wholly unacceptable and outrageous. Will you hold Regency accountable for this grievous sleight-of-hand?

6. Townhouse Configuration. The barrack configuration of the townhomes is not only unsightly and cramped, it also impinges on the rights of the residents of Kenwood Place Condominiums. County approval of the Westbard I preliminary and site plans should be contingent on the negotiation of a satisfactory settlement and/or an agreeable arrangement between Kenwood Place Condominiums and Regency Centers. We support the parking and property rights of Kenwood Place Condo residents.

7. Moses African Cemetery. *SaveWestbard* continues to work with Macedonia Baptist Church (MBC) to ensure that the cemetery which lies on the land behind the Westwood Tower (HOC building) is adequately and properly memorialized. MBC has also spoken to Regency about its role in preserving the history of the African-American community in Westbard; those discussions are private and ongoing, but the County should be mindful of this matter in evaluating Regency's plans.

8. Willett Branch Daylighting and Greenway. Site and preliminary plans for Westbard should not be approved until dedications from Regency have been finalized for the purposes of daylighting

the Willett Branch stream and assembling the land for the proposed Willett Branch greenway. The greenway and stream daylighting are the principal public amenities under the Westbard sector plan; development should not be allowed to advance until satisfactory land and/or monetary payments have been secured to make these amenities a reality.

9. Stormwater Management. We support the Little Falls Watershed Alliance's position on stormwater management and defer to LFWA's expertise on this matter. The Westbard sector plan requires that all but "limited" quantities of stormwater be retained and treated on-site. Regency's proposal, however, proposes to retain and treat only 54% of stormwater, principally through green roofs and planters— which do not return stormwater to the water table. Regency proposes that the remaining 46% of stormwater be sequestered in constructed vaults and gradually discharged. The proposed stormwater management plan fails to comply with the terms of the Westbard Sector Plan and appears environmentally deficient in that it does not specify how it will treat substantial quantities of stormwater on-site and does not return treated stormwater to the water table. Additional green space requirements, the use of gray water systems and the use of pervious pavements in less-trafficked townhome areas would increase stormwater capture and treatment percentages.

10. Traffic, Generally. Public plans presented in January 2018 indicated that Regency intends to deliver over 500 residential units across Phases I and II of the Westwood project. At present, Metro shuttle service is not contemplated. Because the nearest Metro is roughly 2 miles from Westbard and because bus service is limited, residents will be required to drive on a daily basis.

Westwood I and II alone will add several hundred cars (if not more) to local traffic, but their impact should not be considered in isolation. Further, the disposition of the Bowlmor property remains unknown at this time. Plus, Capital Properties has approval to build up to 500 units on their property known as The Residences at the CCT; and HOC is expected to add 100 units or more to its site. In addition, the nearby Intelligence Community Campus at 4600 Sangamore Road will house some 3,000 employees, a substantial number of whom will commute by car.

The County's traffic studies and traffic impact evaluations for the Westbard area should consider the combined impact of Westwood I and II, the Intelligence Community Campus and prospective residential construction by Capital Properties and HOC, and by Regency at the Bowlmor site. (The impact of prospective projects may be evaluated by probability weighting for each possible project). To consider each proposed project in isolation is to seriously underestimate traffic impacts.

11. Three-D Model. Residents would like an accurate 3-D model by which we may more easily visualize the excessive over-development planned for Westbard. Regency's submitted documentation is very difficult to understand for everyday residents.

*SaveWestbard* appreciates the opportunity to present these comments to Montgomery County planning officials. Should you have any questions, please contact us as indicated below.

Sincerely,

*Patricia E. Kolesar for SaveWestbard*

Patricia E. Kolesar  
5508 Jordan Road, Bethesda, MD 20816  
301-503-4109  
[pkoles@verizon.net](mailto:pkoles@verizon.net)

*Leanne Tobias*

Leanne Tobias  
5809 Ridgefield Road, Bethesda, MD 20816  
202-355-5270  
[Leanne.Tobias@malachitellc.com](mailto:Leanne.Tobias@malachitellc.com)

cc: Mr. Andrew Friedson  
All Councilmembers

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Email

# WESTBARD - Parking Plunge - 1,000 do...

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 - Parking Plunge - 1,000 down to 650, add thousands of residents - It's a problem  
**Date Sent:** **Date Received:** 7/11/2018 2:34 PM

**From:** Patricia E. Kolesar [mailto:pkoles@verizon.net]  
**Sent:** Wednesday, July 11, 2018 1:54 PM  
**To:** Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>  
**Cc:** countyemails@savewestbard.org  
**Subject:** WESTBARD - Parking Plunge - 1,000 down to 650, add thousands of residents - it's a problem  
**Importance:** High

Dear Mr. Kronenberg and Mr. Folden:

I would like to update *SaveWestbard's* comments to include the following facts which confirm residents' concerns about the Parking Plunge:

Current parking capacity is sufficient for approximately 1,000 cars at Westwood I and II (we counted).

Post-development, 97% of the commercial/retail options will be on the Giant-side; and that's where the shopping public will park.

Regency's Parking Offering: 446 at the Giant garage; plus approximately 200 at the retail building (exact number unknown as 190 units get one spot each, and they could pay for a second; so the estimate is 200/420 for the public). ESTIMATE (mine) - 650 spaces.

After Phase I and II development, Westbard will have approximately 1330 new residents (estimate: 532 units x 2.5/unit); and, if the rest of Westbard Avenue is developed (HOC, Bawlmor, Cap Prop), another 2,000+ residents will be added to the mix.

Right now, we have ample, comfortable, easy parking; and we like it.

After Phase I and II development, current residents, plus all the new shoppers (coming to see the new offerings, naturally), plus all the new residents' friends and visitors, plus another 2,000+ residents and friends and visitors in the future ...

And you can see that we have an official parking nightmare on our hands.

So many things are wrong with Regency's plan; but the parking plunge ranks pretty highly.

Regards,

*Patricia E. Kolesar for SaveWestbard*  
 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)	

WESTWOOD 1 DEVELOPMENT: Comments from Kenwood Place  
Condo Residents: 5301 Westbard Circle, Bethesda MD. 20816

Dear All:

The undersigned residents of Kenwood Place Condos are concerned about the Regency development, most especially as to how it affects our property, our parking rights, and our health and welfare. We have several major concerns since KPC is the only property owner with a direct, continuous, and contiguous border with the new development. Our building has occupied the space since 1973 and many of us are long-time residents.

### **1. Situation of the Proposed Retail and new Giant**

Regency's new plan has a debatable origin. In January 16, Regency's attorney wrote simply that the developer had "determined approval (of its plan) is no longer in its best interests and is therefore seeking its formal abandonment." On June 3 it advertised that their new plan would be in the best interests of the surrounding communities.

The headlines feature: 1. Reduction of housing density of the entire project area and 2. Reduction of the area reserved for existing and future retail commerce. These reductions are achieved largely by simply removing three parcels on the East side of Westbard Avenue from the project area (one by a sale) and thus deferring their redevelopment to a vaguely defined "Phase II." The timing of the realignment of Westbard Avenue "will need to be explored further," which entails considerable uncertainty of the planning for the remaining parcels on the East side. This leaves the Westwood I site on the West side (adjacent to the Kenwood Place Condominium) as the only area for which concrete plans are proposed.

The results are most obvious from the comparisons in the included table. Outside of Westwood I, the residential tally falls from 800 to 260 units (68% less), and Westwood I would face an increase from 74 to 264 units (357% more). To make room for so much extra housing, the commercial area is reduced from 424,000 to 178,000 sq ft, a reduction of 64%. The projected **commercial square footage outside Westwood I would be cut from 86,000 to 5,000 sq. ft, i.e. it is virtually eliminated.**

Such an imbalance between Westwood I and the surrounding area leaves no room for local growth, except in the Site I area.

The table below contradicts Regency's assertion that it "is greatly reducing the proposed density in its project", an argument "to pursue an alternative method of development ....". **Much reduction of the number of residential units is achieved simply by elimination of large parcels, and the resulting density outside the Westwood I area is about the same. On the other hand, the residential density on Site I doubles.** The new proposal puts a massive apartment block (190 units with about 150 cars) on Westbard Avenue, and the townhouses in the rear fill the remaining spaces, many in anything but attractive locations. It would look like a neighborhood without any character and plagued by access via an awkward street plan.

On the commercial side, a key element is the proposed **relocation of Giant on the Southern part of the existing parking lot.** The choice of a site along Westbard Avenue **seems attractive for staged construction, but it makes the store more of an appendix than a grocery anchor of a shopping center.** The smaller retail facilities are spread out over six areas, clustered around two larger parking lots and separated by the "Common Green." The layout is so far removed from modernization of a shopping center that the center can no longer be found.

The "Common Green" promises to be a choke point for cars and pedestrians and the retail parking under the apartment block is bound to be used by visitors and residents making short stops. Finally, the relocation of Giant as shown is bound to aggravate the traffic problems of Westbard Avenue. It adds two curb cuts to the existing two, A third entrance to ground floor parking of the store and a fourth one for trucks going to the loading docks. The latter would be a noisy and unattractive corner next to the entry lane of our property.

The present proposal raises so many conceptual problems, that this may be the right time to reconsider constructive alternatives that would benefit

all parties concerned. Apart from specific problems (some to be addressed below), it seems of paramount importance to preserve Westbard Avenue as a four-lane transit road between Massachusetts Avenue and River Road. After ten years and many discussions, there are no indications that important improvements to River Road can be expected. This is all the more reason to avoid new sources of congestion in a most important connection in the transit infrastructure. The relocation of Giant as proposed, the massive addition of new residences, storefronts along Westbard Avenue, traffic of delivery trucks to four different locations, they all seem to compound the traffic problems.

In return for these problems, the shoppers (including several hundred residents of KPC) gain a new grocery store not likely to be much different from the existing one, and the same familiar categories of retail stores are inconveniently relocated. One wonders if it is really a sound proposition to invest so much in a concept that promises to be so troublesome. We suggest that the existing space of Site 1 is large enough to consider alternatives for staged development of concentrated shopping on the center and North end of the parking lot. Abandoning the proposed Giant relocation would free up the Southern part for substantial residential development that would blend more harmoniously with KPC's property.

Project	Outside of Westwood I	Westwood I	Total Project	Reduction 2018 vs 2017 (%)	Westwood I as % of total Project
<b>2017 Plans</b>					
Residential Units	800	74	874		
Floor area sq. ft	832,000	204,000	1,036,000		20
Average sq. ft/unit	1040	2757	1185		
Retail area sq. ft	86,000	424,000	510,000		83
Total floor area sq. ft	918,000	628,000	1,546,000		41
<b>2018 Plans</b>					
Residential Units	260	264	524	60	
Floor area sq. ft	272,000	364,000	636,000	61	57
Average sq. ft/unit	1046	1379	1214		
Retail area sq. ft	5,000	178,000	183,000	36	97
Total floor area sq. ft	277,000	542,000	819,000	53	66

## 2. KPC Parking Rights on Giant Shopping Center lot:

The 1981 document below shows that KPC residents have and hold a "non-exclusive right" to 45 parking spaces in the Giant parking lot, which is now owned by Regency Centers. The KPC residents have neither agreed nor given permission for Regency or our BOD to alter our parking situation or legally document relocation of these 45 spaces. KPC Board negotiations with Regency is under review by the CCOC. As stated in our bylaws no action may be taken by the KPC Board to alter our parking and property rights without approval by a significant majority of the council of unit owners (CUO). Without properly addressing KPC's rights to these spaces it is unlikely that the CUO would approve.



5696 6663

MAY - 8 PM 2:32

CLERK'S OFFICE  
MONTGOMERY COUNTY, MD

DECLARATION AND MASTER LEASE

ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP  
FOR PREMISES LOCATED AT  
5301 WESTWARD CIRCLE, BETHESDA, MARYLAND  
PURSUANT TO THE MARYLAND HORIZONTAL PROPERTY ACT

Section 1. (a) Submission of Property. KENWOOD PLACE ASSOCIATES, a limited Partnership organized under the laws of the state of Wisconsin (the "Declarant") hereby submits its leasehold estate in the Land (as hereinafter defined) and its interest in the Building (as hereinafter defined), together with all easements, rights and appurtenances belonging to such Land and Building and all other property, personal or mixed, intended for use in connection therewith, to the provisions of the Maryland Condominium Act, Chapter 1) of the Real Property Article of the Annotated Code of Maryland (1974, and 1980 Cum. Suppl.), as amended, in order to create a plan of condominium ownership in such Land and Building, hereinafter collectively referred to as the Property, to be known as KENWOOD PLACE CONDOMINIUM. The Land is legally and particularly described as follows:

See Exhibit A attached hereto and incorporated hereinto by reference.

33.00  
37.00  
35.00  
100.00 (C) 8/11/80  
MAY 8 1981

A leasehold estate in the Land has been devised to Declarant by that certain Indenture of Lease dated August 27, 1973, between László H. Tauber, Trustee for Westwood Joint Venture, as Landlord (the "Landlord"), and MGIC Ventures, Inc., as Tenant, recorded among the Land Records of Montgomery County, Maryland, at Liber 4476, Folio 405, which Indenture of Lease was assigned to Declarant by a certain Assignment of Lease and Assumption Agreement dated October 29, 1976 and recorded among the Land Records of Montgomery County, Maryland at Liber 4802, Folio 023. Landlord hereby submits its fee simple interest in the Land, together with all easements, rights and appurtenances belonging to the Land, to the provisions of the Condominium Act, for the duration of the condominium regime created hereby.

(b) Condominium Plat and Plans. The Property is shown on the condominium plat and plans to be recorded simultaneously herewith among the Condominium Records of Montgomery County, Maryland in Condominium Plat Book No. 23, at page 247 through page 249, which are attached hereto as Exhibit B and incorporated herein by reference.

Section 2. Definitions. Capitalized terms not otherwise defined herein or in the other Condominium Instruments



### 3. KPC Easements and Rights of Way Altered by Regency's Westwood I Center:

In their Site Plan, SP-101 Regency has realigned KPC's North Parking Lot without the consent of the council of unit owners as required by our bylaws. Again, our Board's actions regarding any negotiations with Regency are under review by the CCOC. On 6/15/2018 Regency submitted a final version of site plan drawing #07-site -8200180190 sp 102, Exit 5 Parking Modification Plan. Did Regency have the authority to modify our north parking lot without consent of the Council of Unit Owners?

The design proposed by Regency for our right of way on the northern side of our property provides direct access for large emergency vehicles, refuse haulers, service trucks, etc. This design calls for a change in our right of way which requires us to make a hard, tight right turn to enter our property followed by hard, tight left turn that will impact our safety and access for our residents.

