






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

Date Sent **Date Received** 10/1/2018 10:25 AM

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

From: Suzanne Kelly <suzywkelly@gmail.com>

Sent: Sunday, September 30, 2018 9:59 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. We 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 unsightly. We are a community that has maintained and valued the desirability of our neighborhoods for decades.
4. And, most of all, the 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.
5. Do not grant Regency's request for a waiver of stormwater treatment. Stormwater is a huge issue in the DMV... and will only become more so.

Sincerely,

Suzanne Kelly, a 34 yr resident
4808 Jamestown Rd
Bethesda.

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

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.

Thank you for your attention,
[SIGNED, Name, Address]
Carol Shiff
Westbard Ave.
Bethesda

Sent from my iPhone

Attachments

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.

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. Shingleton
Newington Rd

Email

Need more green at Sp...

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 Need more green at Springfield Neighborhood Park!

Date Sent **Date Received** 10/18/2018 11:57 AM

Dear Planners:

We need more green!!!

1. Please increase the size of the Civic Green by a minimum of .14 acre to off-set the potential loss of green space at Springfield Neighborhood Park (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,

Elizabeth Thede

6852 Tulip Hill Terrace

Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)

Email

Westbard, SNP planning

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, SNP planning

Date Sent **Date Received** 10/17/2018 3:34 PM

From: Catherine Bergesen <cmbergesen@aol.com>
Sent: Monday, October 15, 2018 11:20 AM
To: countyemails@savewestbard.org
Subject: Westbard, SNP planning
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.

Although I did not personally draft this letter, it expresses my sentiments exactly.

Please consider it personal!

Thank you,

Catherine M Bergesen
5605 Bent Branch Road
Bethesda, MD 20816

Attachments

Email

WESTBARD: Protect...

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: Protect Our Park

Date Sent **Date Received** 11/13/2018 3:30 PM

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

From: Linda Manning <lsealmanning@gmail.com>
Sent: Monday, November 12, 2018 7:15 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

It is disingenuous of Regency to have assumed KPC would be willing to give up its easement to further the inappropriate density created by the Regency plan for the Westbard area.

Thank you,

Linda S. Manning
 5611 Harwick Road
 Bethesda, MD 20816

Email

WESTBARD: Protect...

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: Protect Our Park

Date Sent **Date Received** 11/13/2018 3:35 PM

From: Andrea Onate <aonate@ifc.org>
Sent: Monday, November 12, 2018 9:33 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

I am concerned about a few issues related to the new Westbard development by Regency:

There is an easement which runs through the planned Springfield Neighborhood Park. Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

We are also very concerned that 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).

Thank you,

Andrea Onate

5 Avalon Ct, Bethesda MD 20816

Attachments

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

Email

WESTBARD: Addition...

Email

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

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

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent **Date Received** 11/13/2018 3:40 PM

From: susansw2003@aol.com <susansw2003@aol.com>
Sent: Monday, November 12, 2018 5:06 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

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

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

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

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

Sincerely,
Sue Stolov Weiss
6003 Corbin RD
Bethesda, MD 20816

Attachments

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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: Protect...

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: Protect Our Park

Date Sent **Date Received** 11/13/2018 3:30 PM

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

From: Linda Manning <lsealmanning@gmail.com>
Sent: Monday, November 12, 2018 7:15 AM
To: countyemails@savewestbard.org
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Importance: High

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Thank you,

Linda S. Manning
5611 Harwick Road
Bethesda, MD 20816


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Email

WESTBARD: Addition...

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

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent	Date Received	11/13/2018 3:25 PM
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-----Original Message-----

From: EMILIA MENOCA <iliamenocal@me.com>
Sent: Monday, November 12, 2018 5:44 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

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

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

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


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





Sincerely,
Emilia Menocal
5215 Westbard Ave

Email

WESTBARD: Protect...

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: Protect Our Park

Date Sent	Date Received	11/13/2018 1:34 PM
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From: Nikoleta Ilic <nilic@VOANews.COM>
Sent: Monday, November 12, 2018 8:05 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,
 Nikoleta Ilic
 5301 Westbard Circle, Apt. # 304
 Bethesda MD 20816

Attachments

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

Email

WESTBARD: Protect...

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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: Protect Our Park

Date Sent **Date Received** 11/13/2018 3:35 PM

From: Andrea Onate <aonate@ifc.org>
Sent: Monday, November 12, 2018 9:33 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

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Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

We are also very concerned that 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).