Regency's proposes relocation of an existing KPC easement for a new street between Westbard Avenue and KPC. Regency claims this relocation is necessary to accommodate a new park of a size that MNCCP was requiring. Regency's plan for the easement relocation would make access for KPC's commercial unit visitor's very difficult.

The new Springfield Park on the northern end of Regency's property overlays our right of way and would require that a pedestrian sidewalk exit be extended from our commercial wing to the street.

### 4. Buffer zone between Regency and KPC:

KPC residents would like a buffer zone between our property and Regency's. We are concerned about the noise and pollution inherent in a large project such as that proposed.

#### SIGNED:

P. McGuire, apt 210; N. Livingston, apt. 224; R. Popovic, apt. 211;  
M. Irribarren, apt. 202; R. Harding, apt. 312; E. Bogatcheva, apt.110;  
J. Searls, apt. 214; M. Wilton, apt. 345; M. Smooth, apt. 439;  
N.Gebre, apt. 301; N. Illic, apt. 304; O. Parikfi, apt. 407; G. Selva, apt. 207;  
M. Meisha, apt.408

Email

# FW: WESTBARD: My C...

Email

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

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

**Cc**

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

**Date Sent** **Date Received** 7/10/2018 4:55 PM

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

**From:** Jane Croft [mailto:bjcroft4@icloud.com]  
**Sent:** Tuesday, July 10, 2018 2:08 PM  
**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,

NAME, ADDRESS

Jane Croft

6014 Overlea Rd

Bethesda, MD 20816

Sent from my iPhone

**Attachments**

File Name	File Size (Bytes)
No Attachment records are available in this view.	
0 - 0 of 0 (0 selected)	Page 1

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# 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** 7/10/2018 5:05 PM

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

**From:** Carol Shiff [mailto:csweetshiff@aol.com]  
**Sent:** Tuesday, July 10, 2018 4:54 PM  
**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,  
 Carol and Alan Shiff  
 5145 Westbard Ave  
 Bethesda 20816

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Email

# Regency Development at We...

Email

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

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

**Cc**

**Subject** Regency Development at Westwood Shopping Center

**Date Sent** **Date Received** 7/10/2018 4:20 PM

**From:** Mary Sue Johnson [mailto:johnson.marysue@gmail.com]  
**Sent:** Tuesday, July 10, 2018 4:00 PM  
**To:** countyemails@savewestbard.org  
**Subject:** Regency Development at Westwood Shopping Center  
**Importance:** High

To the Council

Please read these bullet points and consider the affects of this project on our neighborhood. Would you want to live near this density creating so many problems? What about our quality of life? The closest Metro is almost 2 miles away. Would you want to walk that distance everyday to commute to work? My guess is no you wouldn't.

- We want a 3-D Model - reality check!
- We need more parking spaces - Regency is offering the BARE MINIMUM in the Giant lot; and not much more for the additional retail below the apartments
- We want a bigger civic green - Regency is offering LESS THAN ONE ACRE of open space - we need significant green space to balance this development (2-3 acres, if at all possible)
- Barrack configuration of the townhomes is unsightly
- If you're a Kenwood Place Condo owner, ask them about the 45 parking spots to which you are currently entitled in the shopping center area (it looks like there are townhomes on top of those spaces in the drawings)
- 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); there are only two points of entry and exit and it will be slow and crowded
- Ensure that the African-American Cemetery is Memorialized
- 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 (for the shopping center site, for example, Regency estimates LESS THAN two persons per unit).
- Do not allow the request for a waiver of stormwater treatment (ask LFWA)

MarySue and Ron Johnson  
 4909 Scarsdale Road  
 Bethesda Md 20816

Email

## Please fix this Westbar...

**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** Please fix this Westbard overdevelopment

**Date Sent** **Date Received** 7/10/2018 5:30 PM

**From:** elizabeth carpenter [mailto:liz@bluelizardkids.com]  
**Sent:** Tuesday, July 10, 2018 4:55 PM  
**To:** countyemails@savewestbard.org  
**Subject:** Please fix this Westbard overdevelopment  
**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. Please consider your constituents instead of the developers who only want to maximize their profits and maximize their building!**

**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).**

**What you have proposed is a new**

**city with out a park or green space to to balance it!**

**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). There should be a free shuttle for all these people without enough parking spots! 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 stormwater treatment waiver.**

**Sincerely,  
Elizabeth Levy**

**Attachments**

<u>File Name</u>	<u>File Size (Bytes)</u>
No Attachment records are available in this view.	
0 - 0 of 0 (0 selected)	Page 1

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**From:** Peter Rubin [mailto:peterlrubin@gmail.com]

**Sent:** Tuesday, July 10, 2018 10:36 PM

**To:** [countyemails@savewestbard.org](mailto:countyemails@savewestbard.org)

**Subject:** Westbard Development Concerns

**Importance:** High

Dear Montgomery County Leader:

I remain deeply concerned about the Westbard development plans.

My main concern is that the "mix" of residential (80%) to commercial (20%) is lopsided beyond repair. The already congested traffic pattern will cause even greater congestion and increased threats to pedestrian (my kids!!) safety. In a perfect world, the residential units would be significantly decreased and the percentage of low-income apartments would be INCREASED.

Worse still is that Regency has seriously undercounted the number of new residents – making it an untrustworthy partner for the county and the neighborhood on such a large, disruptive project.

In terms of tactical comments, please consider the following:

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.

Thank you for your consideration,

Peter Rubin

5826 Highland Drive

Chevy Chase, MD 20815

File

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 Help

## Email

# About the Westbard De...

### 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** About the Westbard Development as proposed by Regency.

**Date Sent** **Date Received** 7/11/2018 2:34 PM

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

**From:** Patricia Johnson [mailto:pdjohnson01@yahoo.com]  
**Sent:** Wednesday, July 11, 2018 1:49 PM  
**To:** countyemails@savewestbard.org  
**Subject:** About the Westbard Development as proposed by Regency.  
**Importance:** High

Dear Sir/ Madam: The plan put forth by Regency is just too dense. There is not enough infrastructure, public transportation environmental protection and road capacity to handle the number of residential units combined with commercial buildings. The planning is full to capacity. The numbers put forth by Regency are not really accurate or reflect the density planned. There are not enough parking spaces, not enough green spaces, and adequate storm water management. Traffic will be increased on all the arteries surrounding the area and within the Westwood Shopping Center. This will be detrimental to existing neighborhoods and to the new neighborhood being constructed within that plan. Please consider the concerns of your neighboring constituents. Please reduce the density proposed by Regency.

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

### Attachments

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

**DATE:** July 11, 2018

**TO:** Mark Pfefferle, Robert Kronenberg, Elza Hisel-McCoy, Matthew Folden, Stephanie Dickel, Marco Fuster, Susanne Paul

**FROM:** Leanne Tobias, LEED AP, FRICS

**SUBJECT:** Comments on Regency Centers' Site Plan No. 820180190 (Shopping Center, Phase I) and Preliminary Plan No. 120170170 (Manor Care and Westwood II, Phase II)

Following are comments on the above-referenced site and preliminary plans submitted by Regency Centers for the Westbard project. I have been a Bethesda resident for over 20 years and live approximately a mile from the proposed development.

1. Residential Density. The proposed project is predominantly residential. At present, Regency proposes 824,310 square feet (GFA) of residential and commercial space across two phases of development, of which 648,378 square feet (79%) are residential. The residential component has been previously estimated by Regency at 524 units. The 2016 Westbard sector plan and associated zoning permits the addition of some 850 units, for a total of 1,374; if delivered, these units would produce a residential component of well over 90%.

It is arguable as to whether currently proposed and potential residential construction fulfills the objective of the Westbard sector plan to produce a vibrant live-work-play environment. The "live" portion certainly will be achieved, but the "work" (commercial/retail) component is limited and is likely to be further dwarfed by the delivery of additional residential space. The insufficiency of green space—the "play" component—is addressed below.

2. Minimal Increase in Commercial/Retail Options. In contrast to the vision of the sector plan, which contemplated a significant increase in commercial (predominantly retail) space at Westbard, Regency's proposed plan offers only a minimal increase in commercial/retail uses. Commercial square footage will increase by only 6%, versus an increase in residential space of 1470%, as shown below. In addition, 6,000 square feet of the proposed 9,944 square foot increase in commercial space will be pharmacy space within the Giant store. As the Giant pharmacy will reportedly replace the existing Rite Aid pharmacy, it does not represent a significant expansion of retail choice. The remaining 3,944 square feet of additional commercial space represents a meager 2.4% increase in commercial square footage. It is recommended that proposed commercial square footage be increased to provide significant additional retail space as envisioned by the sector plan, while decreasing proposed residential square footage by an equivalent amount.

Westbard: Residential & Commercial Mix  
(GFA, square feet)

	Proposed	Existing*	Change	% Change
Residential	647,378	41,243	606,135	1469.7%
Commercial	176,232	166,288	9,944	6.0%

Source: Regency Centers

\*Existing residential space of 41,243 square feet represents the now vacant Manor Care nursing home.

3. **Building Heights.** The Westwood I site is zoned for maximum heights of 60 feet. Elevations submitted by Regency Centers show that selected building heights exceed 60 feet. (See, <https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A103.pdf/09-ARCH-820180190-A103.pdf> V2/09-ARCH-820180190-A103.pdf, <https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A204.pdf/09-ARCH-820180190-A204.pdf> V2/09-ARCH-820180190-A204.pdf). All building heights at Westwood I should be 60 feet or less. Further, it appears that Westwood II will be designed for heights of up to 75 feet. These heights are incompatible with nearby single-family housing. It is recommended that heights throughout Phase II be reduced to no more than 60 feet—an adjustment that helps to balance the mix of commercial and residential space as envisioned by the sector plan, while addressing public concerns about design, potential traffic congestion, and school overcrowding.

4. **Green Space, Westwood I.** The civic green proposed by Regency Centers is .4295 acres, and the proposed Springfield Park is .4301 acres, for a total of .8596 acres. While these spaces exceed the minimum sector plan requirements (1/3 acre for the civic green, 1/3 acre for the Springfield neighborhood green), they are manifestly inadequate for the number of people that they are intended to serve.

Westwood I alone will contain 262 housing units, producing a population of at least 486 residents, according to Regency's filings. Note, however, that that local realtors expect that the project will attract a substantial number of households with children, which can be expected to increase occupancy estimates to 2 persons or more per residence (2 persons per unit = 524 new residents; 2.25 per unit = 589 residents; 2.5 per unit = 655 residents.)

Assuming for simplicity, however, that Westwood I produces a population of 486 new residents (~1.85 occupants per unit) as Regency estimates, proposed total green space at Westwood I stands at 1.77 acres per 1,000 occupants. This is more than 80% below the 2016 U.S. median of 9.5 acres of park space per 1,000 residents, and over 60% below the lowest quartile of U.S. jurisdictions, which offer a median of 4.6 acres of parkland per 1,000 residents. (See the National Recreation and Park Association's [2016 field report](#).)

The truth is even more dismal, as Regency's proposed civic green and neighborhood park will also serve the occupants of its Phase II development at Westbard (278,086 square feet of residential GFA), as well as Westbard I shoppers and nearby residents. The ratio of park acreage to population will plummet even further if other Westbard sector landowners (currently the Housing Opportunities Commission and Capital Properties) develop their sites to the residential densities permitted under 2016 zoning.

It should also be noted that the sizing of the proposed civic green is inconsistent with Montgomery County policy on parks, recreation and open space. The County's October 2017 Parks, Recreation and Open Space (PROS) plan requires a .5 acre minimum for civic greens, with 1.5 acres cited as ideal. As noted by the PROS plan, parks are particularly important for County residents who-- like apartment occupants in the proposed Westwood complex-- lack backyards. See *Parks, Recreation and Open Space Plan (October 2017.)*

In sum, substantially more public green space is warranted for the Westwood I site. In addition, increasing the amount of green space at Westwood I would also increase the volume of stormwater that could be retained and treated onsite (*see below*).

4. Traffic Circulation Pattern, Westwood I. A key access road into Westbard I separates Lots 1 and 3 of Block A, passing directly by the proposed civic green and separating the Giant supermarket from the retail/apartment mixed-use property. The positioning of this entrance detracts from the project's safety and attractiveness to pedestrians, as well as from the use of the civic green as a place for community recreation and relaxation, as envisioned by the Westbard sector plan. It is recommended that auto access to the site be reconfigured to route incoming supermarket traffic away from the interior civic green. CCCFH (the Citizens Coordinating Committee on Friendship Heights) has submitted comments detailing possible reconfiguration options.

5. Retail Parking, Westwood I. Parking facilities at the existing Westbard I and Westbard II commercial properties have combined capacity for approximately 1,000 cars. Regency, by contrast, is proposing only 446 retail parking spaces for the Westbard retail building, plus 420 shared residential/retail parking spaces for the neighboring 190 unit mixed use building. After conservative adjustments for parking associated with 190 apartment units, plus parking leased or reserved for retail tenants, parking for shoppers is reduced to roughly 625 spaces. A possible set-aside of mixed use parking spaces for residents of the Kenwood Park Condominium (see discussion titled Townhome Configuration, below) would further reduce parking for shoppers to an estimated 580 spaces.

The sharp reduction of retail parking at Westwood comes despite Regency's proposed construction of an estimated 524 residential units. In light of the population increase proposed for the area, retail parking at Westwood is likely to become extremely difficult for area residents, a situation that would be worsened by the delivery of up to 850 additional apartments, as permitted under current zoning. The adequacy of proposed retail parking at Westwood I should be reevaluated to ensure that the shopping public is well-served.

6. Area Traffic Impact. Public plans presented in January 2018 indicated that Regency will deliver 524 residential units across Phases I and II of the Westwood project. At present, Metro



shuttle service does not appear to be contemplated. Because the nearest Metro is roughly 2 miles from Westwood and bus service is limited, residents will be required to drive on a daily basis.

Westwood I and II alone will add several hundred cars to local traffic, but their impact should not be considered in isolation. Capital Properties has been approved to build 500 units at Westbard, and HOC is expected to add 100 units or more to its site. In addition, the nearby Intelligence Community Campus at 4600 Sangamore Road will house an estimated 3,000 employees, a substantial number of whom will commute by car.

In evaluating traffic impacts of the Westwood project, the Planning Department and Planning Board should consider the combined impact of Westwood I and II, the Intelligence Community Campus and potential residential construction by Capital Properties and HOC. (The impact of potential projects can be evaluated by probability weighting.) To consider each project in isolation is to seriously underestimate traffic impacts.

7. Townhome Configuration, Westbard I. The barrack-like configuration of the Westbard I townhomes is not only unattractive and cramped, it also impinges on the parking rights of the residents of Kenwood Place Condominiums. County approval of the Westbard I preliminary and site plans should be contingent on the completion of a settlement agreement between Kenwood Place Condominiums and Regency Centers.

8. Willett Branch Daylighting and Greenway. Site and preliminary plans for Westbard should not be approved until dedications from Regency have been finalized for the purposes of daylighting the Willett Branch stream and assembling the land for the proposed Willett Branch greenway. The greenway and stream daylighting are the principal public amenities under the Westbard sector plan; development should not be allowed to advance until satisfactory land and/or monetary dedications have been secured to make these amenities a reality.

9. Stormwater Management. The Westbard sector plan requires that all but "limited" quantities of stormwater be retained and treated onsite. Regency's proposal, however, proposes to retain and treat only 54% of stormwater, principally through green roofs and planters— which do not return stormwater to the water table. Regency proposes that the remaining 46% of stormwater be sequestered in constructed vaults and gradually discharged. The proposed stormwater management plan fails to comply with the terms of the Westwood sector plan by leaving close to half of stormwater volumes uncaptured (46% of stormwater volume will be ultimately discharged) and by failing to specify whether and how sequestered stormwater will be treated onsite. Disappointingly, the stormwater plan does not return treated stormwater to the water table. Additional green space requirements, the use of gray water systems and the use of pervious pavements in less-trafficked townhome areas are potential ways to increase stormwater capture and treatment percentages at Westwood. Stormwater management for Westwood will be discussed in greater depth in comments being prepared by the Little Falls Watershed Alliance.

10. Trees. The proposed Westwood preliminary plan recommends the removal of a number of healthy, mature trees. It is possible to retain these trees for replanting at Westwood, and this option should be considered for environmental and aesthetic reasons. In addition, a tree canopy of at least 50% should be provided, as recommended in the sector plan.


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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** 7/11/2018 10:31 AM

**From:** eugene zartman [mailto:ezarterz@gmail.com]  
**Sent:** Wednesday, July 11, 2018 10:16 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 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. 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.

**Please do not turn a pleasant residential neighborhood into an urban nightmare.**

Sincerely, NAME, ADDRESS  
**Eugene & Eleanor Zartman**  
**5601 Pioneer Lane**  
**Bethesda, MD 20816**

Attachments

File Print... Close

Help

Email

# Westbard redevelopment

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 redevelopment

**Date Sent:** **Date Received:** 7/11/2018 9:50 AM

**From:** Deborah Schumann M.D. [mailto:dschumannmd@gmail.com]  
**Sent:** Tuesday, July 10, 2018 11:57 PM  
**To:** countyemails@savewestbard.org  
**Subject:** Westbard redevelopment  
**Importance:** High

Dear MoCo Elected Officials and Planning People:

I grew up very near Westbard when it was being built. I now live in the Tulip Hill neighborhood and am very familiar with that area since I drive, walk and ride a bike all around the area. I occasionally take the Ride-On, but public transportation that runs only twice an hour is not convenient enough.

Regency's proposal for the redevelopment of Westbard is based on profit for the company and will not improve that area of Montgomery County for those who already live there. While the shopping center could use an update, hundreds more dwelling units will add to already crowded schools and serious traffic congestion.

Westbard is a suburban shopping center and cannot be an urban residential center because Metro is not within walking distance. Further residential development should include a parking garage with free shuttle service to Metro for all current and new residents. Reducing parking and wishing that people will get out of their cars will not work to control the high volumes of traffic on River Road and Massachusetts Avenue where Westbard has its only two access points.

Regency's proposed increase in dwelling units will add more people to the area than already live in Springfield and Sumner combined.

The two access roads, Ridgefield Road and Westbard Avenue do not have the capacity to carry the traffic that all those new residences would generate.

Current schools do not have the capacity to provide quality education to that many new children.

When Westbard was originally developed over fifty years ago, there was no coherent plan. Willett Branch, a tributary of Little Falls Creek was buried underground and the Moses Macedonia Cemetery was paved over. Now Montgomery County has an opportunity to rectify those bad decisions by daylighting Willett Branch and creating attractive green space that includes a respectful memorial for the cemetery. We also must be cognizant of storm water control so that we don't suffer flooding and destruction which will occur more and more with climate change.

Please consider these issues as the development moves forward. It will be much better to make a good plan now rather than suffer with the unpleasant consequences of congestion, overcrowding and flooding.

Sincerely,  
 Deborah Schumann  
 6804 Tulip Hill Terrace  
 Bethesda, Md. 20816

Attachments

Chair@mncppc-mc.org

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

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

From: stacy janes [mailto:stacyj@odinc.net]

Sent: Wednesday, July 11, 2018 11:32 AM

To: countyemails@savewestbard.org

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

Dear All:

We like many others you may be hearing from, we have been members of this community for a long time and are extremely saddened by the planned destruction of our neighborhood via the approval of the current plan submittal made by Regency Development. We ask that you please, please, please hear our voice and consider the following requests. We know that the current developer has a big investment, and that Montgomery County has previously been supportive of the plan. But now is the time to review that support. We citizens big have a big investment too. It's our homes and the preservation of our neighborhood we wish to keep intact, not just for ourselves, but for those who will join us in the future.

We don't believe anyone debates that a higher density growth plan is inevitable for the Westbard property, and that an updated shopping area will be beneficial. But in reviewing the current plans it is painfully obvious that the plan filed will be allowing a density that overburdens not only the infrastructure of schools fire, police pepco WSSC that exists today or is budgeted in the immediate future, but it seriously handicaps any options to upgrade those resources in the future. It also poses real conflicts to the environmental health ie water, earth and, air quality of our neighborhood. If it is approved this plan will ultimately destroy our reasonable expectation to live in the peaceful, quiet and convenient neighborhood we all deliberately chose. Had we wanted an urban experience, we all could have made that choice, but we didn't. So why is the county choosing to disregard our neighborhood choices and changing our community so radically.

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

Here are my additional comments:

1. Residents would like a 3-D model of the entire Westbard development. This is a small

expense given the size and scope of this project. It should absolutely be mandated that the developer be required to submit for the benefit of the county planners as well as the community

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). Will you forbid new residents from owning pets? Where will these animals be allowed to carry on humanely, even if only 1 of every 5 household chooses to own a dog or cat? Are they going to be using the same green space as the children?

4. The barrack configuration of the townhomes is not only unsightly, it also impinges on the rights of the residents of Kenwood Place Condos. The design is textbook and very here today and gone tomorrow. The character of the design while very popular in downtown urban projects does not reflect the existing neighborhood. The proof of the long-term viability of this design type has not yet been demonstrated. In many areas these townhouses are a form of air B&B villages, hardly the stable and safe neighborhood we all work so hard to maintain. How will the county manage that?

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 storm water treatment. This is truly counter to all environmental commitments Montgomery County and the State of Maryland contend they support.

Sincerely,

Stacy Janes LEED Green Associate

Paul Janes

5601 Newington Road

Bethesda, MD 20816

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## 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** 7/11/2018 9:50 AM

**From:** greg mundell [mailto:gregm930@gmail.com]  
**Sent:** Wednesday, July 11, 2018 12:27 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.

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Sincerely,  
Greg Mundell  
6010 Cobalt Road


### Attachments





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

## Email

# WESTBARD: My Comments on ...

### 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** 7/11/2018 11:57 AM

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

**From:** stacy janes [mailto:stacyj@odinc.net]  
**Sent:** Wednesday, July 11, 2018 11:32 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

Dear All:

We like many others you may be hearing from, we have been members of this community for a long time and are extremely saddened by the planned destruction of our neighborhood via the approval of the current plan submittal made by Regency Development. We ask that you please, please, please hear our voice and consider the following requests. We know that the current developer has a big investment, and that Montgomery County has previously been supportive of the plan. But now is the time to review that support. We citizens big have a big investment too. It's our homes and the preservation of our neighborhood we wish to keep intact, not just for ourselves, but for those who will join us in the future.

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7. Do not grant Regency's request for a waiver of storm water treatment. This is truly counter to all environmental commitments Montgomery County and the State of Maryland contend they support.

Sincerely,

Stacy Janes LEED Green Associate

Paul Janes

5601 Newington Road

Bethesda, MD 20816

#### Attachments

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



**Balmer, Emily**

---

**From:** Folden, Matthew  
**Sent:** Thursday, July 12, 2018 12:28 PM  
**To:** Balmer, Emily  
**Subject:** FW: Springfield Civic Association Comments on Regency Centers revised Preliminary Plan and Site Plan  
**Attachments:** SpringfieldCivicAssocDRCcomments071218.docx  
**Importance:** High

Matt

Matthew Folden, AICP | 301.495.4539

**From:** Cynthia Green <cpgreen@verizon.net>  
**Sent:** Thursday, July 12, 2018 12:22 PM  
**To:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Fuster, Marco <marco.fuster@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Paul, Susanne <susanne.paul@montgomeryparks.org>; Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>  
**Cc:** board@springfield20816.com  
**Subject:** Springfield Civic Association Comments on Regency Centers revised Preliminary Plan and Site Plan  
**Importance:** High

Dear Montgomery County Planning Staff,  
Since we residents in the Springfield community live adjacent to the Westbard shopping center redevelopment, we would like to comment on many aspects of Regency Centers' plans for the area. Please include our comments (attached) into the record for the Development Review Committee hearing. We appreciate the opportunity to present our observations and views, and we hope you will consider the many issues we have raised. We welcome your responses in due course as we work through this process. Thank you for your important work on behalf of County residents.

Please confirm receipt of our comments. Thank you.

Sincerely,  
Cynthia P. Green, Ph.D.  
Vice President, Springfield Civic Association

Contact information:  
Email: [cpgreen@verizon.net](mailto:cpgreen@verizon.net)  
Tel. 301-654-4085

**Balmer, Emily**

---

**From:** Terence Marshall <t.e.w.marshall43@gmail.com>  
**Sent:** Thursday, July 12, 2018 11:48 AM  
**To:** Balmer, Emily  
**Subject:** Re: The Regency Plan is a disaster CRM:0209945

The designation, Development Review Committee (DRC), is a euphemistic misnomer. What is going on here is urbanization, a disaster being imposed on the local community by the Montgomery County Commission. The complaints expressed by Save Westbard is a restrained, courteous expression of profound dissatisfaction and opposition to what is being imposed so underhandedly and smugly by the alliance of grasping "developers" and the untrustworthy MoCo Commission. Yours sincerely, Terence Marshall

2018-07-12 16:41 UTC+02:00, Balmer, Emily <emily.balmer@montgomeryplanning.org>:

> Hello,  
>  
>  
>  
> Thank you for your comments on Regency's development applications that  
> were recently filed for Preliminary Plan and Site Plan on the Westwood  
> Shopping Center site. Staff is currently reviewing the applications  
> and will look into your concerns related to adequate public  
> facilities, design, project phasing, parking, stormwater management,  
> etc. Many of the concerns were discussed and addressed in the  
> recently approved and adopted Westbard Sector Plan and are evaluated  
> in more detail with the Preliminary Plan and Site Plan applications.  
> The Development Review Committee (DRC) is scheduled for July 17, at  
> which time all public agencies will provide comments to the Applicant.  
> Following DRC, the Applicant will respond to agency comments by  
> submitting revised application materials. The 120 day review timeline  
> for the applications establishes a tentative Planning Board hearing of October 11.  
>  
>  
>  
> Thank you,  
>  
> Emily Balmer  
>  
> Montgomery County Planning Department  
>  
> 301-495-4621  
>  
> Emily.balmer@montgomeryplanning.org<mailto:Emily.balmer@montgomeryplan  
> ning.org>  
>  
>  
>  
> ----- Original Message -----  
> From: mcp-crm-tracker@mncppc-mc.org  
> Received: Tue Jul 03 2018 10:53:49 GMT-0400 (Eastern Daylight Time)  
> To: <MCP-Chair MCP-Chair>; Clyde Dmonte; MCP-Chair #;

**Balmer, Emily**

---

**From:** peterlubin@gmail.com  
**Sent:** Thursday, July 12, 2018 11:16 AM  
**To:** Balmer, Emily  
**Subject:** RE: Westbard Development Concerns CRM:0209958

Hi, thank you for the response and process feedback. Respectfully disagree that many of the community's concerns were previously addressed and hope you continue to work to significantly scale back the monstrous project. Furthermore, the council that originally approved the plan will be almost entirely new and those who ran for higher office lost. Would not consider that an endorsement of their judgement. Please continue to scale back the plans and ensure the new development is put in place in better context to the community surroundings. Thank you again. Peter

**From:** Balmer, Emily <emily.balmer@montgomeryplanning.org>  
**Sent:** Thursday, July 12, 2018 10:59 AM  
**To:** Peter Rubin <peterlubin@gmail.com>  
**Subject:** RE: Westbard Development Concerns CRM:0209958  
**Importance:** High

Hello,

Thank you for your comments on Regency's development applications that were recently filed for Preliminary Plan and Site Plan on the Westwood Shopping Center site. Staff is currently reviewing the applications and will look into your concerns related to adequate public facilities, design, project phasing, parking, stormwater management, etc. Many of the concerns were discussed and addressed in the recently approved and adopted Westbard Sector Plan and are evaluated in more detail with the Preliminary Plan and Site Plan applications. The Development Review Committee (DRC) is scheduled for July 17, at which time all public agencies will provide comments to the Applicant. Following DRC, the Applicant will respond to agency comments by submitting revised application materials. The 120 day review timeline for the applications establishes a tentative Planning Board hearing of October 11.

Thank you,

Emily Balmer

Montgomery County Planning Department

301-495-4621

[emily.balmer@montgomeryplanning.org](mailto:emily.balmer@montgomeryplanning.org)

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

**From:** [mcp-crm-tracker@mncppc-mc.org](mailto:mcp-crm-tracker@mncppc-mc.org)  
**Received:** Wed Jul 11 2018 09:48:34 GMT-0400 (Eastern Daylight Time)  
**To:** <MCP-Chair MCP-Chair>; MCP-Chair #; [mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org); [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)  
**Subject:** Westbard Development Concerns

**Balmer, Emily**

---

**From:** Folden, Matthew  
**Sent:** Thursday, July 12, 2018 12:25 PM  
**To:** Balmer, Emily  
**Subject:** FW: 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

Matt

Matthew Folden, AICP | 301.495.4539

**From:** harold pfohl <harry.cccfh@gmail.com>  
**Sent:** Monday, July 02, 2018 7:21 PM  
**To:** Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Fuster, Marco <marco.fuster@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Paul, Susanne <susanne.paul@montgomeryparks.org>  
**Subject:** CCCFH Concerns - Regency Westwood Plans - to be Reviewed by the Development Review Committee - 7/17

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

Email

# Site Plan Comments

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** Site Plan Comments

**Date Sent** **Date Received** 7/12/2018 5:22 PM

**From:** Mira Jovanovic [mailto:ras.miroslava@gmail.com]  
**Sent:** Thursday, July 12, 2018 4:16 PM  
**To:** CountyEmails@savewestbard.org  
**Subject:** Site Plan Comments  
**Importance:** High

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>
<u>Site Plan Comments July 9 2018 SHORT FORM FOR SW.p...</u>	7,422

1 - 1 of 1 (0 selected) Page 1

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.