Thank you,

Andrea Onate

5 Avalon Ct, Bethesda MD 20816


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Email

WESTBARD: Addition...

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

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

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent	Date Received	11/13/2018 3:30 PM
------------------	----------------------	--------------------

From: howweiss@aol.com <howweiss@aol.com>
Sent: Monday, November 12, 2018 8:27 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

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

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

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

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

Sincerely,
Howard Weiss
6003 Corbin RD
Bethesda, MD 20816

Attachments



Email

WESTBARD - Protect...

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 - Protect Our Park

Date Sent **Date Received** 11/13/2018 3:40 PM

From: Anne Quinlan <aquinlan0729@gmail.com>
Sent: Monday, November 12, 2018 4:17 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - Protect Our Park
Importance: High

Dear Planners: There is an easement which runs through the planned Springfield Neighborhood Park. Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park. Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

I would also like to see more green space in the developed area in general. In the early community briefings, the impression was given that there would be several green spaces within the developed area. The current site plans provide for only one green space and its size is much smaller than we anticipated. With so many additional residents, the proposed green space is definitely inadequate.

Thank you,
 Anne Quinlan


Attachments





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

Email

FW: WESTBARD: Protect 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 FW: WESTBARD: Protect Our Park

Date Sent **Date Received** 11/13/2018 1:03 PM

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

From: Helen Martin Berns <brookeway@gmail.com>
Sent: Monday, November 12, 2018 5:42 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,

Helen Martin Berns
 4918 Brookeway Drive
 Bethesda, Maryland 20816


Sent from my iPhone





Attachments

Email

Regency development at ...

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 Westbard

Date Sent **Date Received** 11/13/2018 3:35 PM

From: Viveca Novak <viveca.novak@gmail.com>
Sent: Monday, November 12, 2018 3:05 PM
To: countyemails@savewestbard.org
Subject: Regency development at Westbard
Importance: High

To the planners:

Several elements are missing or deficient in the plan as it currently stands.

1. It's too high-density for the available roads and schools. The result will be more traffic congestion (which we REALLY do not need in the DC area) and school overcrowding.
2. We need more open space. More trees and plants will make the place more visually attractive, sure, but will also help mitigate the heat in summer (which otherwise radiates off the pavement) and, in a small way, help curb climate change.
3. We need written assurance that historic Moses Cemetery will be protected and preserved.
4. More parking is required, either underground or above, but if above please plant some trees in the lot!
5. We need a 3-D model before this goes forward.


Thanks for hearing me out.





Viveca Novak
5230 Duvall Dr.
Bethesda MD 20816

Email

WESTBARD: Additional Co...

Email

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

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

Cc

Subject WESTBARD: Additional Comments on Regency's Development

Date Sent **Date Received** 11/13/2018 3:40 PM

From: susansw2003@aol.com <susansw2003@aol.com>
Sent: Monday, November 12, 2018 5:06 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development
Importance: High

Dear Planners:

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

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

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


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





Sincerely,
 Sue Stolov Weiss
 6003 Corbin RD
 Bethesda, MD 20816

Attachments

<u>File Name</u>	<u>File Size (Bytes)</u>	
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Email**FW: WESTBARD: Additiona...****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: Additional Comments on Regency's Development Plans

Date Sent **Date Received** 11/13/2018 4:11 PM

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

From: Carol Schleicher <rschlei@verizon.net>
Sent: Monday, November 12, 2018 8:40 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Additional Comments on Regency's Development Plans
Importance: High

Dear Planners:

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

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

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


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

This is very important to our neighborhood. Also keep thinking about the traffic and schools problem with all those new residents. More density is more congestion with no Metro stop nearby. Please help!

Sincerely,
Carol Schleicher
6103 Wynnwood Road
Bethesda 20816

Sent from my iPad


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 - Protect Our P...

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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 - Protect Our Park

Date Sent **Date Received** 11/27/2018 11:50 AM

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

From: scdart@verizon.net <scdart@verizon.net>
Sent: Monday, November 26, 2018 4:49 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,

Sue and Mo DuFour
 5208 Woodlawn Avenue
 Chevy Chase MD 20815NAME, ADDRESS]


Sent from my iPhone





Attachments

Email

FW: Sumner citizens Associ...