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,


Miroslava Jovanovic





5528 Westbard Ave. Bethesda, MD 20816

Email

# FW: CCCFH Concerns - Regency W...

Email

**From**  emily.balmer@montgomeryplanning.org

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

**Cc**

**Subject** FW: CCCFH Concerns - Regency Westwood Plans - to be Reviewed by the Development Review Committee - 7/17

**Date Sent** **Date Received** 7/12/2018 12:49 PM

**From:** Folden, Matthew  
**Sent:** Thursday, July 12, 2018 12:25 PM  
**To:** Balmer, Emily <emily.balmer@montgomeryplanning.org>  
**Subject:** FW: CCCFH Concerns - Regency Westwood Plans - to be Reviewed by the Development Review Committee - 7/17

Matt

Matthew Folden, AICP | 301.495.4539

**From:** harold pfohl <harry.cccfh@gmail.com>  
**Sent:** Monday, July 02, 2018 7:21 PM  
**To:** Hisei-McCoy, Elza <elza.hisei-mccoy@montgomeryplanning.org>; Fuster, Marco <marco.fuster@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Paul, Susanne <susanne.paul@montgomeryparks.org>  
**Subject:** CCCFH Concerns - Regency Westwood Plans - to be Reviewed by the Development Review Committee - 7/17

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**

Attachments

File Name	File Size (Bytes)
<a href="#">Westward prelim plan and site plan CCCFH DRC.docx</a>	47,502

1 - 1 of 1 (0 selected) Page 1

# Citizens Coordinating Committee on Friendship Heights

July 2, 2018

Mark Pfefferle  
Robert Kronenberg  
Elza Hisel-McCoy  
Matthew Folden  
Stephanie Dickel  
Marco Fuster  
Susanne Paul

## CCCFH COMMENTS ON WESTWOOD PRELIMINARY PLAN AND SITE PLAN (DRC AGENDA OF JULY 17, 2018)

The Citizens Coordinating Committee on Friendship Heights, which includes 18 communities in and around the Westbard sector, is hereby providing its initial comments on Regency Centers preliminary plan (Plan Number 120170170) and site plan (Plan Number 820180190) applications for Westwood.

This multiuse project at Westwood is huge. Its character and quality will affect tens of thousands of people for generations to come. Much of its physical configuration will likely last well more than a century. What is about to occur at Westwood is for all practical purposes irreversible and must be designed properly for safety, convenience and environmental stewardship now with the future in mind to avoid creating a nightmare for residents and neighbors.

### INTRODUCTION

Regency Centers (also known as Equity One) has submitted a preliminary plan for a major multiuse development. This major project will be staged in two phases: Phase 1= Westwood I, by far the largest phase; Phase 2= former Manor Care and Westwood II properties. Note, also, that Regency owns other properties adjacent to these two sites, which it's reasonable to assume will be redeveloped in the future, further increasing the number of residents, works and customers traveling to and from the area.

Phase 1: In Westwood I, Regency Centers proposes two very large buildings facing Westbard Avenue. One is entirely retail including a major supermarket. The other is an apartment complex sited on upper stories above ground level retail which is facing Westbard Avenue; parking is provided at ground level behind the retail. From one end to the other, the storefronts in the two buildings occupy about 840 linear feet plus about 150 feet for the Central Green and access road for a total of 990 linear feet along Westbard Avenue, i.e., nearly 1/5 of a mile. A townhouse complex is planned to the west behind these two large buildings.

Phase 2: The commencement of Phase 2 is unspecified. Manor Care (which stands empty and to the dismay of adjacent residents had vagrants living in it last year) will at some future date be demolished and replaced by townhouses. Similarly, Westwood II will be replaced at a later unknown date with a higher building. The Westbard Avenue realignment, which is part of the Sector Plan, is presented as being initiated as part of Phase 2. While the Westbard Sector Plan also calls for naturalization of Willett Branch and the Willett Branch Greenway, Regency Centers plans are all but mum about that obligation.

### WESTWOOD I

#### Central Green

The Central Green should be a civic green that is of sufficient size, useful to the public, safe and inviting. In fact, Regency Centers Westwood redevelopment website says "The revised plans focus on creating an

Representing the Communities of Brookdale, Drummond, Chevy Chase Village, Chevy Chase West, Village of Friendship Heights, Glen Echo Heights, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Somerset House, Springfield, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews and Wood Acres



updated neighborhood gathering place designed first and foremost for the local community.” Under Community Open space it says: “The Central Green has been improved from a design standpoint and increased in size to a full half acre, approximately 85 feet wide by 260 feet long, which we feel is large enough to maintain the “human scale” that is so important to creating a vibrant, walkable place.” This recognized concept should be included in the Central Green design. There should be one-half acre, measured from one end of green space to another end of green space. How much of this one-half acre is in fact green space? Regency Centers should not be allowed to count perimeter commercial outdoor space, walkways etc., which reduce the green space that is so desperately needed. Regarding safety, the main entrance to the site forms one border of the Central Green. A plan that has children playing immediately adjacent to traffic is very poor indeed.

#### Westwood I Traffic Circulation

The proposed Westwood I traffic circulation is very troubling and should be rejected. CCCFH is particularly troubled by a major entrance toward the middle of Westwood I with a road adjoining the Central Green. (And, assuming a traffic light there, we believe that this would be the major access way into Westwood I). This road and its attendant traffic would make the Central Green less than inviting, especially for people with young children; would divide and be a disincentive for walks between the two buildings’ shopping areas; and, would be dangerous for those who would cross the two-way traffic. We propose an alternative circulation plan. There would be three entrances to Westwood I: (1) near Springfield Park (similar to the location in Regency Centers applications), (2) into the parking lot in the supermarket building (similar to Regency Centers proposed location) and (3) at the southern end adjacent to the loading dock for the proposed supermarket. Where this new and expanded southern intersection connects to Westbard Avenue, we propose that there would be a traffic light.

Traffic signal lights related to both (1) Westbard Avenue/River Road/Ridgefield Road and (2) entry and egress from the Westwood I shopping center area are necessary. Regency’s “Traffic Signal Warrant Study and Operational Analysis” (June 15, 2018) in the preliminary plan file has two traffic signals on Westbard Avenue for ingress and egress from Westwood I and merely a stop sign at the reconfigured Ridgefield Road and Westbard Avenue. As is evident, Regency would advantage the Westwood I tenants and residents (with a traffic signal) over the general public (treated shabbily with a mere stop sign). As discussed below, a traffic signal is needed at the reconfigured intersection of Westbard Avenue and Ridgefield Road. The existing traffic signal at Westbard Avenue and Ridgefield Road needs to remain in place until the reconfigured intersection is operational.

#### Internal Perimeter Road

In addition, an internal perimeter road would go from the entrance at Springfield Park, behind the two new buildings and to the new southern intersection with Westbard Avenue. The townhouses would be behind this new internal perimeter road, and there would be turnoffs from it to parking in the two new buildings.

The sufficiency of the width of Regency Centers proposed internal roads needs to be demonstrated, starting with cross sections with widths.

#### Traffic to Westwood I

Regency Centers presented “Plan Changes” at its pre-filing public meeting, which stated the number of trips. Data and assumptions were not presented and were not provided by Regency Centers in response to our request. Also, it is unclear how the total traffic count, counting both traffic to/from Westwood I and traffic on Westbard Avenue that does not go into Westwood I has been factored in.

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### Heights

It is unclear what the basis is for the measuring points in the site plan (variously, e.g., 261.75, 264.5, 267.6) for each of the two proposed large buildings. We believe that it should be at the foot facing Westbard Avenue. Similarly, it is unclear where the heights of each of the townhouses is measured from.

The height limit in the Sector Plan is 60 feet. However, it appears that Regency Centers wants to build higher than 60 feet (e.g., [https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A103.pdf/09-ARCH-820180190-A103.pdf\\_V2/09-ARCH-820180190-A103.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A103.pdf/09-ARCH-820180190-A103.pdf_V2/09-ARCH-820180190-A103.pdf), [https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A204.pdf/09-ARCH-820180190-A204.pdf\\_V2/09-ARCH-820180190-A204.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/13810/47505/09-ARCH-820180190-A204.pdf/09-ARCH-820180190-A204.pdf_V2/09-ARCH-820180190-A204.pdf)). This is unacceptable.

### Townhouses, Apartments, and Parking

Westwood I is almost 2 miles from the Friendship Heights Metro station and over 2 miles from the Bethesda Metro station. Bus service is not frequent. Walking along River Rd. to reach the Metro is hazardous because of the 30 curb cuts and narrow sidewalks along this major commuter artery. Regency Centers does not plan to provide a shuttle bus. By and large, cars are and will be the only way to come and go to Westwood. There needs to be ample parking space for those vehicles.

The Site Plan does not demonstrate in real world terms that it provides for sufficient parking. As provided in the site plan cover sheet, there would be 190 residential units including sixty-five (65) 2 bedroom and four (4) 3-bedroom units (with apparently 1 parking space allocated for each unit before reductions). There would be 72 townhouses. Note that according to Preliminary Plan 120170170 minimum permissible parking for MPDUs is 0.500 spaces/unit and maximum is 1.000 spaces/unit. It is intuitively obvious due to the lack of public transport that most of the residents in the MPDUs will need a car if they're located at Westwood.

Regency Centers seems to take a reduction from requirements, although a plain English explanation of its methodology is lacking. All told, given Regency Centers opaque presentation, this lacks credibility. It must be recognized that families often have more than one car. In addition, there would be visitors and guests of residents. Also, the existing shopping center provides a historical reference. But there is no acknowledgement that the existing parking lot has very large numbers of cars as residents shop before and during holidays and in severe weather.

### Stormwater runoff

Chesapeake Bay pollution has been a serious environmental issue for many years. A great deal of environmental legislation and huge sums of money have been invested in an effort to improve the runoff that has had a deleterious effect on aquatic Bay life jeopardizing the vital contributions the Bay makes to the regional economy. The source of the problem is the accumulation of innumerable small pollution sites and urban area stormwater is a very large contributor to the problem. We expect at a minimum that the project will conform to all laws and regulations pertaining to stormwater runoff and that in particular no waivers will be sought for relief from any such laws and regulations. The Sector Plan addresses this advising that waivers for stormwater retention should be limited (page 58 last sentence).

The net lot area of Westwood I is 496,096 square feet or 11.39 acres. The proposed development will be two very large buildings, 72 townhouses, impervious roads, curbs, impervious walkways, and ramps. The proposed impervious area would be 9.70 acres. See:

[https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf\\_V2/12-SWM-120170170-001.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf_V2/12-SWM-120170170-001.pdf).

**Representing the Communities of Brookdale, Drummond, Chevy Chase Village, Chevy Chase West, Village of Friendship Heights, Glen Echo Heights, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Somerset House, Springfield, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews and Wood Acres**

To address the huge amount of runoff from this very, very large impervious area, Regency Centers proposes:

- a modest amount of green roofs on the two large commercial buildings (approx. an acre) (Regency Centers attempts to make the green roofs appear better by referring to them as extensive; saying it does not make it so),
- Micro bio retention areas
- And several vaults. [https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf\\_V2/12-SWM-120170170-001.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf_V2/12-SWM-120170170-001.pdf).

How and how well the vaults function is unclear and how long and well the micro bio retention would work are at best questionable. The applicable Environmental Site Design (ESD) requirements, and whether Regency's plans meet each and every one of them and the basis for any such conclusion needs to be scrutinized, transparent and proven acceptable. This has not been done.

This is not a credible stormwater abatement plan, and we urge the County to reject it and require Regency to revise and resubmit the plan before allowing the project to move forward.

#### Design Guidelines

There has been a delay in design guidelines for Westbard. They should be adopted by the Planning Commission on an interim basis and applied to the Westwood I buildings. In this regard we note that the design guidelines have been helpful in Bethesda.

#### Tree variance

Regency Centers has submitted a forest conservation tree variance request.

<https://eplans.montgomeryplanning.org/UserFilesSource/13810/47507/10-VAR-820180190.pdf/10-VAR-820180190.pdf>. We do not believe there is sufficient justification to remove trees except in the context of the Westbard Avenue realignment. Instead, we expect that Regency should plant more trees than they remove to meet the expectations set by their own concept drawings and the County's Tree Canopy laws which aim for 50% tree canopy.

### WESTBARD AVENUE AND RIDGEFIELD ROAD

#### Retail and Constriction of Westbard Avenue

Westbard Avenue is a critical artery between River Road and Massachusetts Ave. The River Rd-Mass Ave. connections are very limited and allow for traffic to move from the Beltway into downtown D.C. and vice versa. They consist of:

- Goldsboro Rd – two lanes
- Westbard Avenue – four lanes
- Little Falls Parkway – two lanes (trucks are prohibited and turns from Massachusetts Ave. are restricted during peak hours)
- Western Ave. – two lanes

The agreement with the Planning Dept. incorporated into the Westbard Sector Plan is for Westbard Ave. to have four lanes open during peak traffic hours with parking permitted in off-peak hours.

To offer a plan with retail lining Westbard Ave. raises serious concerns about the propensity of customers to park illegally for five or ten minutes to rush into the cleaners or to grab a cup of coffee, etc. We anticipate demands for harsh parking enforcement during those hours which is not conducive to a positive experience for either retailer or customer.

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CCCFH understands the role of traffic exposure in attracting retail customers, but why not have retail on the west side of the plan providing, e.g., coffee and a cleaners? i.e., get the short-term destination commuter service retail and coffee off of Westbard Ave. and into the interior, including perpendicular to Westbard Ave., of the site? Existing retail is on the interior and has been heavily patronized for many years.

Failing that, why not have an interior service road paralleling Westbard Avenue?

#### Realignment of Westbard Avenue

Secondly, Westbard Ave. is already burdened with a lot of traffic, before the added traffic of construction over the numerous years of Regency Centers development program, plus increased trips to the new Westwood I for shopping, trips to new residential units, and ever-increasing commuter traffic toward DC. With this in mind note that the Sector Plan calls for the realignment of Westbard Avenue. This is essential to a facilitate flow of traffic. The Westbard Ave., Ridgefield Rd., and River Rd. connection is already badly congested during peak hours. It is a priori obvious that all of the factors associated with the implementation of the Regency Centers plan will seriously aggravate this problem. As discussed below, Westbard Avenue Realignment must be done in Phase I.

#### Westbard Avenue Extended

Construction vehicles must be prohibited from using the extended Westbard Avenue between River Road and Ridgefield Road, and the Manor Care site, zoned residential, should not be used as a construction depot or parking area. The Springfield community along Westbard Ave. (extended) continues to make every effort to convert that street into a cul-de-sac. Conversation with Montgomery Co. DOT confirms that a cul-de-sac has become the DOT plan for that street.

#### Ridgefield Road

All construction vehicles must be prohibited from transiting through the Springfield neighborhood on Ridgefield Road west of Westbard Ave., i.e., prohibited from heading northwest through the residential community rather than directly to River Road.

#### School Bus Stops

Where would school buses stop in the morning and in the afternoon? What student populations is Regency Centers projecting (not counting HOC)?

#### WESTBARD AVENUE REALIGNMENT -MUST BE DONE IN PHASE 1 OF THE PROJECT

The realignment of Westbard Avenue is critical. It is both an important element of the Westbard Sector Plan and a recommendation of the Sector Plan. It is an important part of the infrastructure associated with the significantly expanded Westwood I shopping center and proposed apartment complex. If Phase 2 and the realignment are delayed, the traffic situation will be intolerable. Even worse, over the very long term, if the realignment does not occur in Phase 2 then what?

The cover Sheet to the Preliminary Plan, note 12, says:

“Proposed right-of-way abandonment associated with the Westbard Avenue realignment to be initiated as Part of Phase 2. Abandonment will be subject to the County Council right-of-way abandonment process. Abandonment must be completed prior to recordation of the first plat associated with Phase 2.”

This is very vague; it is grossly deficient. It talks of initiation, but not undertaking. Where do the obligations lie and how are they legally enforceable obligations that cannot be evaded? If Regency Centers sells the Manor Care and Westwood II properties outlined for redevelopment in Phase 2 to

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another developer is there any incentive for that developer to do the realignment given the large capital outlay required?

#### Difficult and Dangerous – Current Intersection of River Road and Ridgefield

Referring to this intersection as dangerous does not overstate the case. Absent realignment as part of planning for the initial reconstruction at Westwood I, and in advance of the commencement of construction Regency Centers needs to widen Ridgefield Road at the intersection of River Road and Ridgefield to add a lane so trucks can make a 90 degree turn from eastbound River Road to enter the area without endangering others or impeding traffic flow.

The linked video illustrates the maneuvers a Giant delivery semi going to the shopping center has to make in order to turn onto Ridgefield Road without facing traffic in the oncoming lane.

<https://photos.google.com/share/AF1QipMPxgE5pom-1w7TcetP1Uh8PMcXB911YboFW1NwrxnqijT064ws6Cf-QRyPYg7I3Q?key=YIRHek1Da2lmWk0tTUvxS3ppZzN5ZHktQy11OENn>

The truck in the video moves completely to the left lane of River Road, requiring all eastbound vehicles to stop as they are being blocked by the truck as it makes the turn onto Ridgefield Road. While there is a dedicated right turning lane on River Road to Ridgefield Road, given that the angle of the turn is less than 90 degrees, it is impossible for commercial delivery trucks the size of tractor trailers – or even school buses and vehicles of similar size – to make this turn from the turning lane without hitting the light or utility poles, overrunning onto the sidewalk or turning into the oncoming traffic. The additional traffic expected from the Regency redevelopment will almost certainly lead to gridlock, especially during construction, with the truck turning from River Road unable to proceed and the oncoming traffic from Ridgefield Road unable to back up the hill.

The absence of any traffic study pertaining to this obvious problem is a serious omission in the Regency Centers traffic study. Truck traffic engaged in construction will be a constant throughout the day for many months as this very large project is built. *This intersection needs to be redesigned and rebuilt before any construction can begin.*

How does Regency Centers plan to deal with this? Do they even have a plan for this?

#### TRAFFIC LIGHT AT THE NEW INTERSECTION OF THE REALIGNED WESTBARD AVENUE AND RIDGEFIELD ROAD

Regency's Traffic Signal Warrant Study and Operational Analysis (June 15, 2018) in the preliminary plan file concludes that a traffic signal will not be warranted at the intersection of Future Westbard Avenue and Ridgefield Road with the proposed reconfiguration of this intersection to a T intersection. Under the current configuration with a traffic signal at Ridgefield and Westbard, with River Road traffic entering the intersection, the situation is problematic at certain times. Of course, this situation is likely to be worse when Westwood I is fully redeveloped, even worse when Manor Care and Westwood II are redeveloped, and far worse when Bowlmor is redeveloped. Adding 34 townhouses at the Manor Care site to the existing 24 houses on this block, compounded by the average of 1,636 vehicles traveling on this block daily, will cause long backups as residents from that housing endeavor to exit without the relief of a traffic signal. What is essentially the removal of the traffic signal from the intersection of Westbard Avenue and Ridgefield Road is unacceptable.

Representing the Communities of Brookdale, Drummond, Chevy Chase Village, Chevy Chase West, Village of Friendship Heights, Glen Echo Heights, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Somerset House, Springfield, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews and Wood Acres

**WILLETT BRANCH AND GREENWAY**

The naturalization of the Willett Branch and the Willett Branch Greenway are both important elements of the Westbard Sector Plan and among the recommendations of the Sector Plan. The preliminary plan needs to show dedications for the Willett Branch and the Greenway, in the area of Westwood II.

In view of the stream valley buffer requirements and Westbard Sector Plan, the new Westwood II building cannot be closer to the creek than the existing building. There should be a dedication of the property for the Willett Branch and Greenway as part of the resolution of the Preliminary Plan, with some form of allowance by the County for continued use of the area for parking until it is redeveloped.

**PEDESTRIAN & BICYCLE ACCESS**

Regency must be held accountable to meet the goals for pedestrian and bicycle access as specified on pages 10, 12, 33, 34 and elsewhere in the Westbard Sector Plan.

We urge the County to require Regency to revise and resubmit its plans that accommodate pedestrians and bicycles within the Westbard site and connecting to the neighborhoods, the Willett Branch SV Park, the Capital Crescent Trail and to bus stops, office and retail locations on the River Road corridor.

**MANOR CARE**

In view of the presence of vagrants in Manor Care last year and the close proximity of houses, Regency Centers should demolish Manor Care soon, but not use the land as a construction staging area.

\* \* \* \* \*

We appreciate your time and attention invested in the review and consideration of our concerns.

Sincerely,








Harold Pfohl, Chair  
Citizens Coordinating Committee on Friendship Heights

## Email

# Westbard development

## 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

**Date Sent** **Date Received** 7/13/2018 1:43 PM

**From:** Jessica Bavinger [<mailto:jbavinger@gmail.com>]  
**Sent:** Thursday, July 12, 2018 5:06 PM  
**To:** [countyemails@savewestbard.org](mailto:countyemails@savewestbard.org)  
**Subject:** Westbard development  
**Importance:** High

To all the planners, developers and political representatives involved in the development of Westbard:

From what I can tell about your proposed development of our neighborhood is that you are planning to insert way too many people that will overwhelm services, roads, and schools for the new residents as well as the established population. Maybe you think your plan is just right but we have not even seen a model of what you propose. Maybe a visual would help us to see how these crowds will be moved from place to place, educated and protected by the fire and police? Please also consider the environmental impact of air quality resulting for the increase of traffic and noise.

We are already asked to dial down our thermostats on especially hot days because the electric grid cannot accommodate the power needs of our present population! The traffic at certain times of the day would make a 911 rescue impossible! There is no significant green space to alleviate the emotional stress caused by clustered living and the Willet Branch stream bed - once a possible retreat - seems to have been overlooked. It is desirable to live near DC, but not if you cannot get there! We do not have a METRO line near by - more busses on already crowded roads? The local schools are now built to hold maximum students already. building new schools (in time?) creates a need for more school busses on crowded roads? No more children safely walking or biking. More cars or busses? I don't get what you are thinking.

I understand there is little planned retail in the neighborhood. Where are all these new residents going to go for dry-cleaning? hair cuts, hair salons, bank? gas? shoe repair? jobs? Even the specialty shops like coffee, framing, games, and toys for those last minute gifts??? I hope they will return but with all these people we will need more retail than what we now have and is now planned!

There is also the issue of the Baptist cemetery - a matter of respect for the dead and their relatives. Please develop this area thoughtfully so people will continue to live here and you won't have developed a future slum or ghost town appealing to ???? You tell me!

I appreciate your consideration of what I have written here. Thank you, Jessica Bavinger



Print . Close

Help

## 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
	7/16/2018 11:45 AM

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

**From:** Kathy Pomerenk [mailto:kathypomerenk@gmail.com]  
**Sent:** Thursday, July 12, 2018 11:03 PM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested  
**Importance:** High

Hello. I'm an elementary school teacher in MCPS and know only too well the effects of overcrowding. I'm also a parent who has advocated for appropriate space and class sizes so that my children and others in our community could receive effective instruction. Our schools will suffer from overcrowding due to the disproportionate mix of residential (80%) to commercial (20%). Again and again, demographers have underestimated enrollment to the detriment of children in this area. Now Regency has seriously undercounted the number of new residents and, in particular, the number of children who will reside in these new housing units.

I agree with the Save Westbard leaders that the following items are worthy of your attention, investigation, and action:

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,

Mrs. Kathy Pomerenk  
5811 Wiltshire Drive  
Bethesda, MD 20816





File Print...  Close Help

## Email

# Westbard Redevelopment

## 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 Redevelopment

**Date Sent** **Date Received** 7/16/2018 11:45 AM

**From:** Kathy Pomerenk [mailto:kathypomerenk@gmail.com]  
**Sent:** Thursday, July 12, 2018 11:05 PM  
**To:** countyemails@savewestbard.org  
**Subject:** Westbard Redevelopment  
**Importance:** High

**From:** Kathy Pomerenk <kathypomerenk@gmail.com>

**Date:** July 12, 2018 at 10:59:03 PM EDT  
**To:** [ikress@giantfood.com](mailto:ikress@giantfood.com)  
**Cc:** [countyemails@savewestbard.com](mailto:countyemails@savewestbard.com), Brent Mickum <[gbmickum@gmail.com](mailto:gbmickum@gmail.com)>  
**Subject:** Westbard Redevelopment

Dear Mr. Kress:

I have lived in my house for the past 17 years, during which time I have patronized Giant frequently, often on a daily basis as my family's needs necessitated. Now I am chagrined to see the insufficient Westbard redevelopment parking plans that seem to imply that Giant does not value its neighbors as customers. I welcome the prospect of a large, clean, well-stocked grocery store, including a full pharmacy. But I expect that I should be able to park in a safe, convenient, and easily accessible lot. I do not wish to navigate traffic via limited access points, fight for limited parking, or - especially as I age - be forced to carry bags across extended distances. I will drive my car - not bike, bus, or walk - to purchase groceries and pharmacy items. If Giant does not want my business, then I will drive a little more to find what I need at one of your competitors.

Please use the leverage you have to convince the developers to increase the appropriate, safe, and accessible parking included in the new Giant. I agree with the leadership of Save Westbard that the few hundred spaces in the current proposal are wholly inadequate for a flagship Giant store in this area. Your investors, your employees, and this community know the revenue generated at this location makes a new, expanded Giant an attractive proposition for all. But if you build it without regard to the needs of this neighborhood, we will not come.

I look forward to hearing how Giant supports and responds to its customers.

Sincerely,

Mrs. Kathy Pomerenk  
5811 Wiltshire Drive  
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** 7/16/2018 11:40 AM

**From:** Lynn Gallagher [mailto:lynn.t.gallagher@gmail.com]  
**Sent:** Friday, July 13, 2018 12:11 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, Lynn Gallagher, 5710 Gloster Rd, Bethesda MD 20816

### Attachments

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

Page 1

Email

# RE: WESTBARD: My Co...

Email

**From**  Emily Balmer

**To**  Stacy Janes

**Cc**

**Subject** RE: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested CRM:0209979

**Date Sent** 7/16/2018 8:18 AM      **Date Received** 7/16/2018 8:15 AM

Hello,

Thank you for your comments on Regency's development applications that were recently filed for Preliminary Plan and Site Plan on the Westwood Shopping Center site. Staff is currently reviewing the applications and will look into your concerns related to adequate public facilities, design, project phasing, parking, stormwater management, etc. Many of the concerns were discussed and addressed in the recently approved and adopted Westbard Sector Plan and are evaluated in more detail with the Preliminary Plan and Site Plan applications. The Development Review Committee (DRC) is scheduled for July 17, at which time all public agencies will provide comments to the Applicant. Following DRC, the Applicant will respond to agency comments by submitting revised application materials. The 120 day review timeline for the applications establishes a tentative Planning Board hearing of October 11.

Thank you,

Emily Balmer

Montgomery County Planning Department

301-495-4621

[Emily.balmer@montgomeryplanning.org](mailto:Emily.balmer@montgomeryplanning.org)

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

**From:** [mcp-crm-tracker@mncppc-mc.org](mailto:mcp-crm-tracker@mncppc-mc.org)

**Received:** Wed Jul 11 2018 11:55:38 GMT-0400 (Eastern Daylight Time)

**To:** <MCP-Chair MCP-Chair>; MCP-Chair #; [mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org); MCP-

## Memo

To: Little Falls Watershed Alliance  
From: Diane Cameron, GreenGrowth LLC  
Date: Monday, July 16, 2018  
Re: Comments on the Proposed Stormwater Management Plan for Westwood Shopping Center

### Executive Summary

These comments are in response to your request to review the proposed Stormwater Management Plan for Westwood Shopping Center, including the portion located at 5400 Westbard Ave in Bethesda. Following this Executive Summary, detailed comments will also be provided, highlighting key aspects of each point described below. The 23-acre project includes Planning Department application numbers: 120170170 (Preliminary Plan) and 820180190 (Phase One Site Plan).

For the Phase One Site Plan (a subset of the Preliminary Plan comprised of 12.4 acres), the Applicant proposes to address the required stormwater volume by use of: green roofs; micro-bioretenion; stormwater vaults; fee-in-lieu; and discharge of untreated runoff. The green roofs and micro-bioretenion are Environmental Site Design (ESD) practices (54% of ESD volume) for Phase I, while the stormwater vaults (a "structural BMP") would be used to meet the bulk of the remaining required stormwater volume. For Phase 2A, only 18% of the ESDv would be treated by micro-bioretenion with a fee-in-lieu request for the remaining 9789 cubic feet; for Phase 2B, 64% of the ESDv would be treated by a green roof with the remainder to be managed with a vault. For the entire site covered by the Preliminary Plan, 49% of the ESDv is proposed to be met with ESD practices.