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: Sumner citizens Association on Revised WestwoodI Plan

Date Sent  **Date Received** 11/27/2018 11:50 AM

From: philip wilcox <pcwilcox@comcast.net>
Sent: Monday, November 26, 2018 5:34 PM
To: countyemails@savewestbard.org
Cc: rich Landfield <rlandfield4162@gmail.com>; pcwilcox@comcast.net
Subject: Sumner citizens Association on Revised WestwoodI Plan
Importance: High

To: Montgomery County Officials

From: Richard Landfield, President, Sumner Citizens Association

Subject: Sumner Citizens Association Urges Revised Westbard Planning Responsive to Community Needs

Summary

The Westwood I Site Plan remains seriously flawed. Notwithstanding many serious and thoughtful critiques and comments from taxpayers and voters, the County's responses have been minimal and opaque, and review processes have been pro-forma. It seems that interests of Regency, the developer, have been favored, at the expense of the citizens who live in the greater Westbard area.

The basic problem is excessive, dense residential development in a small, confined area without supporting transportation (and other) infrastructure as required by normal County policy, the site plan will almost certainly create serious traffic congestion

within and beyond the immediate Westwood I site unless the scale is reduced.

There is no assurance of additional school classrooms that the resulting large new population would need.

the plan skimps on green space and retail and other amenities originally promised.

Even more dismaying, the Westwood I plan does not appear to be integrated with planning for the estimated 1382 additional new residents anticipated in the adjacent Westwood II area also owned by Regency, for which it has not yet submitted a preliminary site plan.

A recent Montgomery County-wide poll and the results of recent County elections indicate that the majority of citizens are dissatisfied with planning and development policies. We hope, therefore, that the County will postpone approval of the Westwood I plan, make changes that better respond to our concerns, public needs, and the democratic process. The changes we believe must be part of this review and a successful plan are summarized below.

1). Residential Density and Traffic Congestion

The Plan describes 262 new residential units and 486 new residents based on less than 2 persons per unit. We think this estimate is too low. Contrary to Regency's estimates that the homes will be occupied primarily by "empty nesters", we expect there will be many families with children in these homes attracted by our high-quality local schools. Total new residents, based on a more realistic estimate of 3 persons per unit, will likely be closer to 786 new residents.

These residents will have, conservatively, at least 470 cars, or 1.8 per family. Many hundreds of other cars will visit the site, drawn by the new Giant, other improved amenities, and by many visitors to residences. This expanded new traffic is also likely to create significant new traffic congestion in the larger Westbard area on the already crowded arteries of River Road, Little Falls Parkway, and Massachusetts Avenue, especially at rush hours. The dense, cramped building planned for Westwood I itself that will have only three access points, and its barracks-like condos, will also be very crowded, raising access and safety issues

Regency's traffic study, prepared by a consultant, estimates that there will be no serious new traffic problems. It justifies this by using a mistaken and misleading methodology called "Choice Lane Volume". (CLV). Officials of the Maryland Highway Department, that controls River Road and Massachusetts Avenue, have said the CLV method does not measure traffic congestion or trip travel time. These officials say a "Traffic Impact Study" and a "Travel Time Index" should be prepared for an accurate assessment that is relevant to one of our central concerns, traffic congestion and delays.

Traffic congestion in the Westbard area will be compounded when the massive development that contemplates 1383 new residents anticipated by Regency in its Westwood II sector across Westbard Ave., to be built in the future. Regency's Westwood I plan ignores this reality, and the County has not obliged to integrate their traffic analysis to include all Westbard development plans. All communities in the larger Westbard area expect and deserve this.

Indeed, we urge that the County do its own Traffic Impact Study, based on up to date and reliable analysis, unlike Regency's misconceived traffic study. Also, such expert County analysis of the traffic consequences of residential expansion in Westwood I must be integrated with a reliable estimate of the even greater traffic impact that Regency's anticipated when the massive high-rise residential buildings proposed in Westwood II are built.

CHANGE REQUESTED: We urge that before any decision is made on the Westwood I plan, a state-of-the art and integrated Traffic Impact Study with a Travel Time Index. To be prepared by County professionals, and that its finding guide scale and density authorized in a revised plan.

2). Impact of additional traffic from the Intelligence Community Campus-Bethesda (ICCB)

The ICCB, located on at the West side of Sangamore Road off Massachusetts Avenue, will house 3000 employees and has equivalent parking spaces. Residents of Summer, and other adjacent neighborhoods are concerned about potential cut through traffic to and from ICCB commuters including those who would cut across Sumner between Sangamore Road and Little Falls Parkway and Massachusetts Avenue. This ICCB traffic will combine with new traffic flowing into and out of the expanded Westbard I area . This issue is not addressed in the Regency traffic study.