### Key Requirements for the Stormwater Plan and Related Landscaping Elements

The requirements pertaining to this Stormwater Management Plan are twofold: ESD requirements in Chapter 5 of the Maryland Stormwater Design Manual, and landscaping and stormwater elements of the Westbard Sector Plan (2016). In Chapter 5, mandatory requirements include: *Demonstrating that all reasonable opportunities for meeting stormwater requirements using ESD have been exhausted by using natural areas and landscape features to manage runoff from impervious surfaces and that structural BMPs have been used only where absolutely necessary.* (MDE SW Design Manual, page 5.4)

The Westbard Sector Plan establishes the goal of naturalizing Willett Branch; in order to accomplish this, it's necessary to both dedicate sufficient land for the stream and its buffer, and to provide Willett Branch with sufficient baseflow in dry weather. The latter requires use of infiltration practices, as part of conformance with Westbard Sector Plan landscape and streetscape elements.

**Conclusion:** The applicant has not shown exhaustion of the ability to use natural areas and landscape features to manage runoff from the proposed impervious surfaces, thus they have not met ESD to the MEP. In particular, the applicant has not shown that they evaluated all of the Westbard Sector Plan elements comprising landscape features and natural areas, in order to exhaust the ability to use ESD on-site, including: pervious sidewalks and BMPs; Tree Canopy; and the stormwater buffer. The remedy for this gap is for the applicant to be required to analyze all of these elements in combination, in order to show an exhaustive attempt to meet the entire ESD volume on-site using ESD and landscape elements; and in so doing, to downsize or eliminate the use of the stormwater vaults.

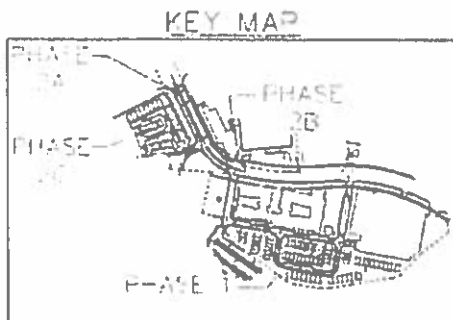
**Project and Stormwater Plan Overview**

A preliminary review of the proposed Stormwater Management Plan (SWM Plan) for the overall Westwood Shopping Center, and for the specific portion called “Westwood I” was conducted. The review examined the proposed SWM Plan for the overall proposed Preliminary and Westwood I Site Plans. Applicable requirements from MDE’s stormwater regulations, and from the Westbard Sector Plan, were considered, along with the extent to which the proposed SWM plan conforms to the Sector Plan. Examples are provided for ways to fill in the gaps in compliance and conformance. Conclusions and recommendations are given at the end of this preliminary analysis.

The proposed Westwood Shopping Center project is located at 5400 Westbard Avenue, Bethesda, Maryland, and adjacent properties. The area shaded in blue in the map below shows the rough project location. There are two phases currently proposed for this Project, termed “Phase I” and “Phase 2.” Phase I is comprised of three sub-phases, labeled Phase IA, IB, and IC. Phase 2 is also comprised of three Phases, labeled Phase 2A, 2B, and 2C. The table below lists the names and proposed stormwater management practices for each of the Phase I sub-phases.



Westwood Shopping Center Project Phase I Information Site Plan #820180190			
Phase Number	Phase Names	Proposed Stormwater Management Practices	
		ESD	NON-ESD
IA	Southern Commercial Building/ “GROCERY”	Green Roof Micro-Bioretenention	Stormwater Management Vault
IB	Residential Area on the Western Portion/ Townhomes	Micro-Bioretenention	Stormwater Management Vault
IC	Remainder of the Westwood I Property/ “MULTI”	Green Roof Micro-Bioretenention	Stormwater Management Vault



The Key Map to the left is from the Stormwater Management Concept Plan, available at this link:

[https://eplans.montgomeryplanning.org/UseFilesSource/5427/26657/12-SWM-120170170-001.pdf](https://eplans.montgomeryplanning.org/UseFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf) V2/12-SWM-120170170-001.pdf

The image below is from Google Earth-Terrain. It shows the topography of the local area around the Westwood Shopping Center project, including the terrace on the western side of the Willett Branch drainage area on which the proposed project is located. Environmental Site Design practices used at the Westwood Shopping Center that provide infiltration or filtration can be designed to send runoff eastward into Willett Branch at volumes and velocities that are sustainable for the restored stream.



**Applicant’s Proposed Stormwater Management Plan for the Overall Project and Phase I Site Plan**

Regency Centers proposes to build the Westwood Shopping Center, a redevelopment project in Bethesda totaling 23 acres. For Preliminary Plan # 120170170, the Applicant proposes to construct up to 647,378 square feet of residential uses, and 176,232 square feet of new commercial uses. The table below lays out the stormwater volume numbers for the overall project stormwater management concept plan. The plan addresses the required stormwater volumes using a combination of green roofs; micro-bioretenion; and stormwater vaults, and requests a fee-in-lieu for Phase 2A for 82% of its required stormwater volume (Westbard Avenue). For Phase I, the proposed green roofs and micro-bioretenion are Environmental Site Design (ESD) practices (54% of ESD volume, or ESDv); the stormwater vaults are “structural” practices (46% of the ESD volume).

Westwood Shopping Center Stormwater Management Plan Project Preliminary Plan # 120170170 <sup>1</sup>						
Project Phase	Phase Name	Stormwater Volumes				
		ESDv Required (cubic feet)	ESDv Proposed to be Provided with ESD Practices (cf)	ESDv % to be met with ESD Practices	ESDv Proposed to be Managed with non-ESD Practices (cf)	ESDv Gap / Residual (cf)
Phase I	Westwood I	60,624	32,665	54%	28,890	+931
Phase 2						
2A	Westbard Avenue	11,900	2,111	18%	—	-9,789 Fee-in-Lieu requested
2B	Westwood Phase 2	7,605	4,904	64%	2,385	*
2C	EYA North Townhomes	10,088	4,550	45%	5,625	+87
Total Phase 2		29,593	11,565	39%	8,010	--
TOTALS (Ph 1 + Ph 2)		90,217	44,230	49%	36,900	9,087

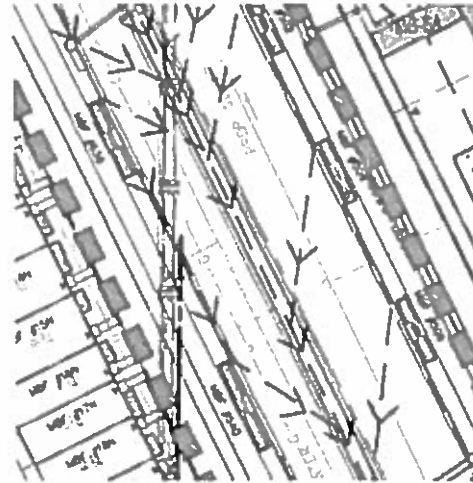
\* Since PE provided is >1", CN was reduced.

For Phase 2A (Westbard Avenue), only 18% of the ESDv would be treated by micro-bioretenion, with a fee-in-lieu requested for the remaining 9789 cubic feet; for Phase 2B, 64% of the ESDv would be treated by a green

<sup>1</sup> Data in this table is derived from the Stormwater Management Concept Plans for the entire project’s Preliminary Plan (#120170170) and the Phase I Site Plan (#820180190).

roof, with the remainder to be managed with a stormwater vault. The applicant has not exhausted use of ESD measures to fully treat the entire ESD volumes.

Screen shot of the Phase 2A Westbard Avenue showing sparse micro-bio units. This is from the Stormwater Management Concept Plan for the Site Plan, document # 12-SWM-120170170-001.<sup>2</sup>



In the screen shot above, the thin grey rectangles represent micro-bioretentation facilities. In the currently-proposed Stormwater Management Concept Plan for Westwood Shopping Center, these would provide only 18% of the total required ESD volume for this portion of the project (Phase 2A – Westbard Avenue). The Applicant is planning to apply for a fee-in-lieu for the remaining 9000+ cubic feet of stormwater that otherwise would need to be managed on-site via ESD facilities. Willett Branch is located to the east of this project portion.

#### Key Requirements for the Stormwater Plan and Related Landscaping Elements

The requirements pertaining to this Stormwater Management Concept Plan (for the overall Project, #120170170, and for the Phase I Site Plan, #820180190) are twofold: the Maryland Stormwater Management Act of 2007 and its implementing State and Local Codes and Manuals (including MDE's Stormwater Design Manual); and Montgomery County Code Chapter 19); and, the Westbard Sector Plan (2016). Below are highlighted provisions of these requirements.

#### MDE Stormwater Design Manual

In Chapter 5 of MDE's Stormwater Design Manual, mandatory requirements in Section 5.1 include:

*\* Demonstrating that all reasonable opportunities for meeting stormwater requirements using ESD have been exhausted by using natural areas and landscape features to manage runoff from impervious surfaces and that structural BMPs have been used only where absolutely necessary.*<sup>3</sup>

<sup>2</sup> [https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf\\_V2/12-SWM-120170170-001.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/5427/26657/12-SWM-120170170-001.pdf/12-SWM-120170170-001.pdf_V2/12-SWM-120170170-001.pdf)

<sup>3</sup> See page 5.4 in:

<http://mde.maryland.gov/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/documents/Design%20Manual%20Chapter%205%2003%204%2009.pdf>



Montgomery County stormwater requirements are found on the Department of Permitting Services website and in other relevant documents, including County Code. An excerpt from the DPS website is copied below.<sup>4</sup>

**WHAT ARE THE REQUIREMENTS OF THE STORMWATER MANAGEMENT CONCEPTS?**

The goal of stormwater management is to mitigate the effects of development on the receiving stream system. Stormwater management concepts must show how acceptable mitigation is achieved by implementing practices in accordance with the 2000 Maryland Department of the Environment's Stormwater Design Manual as amended and with Montgomery County design requirements based on Chapter 19 of the Montgomery County Code.

DPS Water Resources staff will review the stormwater management concept to ensure conformance with these requirements and with applicable Executive Regulation.

All projects must use Environmentally Sensitive Design (ESD) credits to the maximum extent practicable (MEP) to provide the full stormwater management requirement calculated for the project. ESD requirements shall be calculated per Montgomery County Water Resources Technical Policy WRTP-5.

**Montgomery County Stormwater Requirements for Redevelopment Projects**

Montgomery County Code Section 19-26 provides Stormwater management design criteria pertaining to redevelopment projects.<sup>5</sup>

**§ 19-26. Stormwater management design criteria.**

(a) Each applicant must use planning techniques, nonstructural practices, and design methods to implement environmental site design to the maximum extent practicable. The use of environmental site design must be exhausted before any structural best management practice is used. Each stormwater management plan must be designed using ESD sizing criteria, recharge volume, water quality volume, and channel protection storage volume sizing criteria, according to the Design Manual and any applicable regulation. If the Department finds that historical flooding problems exist at the site of a new development or redevelopment project, the Director may require the use of overbank flood protection volume, extreme flood volume criteria, or both.

(b) Unless otherwise indicated, redevelopment is subject to the same requirements that apply to new development under this Article. For redevelopment, the applicant may use alternative stormwater management measures to satisfy the requirements in subsection (a) if the applicant shows that impervious area reduction and environmental site design have been implemented to the maximum extent practicable. In any redevelopment project, the selection and application of environmental site design practices must be consistent with the recommendations, goals, and objectives of any applicable master or sector plan.

(c) Alternative stormwater management measures that may be used for redevelopment include:

- (1) an on-site structural best management practice;
- (2) an off-site structural best management practice or off-site environmental site design to provide water quality treatment; or
- (3) a combination of impervious area reduction, environmental site design implementation, and an on-site or off-site structural best management practice within the limit of disturbance. (2002 L.M.C., ch. 3, § 1, 2010 L.M.C., ch. 34, § 1, 2011 L.M.C., ch. 2, § 1.)

Editor's note — Former §§ 19-26, "On-site requirements, waivers," and 19-28, "County participation in on-site facilities," were repealed, re-enacted with amendments, renumbered § 19-24, and retitled pursuant to 2002 L.M.C., ch. 3, § 1.

<sup>4</sup> <https://permittingervices.montgomerycountymd.gov/DPS/waterresource/StormwaterManagementConcept.aspx>

<sup>5</sup> The code excerpt above was accessed on 7/15/2018 at:

[http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/partiilocallawsordinancesresolutionsetc/chapter19erosion/sedimentcontrolandstormw?f=templates\\$fn=altmain-nf.htm\\$q=|field%20folio-destination-name:%2719-26%27|&x=Advanced#JD\\_19-26](http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/partiilocallawsordinancesresolutionsetc/chapter19erosion/sedimentcontrolandstormw?f=templates$fn=altmain-nf.htm$q=|field%20folio-destination-name:%2719-26%27|&x=Advanced#JD_19-26)

The Westbard Sector Plan<sup>6</sup> contains several elements that pertain to stormwater management. Excerpts from page 76:

- Address the currently unmitigated storm flows that drain from the Kenwood Place condominium into the Giant Food site (parcels 235 and 360) by installing stormwater buffer strips along and within the perimeter of the Westwood Shopping Center site.
- Establish a minimum 50 percent tree canopy cover for all roads, on-street parking and ground-level parking lots.
- Reduce impervious surface parking areas.

**Stormwater design guidelines in the Westbard Sector Plan, including for Westbard Avenue.**

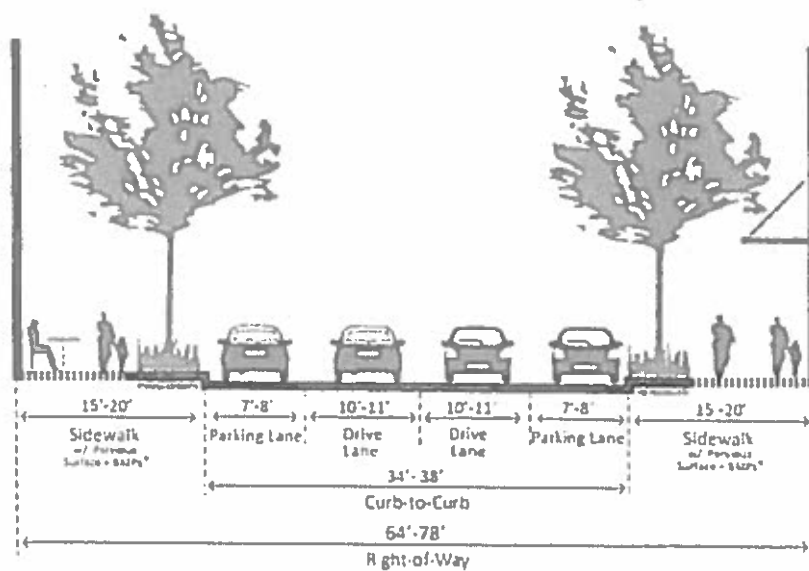
The Westbard Sector Plan includes a Westbard Business private street cross-section, indicating a “Sidewalk with Pervious Surface and BMPs<sup>7</sup>.” (See section copied below from page 42.) The pervious sidewalk with BMPs, as depicted here, can and should include stormwater capture credit for partial ESD stormwater volume compliance – combined with meeting the Urban Tree Canopy 50% goal, along with tree mitigation requirements under the Forest Conservation Law.

---

<sup>6</sup> [http://montgomeryplanning.org/community/westbard/documents/westbard\\_for\\_web9.1.pdf](http://montgomeryplanning.org/community/westbard/documents/westbard_for_web9.1.pdf) page 76.

<sup>7</sup> [http://montgomeryplanning.org/community/westbard/documents/westbard\\_for\\_web9.1.pdf](http://montgomeryplanning.org/community/westbard/documents/westbard_for_web9.1.pdf) page 42.

Figure 2.4.7: Westbard Business - Private Street Section  
 Local Street ( On the Westwood Shopping Center Site)  
 Proposed Section



\* To be further studied: Potential best management practices in curb extensions and sidewalks as well as pervious surfaces on sidewalks

WESTBARD SECTOR PLAN JULY 2016

### Evaluation of the Proposed Stormwater Plan in Light of Stormwater and Westbard Sector Plan Requirements

This preliminary review is not exhaustive, in part because the Applicant has not filed an updated narrative "Concept Stormwater Management Report." The report available was filed on December 6, 2016, and as then filed, was denied by DPS; thus it doesn't reflect the entire set current Stormwater Concept Plan elements.

Below are specific aspects of this stormwater concept plan review, in light of the various Stormwater and Westbard Sector Plan requirements described above.

#### A. Strengths of this proposed Site Plan and Preliminary Plan include:

- \* Dedication of land for Willett Branch
- \* Imperviousness decrease
- \* Use of thick Green Roofs on the Grocery and Mixed-Use Commercial-Residential buildings.

#### B. Stormwater Volume – Degree to Which ESD volume is managed with ESD practices on-site:

For Phase I, the Applicant is proposing to meet 54% of the required stormwater volume using ESD measures. For the entire Project, the Applicant is proposing to meet 49% of the required ESD volume using ESD measures.

The Applicant has not met Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP). The Applicant has not shown that they have exhausted the ability to use expanded coverage of proposed measures such as micro-bioretenion, nor have they shown exhaustion of the attempt to use additional ESD practices, such as permeable pavement and expanded street tree soil panels, to meet the full ESDv for each Drainage Area, and for the entire Project site, solely with ESD practices.

C. Applicant is proposing to meet the large remainder of the stormwater volume (ESDv) with structural vaults, and a fee in lieu. Given the failure to show exhaustion of the ESD practices available for use at this site, structural vaults and fees in lieu are not appropriate methods of meeting stormwater requirements.

D. Weaknesses and Gaps include:

- \* Does not meet ESD to the MEP, as described above.
- \* Westbard Self Storage, a more constrained site, is meeting entire ESDv with ESD.
- \* Has not attempted to integrate meeting the Westbard Sector Plan landscaping elements, including the 50% Tree Canopy goal, with the ESD stormwater requirements.
- \* Is requesting a fee in lieu for 82% of the SWM volume for site 2A – Westbard Avenue.

E. Examples of how to fill the gaps and eliminate the weaknesses in the Applicant's stormwater proposal

\* Applicant must make a showing that they have exhausted the use of ESD in order to meet the MEP standard. They have failed to show this in their current SWM Concept submissions. They must be required to go back to the drawing board to make this showing. Examples provided below are suggestions for some ways that they can use to satisfy ESD to the MEP; these are simply some examples and are not exhaustive.

- Infiltration is important: The GreenGrowth LLC comments of November, 2017 for LFWA, on the proposed Westbard Self Storage stormwater management plan, and especially those pertaining to the need for a thorough review of infiltration options in order to support the restoration of Willett Branch, are incorporated here by reference.

\* In order to satisfy SWM Act of 2007 requirement for ESD to the MEP, and to satisfy the need to conform with the elements of the Westbard Sector Plan, the Applicant must exhaust use of landscaping and non-structural site features to meet the full ESDv.

\* One example of how to do this: Integrate the Westbard Sector Plan Tree Canopy Goal, with stormwater – microbioretenion.

#### **Trees as Part of Bioretention Facilities in Montgomery County**

Trees are a crucial part of a sustainable urban redevelopment project. They provide a high-quality landscape that attracts tenants and shoppers to mixed-use, dense urban destinations. But, urban trees are also an investment that must be optimized for developers and plan reviewers alike, if we are to achieve a revitalized tree canopy in Bethesda that will contribute to the revitalization of Willett Branch and its watershed.

Some Montgomery plan reviewers have said recently that trees are not acceptable as part of infiltration facilities permitted by DPS. A document review on the DPS website found a micro-bioretenion facility specification that highlights trees as part of the planting plan<sup>8</sup>. Unless a micro-bioretenion facility includes an impermeable liner on the bottom, it will provide infiltration.

The DPS Micro-Bioretenion Facility Design Specification, states the following regarding the use of trees in such facilities:

“While no hard planting rule exists, the plants should be a mix of trees, shrubs and herbaceous materials. However, there should be 2 to 3 shrubs planted per tree and herbaceous plantings shall make up 40% of the total number of plants. Trees shall be a minimum of 1 ½ in. caliper, shrubs shall be minimum 2 gal. size and herbaceous plants shall be a minimum 1 gal size. Mature plant canopy should cover 85% of the Micro-Bioretenion device.”<sup>9</sup>

While the Westbard Sector Plan contains a 50% Urban Tree Canopy goal, at present trees planted in micro-bioretenion or other stormwater facilities are not given mitigation credit by Montgomery County Planning Department reviewers. The reason given for the latter stricture is that expected maintenance requirements for any stormwater facility are believed to be inherently disruptive of trees. Plan reviewers are reluctant to grant tree mitigation credit for trees that may not exist in three or five years after project completion. The upshot of these DPS and Planning Department restrictions, is that fulfillment of the long-expected synergy between urban trees and stormwater has yet to happen in Montgomery County, and even large urban redevelopment projects including the Westwood Shopping Center, are confronted with the prospect of investing in micro-bioretenion facilities in which trees will bear no on-site mitigation credit.

The solution to this problem lies in a concerted effort by DPS and Planning officials, along with project applicants and watershed stakeholders, to examine ways to meet stormwater requirements and remove administrative barriers to the use of trees as urban tree canopy and stormwater facilities. Trees are already allowed to be integrated into micro-bioretenion facilities in Montgomery County; they can also be integrated into other stormwater ESD facilities, including permeable pavement plazas. There are numerous ways of integrating trees (large and small) into urban redevelopment projects, for dual tree (FCL) and stormwater compliance credits.

### **Tree-Stormwater Management Options in Montgomery County**

The public parking lot on the north side of the Kensington Marc Train Station features a central bioretenion median strip, with river birch trees planted in the middle of the bioretenion facility. In order to fulfill ESD to the MEP for the Westwood Shopping Center Project, it's crucial that developers and County officials work together to combine tree and stormwater designs into multi-purpose facilities.

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<sup>8</sup> <https://permittingservices.montgomerycountymd.gov/DPS/pdf/MicroBioretenion.pdf>

<sup>9</sup> <https://permittingservices.montgomerycountymd.gov/DPS/pdf/MicroBioretenion.pdf>

In addition to including trees in engineered bioretention units, another option is to use conventional street tree soil panels as stormwater absorption areas. To help in attaining this objective is a set of simple design elements, such as guard rails around the perimeter of tree planting pits, which have been shown to prevent pedestrian compaction of the soil. Avoidance of compaction leads to large infiltration increases.<sup>10</sup> A 2017 report in the journal *Ecological Engineering* found that the most significant factor influencing the stormwater infiltration rate was the presence of a guard around a tree pit.<sup>11</sup>



Trees in a Bioretention Facility, Kensington Public Parking lot, north side of MARC train station.

Photo: Diane Cameron, 2018.

#### **Trees in an Urban Civic Plaza Would Further Contribute to Meeting Stormwater, FCL, and Sector Plan Elements**

Trees are not prominently featured in the Westwood Shopping Center “civic green” proposal, which is part of Phase I. In the artist’s rendering below, (from Regency featured in a February 2018 article in *Bethesda Magazine* online),<sup>12</sup> the proposed Westwood Shopping Center civic green features a large modern sculpture, a low-height flower bed, and an open lawn area.

<sup>10</sup> <http://stormwater.wef.org/2018/06/standing-guard-around-trees-to-increase-stormwater-infiltration/>

<sup>11</sup> <https://www.sciencedirect.com/science/article/pii/S0925857417306365>

<sup>12</sup> [http://rivista-cdn.bethesdamagazine.com/images/cache/cache\\_0/cache\\_9/cache\\_2/Capture1-b6ac6290.jpeg?ver=1527723473&aspectratio=1.6194331983806](http://rivista-cdn.bethesdamagazine.com/images/cache/cache_0/cache_9/cache_2/Capture1-b6ac6290.jpeg?ver=1527723473&aspectratio=1.6194331983806)



While this current Applicant's design provides open space, it misses a prime opportunity for higher-functioning, higher-value green infrastructure: dual compliance with stormwater requirements, and conformance with tree canopy elements of the Westbard Sector Plan. An example of such a robust civic green is the Bosque at Lincoln Center, where a grove of trees provides a focal point and shade on a hot summer day. This New York City destination is a popular gathering place that reduces runoff through canopy interception and soil absorption. The Bosque was created using Suspended Pavement which provides ample soil to the trees, while also providing structural support. A parking garage is located below the Bosque.



Photo: Diane Cameron, 2012.

### Urban Tree Requirements and Stormwater Enhancements, Based on Documented Experience Nationwide

Dr. Peter MacDonagh, who served on the Chesapeake Bay Expert Panel on the Urban Tree Canopy, has a detailed presentation available online that outlines the technical requirements for urban trees, including for stormwater reduction.<sup>13</sup> The importance of sufficient *soil quantity* (1000 cubic feet per specimen tree) and *soil quality* (loam) is highlighted, along with a set of options for ways to direct stormwater into tree panels.

#### Conclusions:

- Only one-half of the required stormwater volume (ESDv) is proposed to be met with ESD practices.
- For both the overall Preliminary Plan (120170170) and the Westwood I Site Plan (820180190), the applicant has not shown exhaustion of the ability to use natural areas and landscape features to manage runoff from the proposed impervious surfaces, thus they have not met ESD to the MEP.
- In particular, the applicant has not shown that they evaluated full use of all of the Westbard Sector Plan elements in order to exhaust the ability to use ESD on-site, including: pervious sidewalks and BMPs; Tree Canopy; and the stormwater buffer for the Kenwood Condominiums.

#### Recommendations:

- Use Integrated Conformance/Compliance with Sector Plan and Stormwater Management Act elements.
- The remedy for the gap in meeting ESD to the MEP, is for the applicant to be required to analyze all of these landscaping elements, expanded use of proposed ESD practices, and addition of more types of ESD practices, in order to show an exhaustive attempt to meet the entire ESD volume on-site using ESD and landscape elements; and in so doing, to downsize or eliminate the use of the stormwater vaults and to avoid fees in lieu.

---

<sup>13</sup> [http://www.flowstobay.org/sites/default/files/3\\_MacDonagh-SMCWPPP-SF\\_Bay\\_C3.pdf](http://www.flowstobay.org/sites/default/files/3_MacDonagh-SMCWPPP-SF_Bay_C3.pdf)



## Email

# Westbard Development

## 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

**Date Sent** **Date Received** 7/17/2018 11:52 AM

**From:** JoAnn Lang [mailto:langjat@gmail.com]  
**Sent:** Monday, July 16, 2018 4:48 PM  
**To:** countyemails@savewestbard.org  
**Cc:** JoAnn & Roger Lang <langjat@gmail.com>  
**Subject:** Westbard Development  
**Importance:** High

Dear Gentlemen and Ladies:

As a resident of Sumner, I have been concerned about this proposed Westbard development for some time now. The threat of

increased traffic congestion, overcrowding in our schools, the lopsided mix of residential (80%) to commercial (20%) building, and the lack of

reasonable green space, to balance the development, are all causes contributing to my apprehension.

If balance is a goal - and it should well be - why not increase the commercial space (176,232 square feet) to provide more retail options, and decrease

the proposed residential area (647,378)? I would like to know how this lopsided mix came about.

I have concerns about the parking spaces currently planned which will not be adequate to accommodate the significant number of new residents and shoppers in the area.

Regency is proposing to decrease the number of parking spaces at the Westwood I site and to remove completely, all of the public parking spaces at Westwood II. This is beyond belief!

This concern stems from the fact that Westbard does not have access to transit; it is auto dependent, especially as Regency is no longer proposing a shuttle bus to Metro.

The lack of green space is also of concern to me. A total of .8596 acres of green space for the Civic Green and Springfield Park areas is inadequate - 80% below the 2016 US

median of 9.5 acres of park per 1000 residents and 60% below the lowest quartile of US jurisdictions, which offer a

median of of 4.6 acres per 1000 residents.

The barracks configuration of the townhouses along the Kenwood Place Condominiums is unsightly and impinges on the rights of residents who live there. I support the

property and parking rights of those residents too.

Regarding traffic, Westwood I and II alone will add several hundred cars to local congestion, not to mention the impact of the proposed residences at the CCT and at the nearby

Intelligence Community Campus (4600 Sangamore Road) which will house some 3,000 employees who will also be commuting by car. I believe that the County's traffic studies and

traffic impact conclusions need to be seriously reevaluated.

I would like to be sure that the Moses Cemetery is adequately and properly memorialized, and that the Willett Branch Greenway is funded and established.

And finally - and I know that I've asked about this before - I would like to see a 3 - D model of the entire Westbard development.

Sincerely,

JoAnn Lang (Mrs. Roger H.)

5609 Pioneer Lane

Bethesda, MD 20816

(301) 229 - 4852

[langjat@gmail.com](mailto:langjat@gmail.com)

### Attachments

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# LITTLE FALLS WATERSHED ALLIANCE

## EDUCATION - ACTION - STEWARDSHIP

Sarah Morse  
Executive Director

Date: July 17, 2018

Board of Directors:

To: Stephanie Dickel  
Matthew Folden

Jack Sobel  
President

Re: Comments on Regency Centers Westwood Shopping Center  
Site Plan No. 820180190; Preliminary Plan No. 120170170

Mikel Moore  
Vice President

This is to follow up on our comments dated July 13, 2018. In those comments, we indicated that we would send a copy of comments from Diane Cameron, GreenGrowth, LLC, under separate cover.

Sara Schneeberg  
Robinson

Secretary

Please find attached Ms. Cameron's completed review of the stormwater management plan for both the preliminary and site plans.

Jonathan Breul  
Treasurer

Wendy Cohen

Based on Ms. Cameron's review, we find the stormwater management plan for the Regency Centers' properties unacceptable and hope that the permitting department will require 100% use of ESD for all properties.

Daniel Dozier

George Wyeth

As you know, the Westbard Self Storage Facility was recently given the go ahead for re-development. The applicant for this much smaller site, not only dedicated a large piece of land along the Willett Branch for the new park, but was also able to meet their ESDv 100%. We feel this should set the standard for all new development in the Westbard Sector.

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

Thank you for your time on this,

Sarah Morse  
Executive Director  
Little Falls Watershed Alliance



cc: Gwen Wright, Director, Montgomery Parks  
Roger Berliner, Montgomery County Council  
Mike Riley, Director, Montgomery Parks  
Andy Frank  
Mark Etheridge  
Marco Fuster  
Elza Hisel-McCoy  
Robert Kronenberg


Jamie Kuhns  
David Kuykendall  
Susanne Paul  
Mark Pfefferie  
Sandra Youla

## 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** 7/19/2018 3:47 PM

**From:** Amy Heller [mailto:ajheller@yahoo.com]  
**Sent:** Wednesday, July 18, 2018 8:24 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested  
**Importance:** High

### To 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 storm water treatment.**

**Sincerely,  
A Heller  
4922 Westway Dr**

### Attachments

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** 7/19/2018 3:47 PM

**From:** Viveka Sinha [mailto:vivekasinha3@gmail.com]  
**Sent:** Wednesday, July 18, 2018 9:43 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.
8. Originally we were promised a shuttle to Bethesda Station as well as friendship heights Station. Why is that not there in the final plan ?

Sincerely,  
 Viveka Sinha  
 5206 Ridgfield Rd Bethesda

Attachments

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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 7/19/2018 3:47 PM

From: Radhika Sinha [mailto:ra].sin.2@gmail.com]  
 Sent: Wednesday, July 18, 2018 9:41 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  
 Radhika Sinha  
 5206 Ridgfield Rd Bethesda

Attachments

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Page 1	

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Help

Email

# FW: WESTBARD: My Comme...

Email

**From:**  Emily Balmer  
**To:**  Westwood Comments  
**Cc:**  
**Subject:** FW: WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested CRM:0209299  
**Date Sent:** 7/26/2018 8:44 AM **Date Received:** 7/26/2018 8:44 AM

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

**From:** mcp-crm-tracker@mncppc-mc.org  
**Received:** Wed Jul 25 2018 09:33:28 GMT-0400 (Eastern Daylight Time)  
**To:** <MCP-Chair MCP-Chair>; MCP-Chair #; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org  
**Subject:** WESTBARD: My Comments on Regency's Development Plans - PLUS 3-D Model Requested

**From:** eugene zartman <ezarterz@gmail.com>  
**Sent:** Tuesday, July 24, 2018 8:37 PM  
**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, NAME, ADDRESS

**Eugene & Eleanor Zartman**  
**5601 Pioneer Lane**  
**Bethesda, MD 20816**

Attachments

**Balmer, Emily**

---

**From:** K Pauley <kay.pauley@comcast.net>  
**Sent:** Monday, July 30, 2018 1:13 AM  
**To:** Balmer, Emily  
**Subject:** Re: Westbard -- Opposition to Regency's Development Plans CRM:0209021

On top of the countless problems with the Westbard Sector Plan and ridiculous over-development planned, apparently the Parks Department does not consider Little Falls Parkway to be meant for use other than park access. However, the Sector Plan counts the Parkway as being for through traffic. Parks intends to implement one of a number of plans to permanently slow traffic at the CCT crossing, any one of which will severely curtail the utility of the Parkway for through traffic. Thanks for destroying our neighborhood with your highly misguided "plans."

---

**From:** Balmer, Emily  
**Sent:** Monday, July 16, 2018 12:56 PM  
**To:** K Pauley  
**Subject:** RE: Westbard -- Opposition to Regency's Development Plans CRM:0209021

Hello,

Thank you for your comments on Regency's development applications that were recently filed for Preliminary Plan and Site Plan on the Westwood Shopping Center site. Staff is currently reviewing the applications and will look into your concerns related to adequate public facilities, design, project phasing, parking, stormwater management, etc. Many of the concerns were discussed and addressed in the recently approved and adopted Westbard Sector Plan and are evaluated in more detail with the Preliminary Plan and Site Plan applications. The Development Review Committee (DRC) is scheduled for July 17, at which time all public agencies will provide comments to the Applicant. Following DRC, the Applicant will respond to agency comments by submitting revised application materials. The 120 day review timeline for the applications establishes a tentative Planning Board hearing of October 11.

Thank you,

Emily Balmer

Montgomery County Planning Department

301-495-4621

[Emily.balmer@montgomeryplanning.org](mailto:Emily.balmer@montgomeryplanning.org)

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


**From:** mcp-crm-tracker@mncppc-mc.org  
**Received:** Mon Jul 16 2018 11:40:05 GMT-0400 (Eastern Daylight Time)  
**To:** <MCP-Chair MCP-Chair>; MCP-Chair #; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org  
**Subject:** Westbard -- Opposition to Regency's Development Plans







Email

# WESTBARD: My Comments on Reg...

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** 8/20/2018 9:47 AM

**From:** eugene zartman <ezarterz@gmail.com>  
**Sent:** Sunday, August 19, 2018 9:53 PM  
**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,

NAME, ADDRESS

**Eugene & Eleanor Zartman**  
**5601 Pioneer Lane**  
**Bethesda, MD 20816**


Attachments





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

Email

# New petition to you: Boycott Gian...

Email

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

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

**Cc**

**Subject** New petition to you: Boycott Giant Week (Sept. 3 - 9) and Pledge to Boycott Regency's Development when Built

**Date Sent** **Date Received** 8/20/2018 9:47 AM

**From:** Patricia Kolesar <mail@changemail.org>  
**Sent:** Sunday, August 19, 2018 9:44 PM  
**To:** countyemails@savewestbard.org  
**Subject:** New petition to you: Boycott Giant Week (Sept. 3 - 9) and Pledge to Boycott Regency's Development when Built  
**Importance:** High

**change.org** New petition

Planners – Patricia Kolesar started a petition on Change.org and listed you as a decision maker. Learn more about Patricia Kolesar's petition and how you can respond.

**WALKING WALLETS OF WESTBARD:  
 Tell GIANT that You're Shopping  
 Elsewhere from Sept. 3 - Sept. 9, 2018;  
 and Tell REGENCY that You're  
 Pledging to Boycott the New  
 Development when it's Built**



Petition by Patricia Kolesar · Started Jul 24, 2018

**DOES MONEY TALK? Let's find out. Boycott Westbard Giant Week – Sept. 3 - Sept 9, 2018 Pledge to Boycott Regency's New Development after it is Built. Westbard... [Read more](#)**

 Rectangle: Rounded Corners:  
[View the petition](#)

**WHAT YOU CAN DO**

- 1. View the petition**

**Learn about the petition and its supporters. You will receive updates as new supporters sign the petition so you can see who is signing and why.**

## **2. Respond to the petition**

**Post a response to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.**

## **3. Continue the dialogue**

**Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.**

## **CHANGE.ORG FOR DECISION MAKERS**

**On Change.org, decision makers like you connect directly with people around the world to resolve issues. Learn more**

This notification was sent to [countyemails@savewestlombard.org](mailto:countyemails@savewestlombard.org), the address listed as the decision maker contact by the petition starter. If this is incorrect, please post a response to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

### **Attachments**


<u>File Name</u>	<u>File Size (Bytes)</u>
<a href="#">image001.png</a>	945





1 - 1 of 1 (0 selected) Page 1

Email

# WALKING WALLETS OF WESTBARD

Email

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

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

**Cc**

**Subject** WALKING WALLETS OF WESTBARD

**Date Sent** **Date Received** 8/22/2018 11:29 AM

10 more people signed "WALKING WALLETS OF WESTBARD: Tell GIANT that You're Shopping Elsewhere from Sept. 3 - Sept. 9, 2018; and Tell REGENCY that You're Pledging to Boycott the New Development when it's Built"

**From:** mail@changemail.org <mail@changemail.org>  
**Sent:** Wednesday, August 22, 2018 7:34 AM  
**To:** countyemails@savewestbard.org  
**Subject:** 10 more people signed "WALKING WALLETS OF WESTBARD: Tell GIANT that You're Shopping Elsewhere from Sept. 3 - Sept. 9, 2018; and Tell REGENCY that You're Pledging to Boycott the New Development when it's Built"  
**Importance:** High

**change.org** New signatures

Planners – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

**WALKING WALLETS OF WESTBARD: Tell GIANT that You're Shopping Elsewhere from Sept. 3 - Sept. 9, 2018; and Tell REGENCY that You're Pledging to Boycott the New Development when it's Built**

Petition by Patricia Kolesar · 10 supporters

**10 more people signed  
in the last 11 hours**

 Rectangle: Rounded Corners: View petition activity

RECENT SUPPORTERS



**Helen Martin**  
Bethesda, MD · Aug 22, 2018

**Giant needs to help make sure Regency leaves adequate parking in the new shopping center.**



**Crystal Bunch**  
, · Aug 22, 2018



**Sapphira Botelho**  
, · Aug 22, 2018



**gloria gomez**  
, · Aug 22, 2018



**Laura Baron**  
Bethesda, MD · Aug 22, 2018

[View all 10 supporters](#)

**CHANGE.ORG FOR DECISION MAKERS**

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to [countyemails@savewestbard.org](mailto:countyemails@savewestbard.org), the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**Attachments**

File Name	File Size (bytes)
<a href="#">image001.png</a>	1,098

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Email

# WESTBARD: Springfiel...

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: Springfield Neighborhood Park Needs Your Help

**Date Sent** **Date Received** 10/15/2018 11:26 AM

**From:** Deborah Schumann M.D. <dschumannmd@gmail.com>  
**Sent:** Monday, October 15, 2018 7:20 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Springfield Neighborhood Park Needs Your Help  
**Importance:** High

Dear Planners,

I have found out that the proposed Springfield Neighborhood Park in Regency's Westbard development is at risk:

Part of the 0.4 acres is subject to an existing easement owned by Kenwood Place Condos which would decrease the size of the park by 30%.

The proposed location of the park is within sight and smell of the trash and loading dock for the multi-family housing structure.


Possible solutions:

1. Require Regency to increase the size of the Civic Green by a minimum of .14 acre to off-set the potential loss of green space at SNP; or alternatively,
2. Require Regency to move the Springfield Neighborhood Park to a location where its ultimate size will not be threatened by an existing easement. The benefit of this option is that Springfield Neighborhood Park would also move away from the trash and loading dock area of the multi-family housing building.

The neighbors around the Westbard development want a nice park that is a good size and not right next to trash containers.

Deborah Schumann  
6804 Tulip Hill Terrace  
Bethesda, Md. 20816

**Attachments**

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

Email

# WESTBARD: Springfiel...

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: Springfield Neighborhood Park Needs Your Help

**Date Sent** **Date Received** 10/15/2018 11:26 AM

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

**From:** Carol Shiff <csweetshiff@aol.com>  
**Sent:** Monday, October 15, 2018 9:29 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Springfield Neighborhood Park Needs Your Help  
**Importance:** High

Dear Planners:

It has come to my attention that a portion of the proposed Springfield Neighborhood Park (SNP) is subject to an existing easement, and that the future status of this easement is completely unknown at this time. Additionally, the current placement of SNP is within sight and smell of the trash and loading dock area for the multi-family housing building.

Because the easement owner (Kenwood Place Condos) may decide to maintain the size and placement of its easement over a portion of the promised SNP -- decreasing the size of SNP by approximately .14 acre -- I am suggesting the following solution:

1. Please require that Regency increase the size of the Civic Green by a minimum of .14 acre to off-set the potential loss of green space at SNP; or alternatively,
2. Please require that Regency to move the SNP to a location where its ultimate size will not be threatened by an existing easement whose future status remain completely unknown at this time. The benefit of this option is that SNP would also move away from the trash and loading dock area of the multi-family housing building.



Email

# WESTBARD: Springfiel...

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: Springfield Neighborhood Park Needs Your Help

**Date Sent** **Date Received** 10/15/2018 11:26 AM

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

**From:** Michael M <professional\_47@mailforce.net>  
**Sent:** Monday, October 15, 2018 11:12 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Springfield Neighborhood Park Needs Your Help  
**Importance:** High

Dear Planners:

It has come to my attention that a portion of the proposed Springfield Neighborhood Park (SNP) is subject to an existing easement, and that the future status of this easement is completely unknown at this time. Additionally, the current placement of SNP is within sight and smell of the trash and loading dock area for the multi-family housing building.

Because the easement owner (Kenwood Place Condos) may decide to maintain the size and placement of its easement over a portion of the promised SNP -- decreasing the size of SNP by approximately .14 acre -- I am suggesting the following solution:

1. Please require that Regency increase the size of the Civic Green by a minimum of .14 acre to off-set the potential loss of green space at SNP; or alternatively,
2. Please require that Regency to move the SNP to a location where its ultimate size will not be threatened by an existing easement whose future status remain completely unknown at this time. The benefit of this option is that SNP would also move away from the trash and loading dock area of the multi-family housing building.

Thank you for your attention,  
[SIGNED, Michael Maman, 5528 Greystone St]

**Attachments**

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

# WESTBARD: Springfiel...

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: Springfield Neighborhood Park Needs Your Help

**Date Sent** **Date Received** 10/15/2018 11:26 AM

**From:** a bradley <27707so@gmail.com>  
**Sent:** Monday, October 15, 2018 8:25 AM  
**To:** countyemails@savewestbard.org  
**Subject:** WESTBARD: Springfield Neighborhood Park Needs Your Help  
**Importance:** High

Dear Planners:

It has come to my attention that a portion of the proposed Springfield Neighborhood Park (SNP) is subject to an existing easement, and that the future status of this easement is completely unknown at this time. Additionally, the current placement of SNP is within sight and smell of the trash and loading dock area for the multi-family housing building.

Because the easement owner (Kenwood Place Condos) may decide to maintain the size and placement of its easement over a portion of the promised SNP – decreasing the size of SNP by approximately .14 acre – I am suggesting the following solution:

1. Please require that Regency increase the size of the Civic Green by a minimum of .14 acre to off-set the potential loss of green space at SNP; or alternatively,
2. Please require that Regency to move the SNP to a location where its ultimate size will not be threatened by an existing easement whose future status remain completely unknown at this time. The benefit of this option is that SNP would also move away from the trash and loading dock area of the multi-family housing building.

Thank you for your attention,  
 B. Singleton  
 Newington Rd