CHANGE REQUESTED: We urge that a new and professional traffic impact study that we request will be carried out by the County will include the impact of new cut through traffic generated by the ICCB and new Westbard development in all neighborhoods.

3). Inadequate Parking in Westwood I plan

The plan proposes 650 spaces for public for parking, compared to 1000 at present: 446 spaces for Giant shoppers and 200 more for the new 190-unit apartment building. These numbers do not anticipate expanded use of the new Giant and other retail shops, restaurants, or visitors to residences. Amazingly, the 1383 residences planned for the postponed Westwood II will have no public parking whatsoever, on the false assumption that there will be adequate parking across the street at Westbard I, an obvious impossibility! Without adequate on-site public parking at Westwood I and Westwood II, users will try to park in adjacent neighborhoods.

An earlier version of the plan proposed parking on the north side of Westbard Avenue during non-rush hours, apparently to make up for the deficit of internal parking within the site. If this is still planned, we believe it is not feasible, given the additional traffic throughout that will be generated by the plan. On street parking at any hour would obstruct the free flow of traffic on Westbard Avenue. It would also obstruct smooth entry into and exit from the three Westwood I access lanes off Westward Avenue in the current plan.

CHANGE REQUESTED: The developer must provide substantial off-street new parking space within the Westwood I site where new building is now planned, before the plan is approved, and adequate on-site parking for users of Westwood I and Westwood II on their respective sites.

4). Westwood I needs expanded green space

The plan gives too little green space for the 1/2-acre civic Green at the middle entry to the complex, and for the .4 acre Springfield Neighborhood Park at the north end of the site. These tiny areas are much too small to serve 600 residents of Westwood I as well outside shoppers and other visitors.

CHANGE REQUESTED; Regency should expand both the green spaces, using land now dedicated to new building.

5. The plan provides no shuttles or additional Metro or Ride On service or deployment space that will be needed by many residents who will commute to the Friendship Heights Metro, almost 2 miles away, where there is little excess space. There should also be space for school bus service.

CHANGE REQUESTED: The plan must provide for a public transportation staging area, and essential extra public transport.

6). Kenwood Plaza Condo (KPC) easements dispute must be resolved.

The Regency plan appears to ignore easements owned by KCP which operates the condos north of the site. These easements include 45 parking spaces in the area where Regency plans new town houses, on part of the green space allocated to the Springfield Neighborhood Park, and on the Areas within the site at the northern perimeter which is now used as a perimeter access road, which Regency plants to use as a temporary construction road when building begins.

CHANGE REQUESTED: No plan should be approved until these easement issues are resolved.

7). Regency requests waiver to enable only 54% treatment of storm water

County storm water management rules require developers to build facilities to treat all storm water on site. Regency has requested a waiver to allow treatment of only 54% of storm water, and wishes to hold the rest in underground tanks. Untreated storm water would add to degradation of Willett Creek.

CHANGE REQUESTED: The County should insist that Regency commit to 100% treatment of stormwater on site before the plan is approved

8). Moses Cemetery and Memorial

ACTION REQUESTED: All aspects of the Moses memorial cemetery and Museum should be agreed and funds committed promptly in response to strong Community interest in this project.

9). "Re-greening of Willard Creek and Park planning

The Willard Creek re-greening and park has been regarded as the jewel of Westbard redevelopment, and has been advertised by the developer as if it were a certainty. Yet there has been no commitment by Regency or the County to pay for this necessary facility. The park would enhance redevelopment by providing green space for very large increase in residents who are projected to occupy high-rise residences to be built by Regency as part of Westwood II. It would also be used by residents of Westwood I for its estimated almost 1000 residents for whom Regency plans only two very small green spaces.

CHANGE REQUESTED: Given strong public support for the Willett Creek project, the County and Regency should agree soon on financing for the project.

10). The "realignment" for Westbard Avenue at a new River Road terminus at the east end of the current Ridgefield Road is regarded by many as a vital part of Westbard redevelopment. It is not indicated on the latest Westwood I site plan. Also, we understand there is still no agreement between the County and Regency on who will pay for this costly infrastructure. The Westwood I plan appears to incorporate the realignment in its proposals for new buildings on both sides of the proposed realignment, including the Manor Care site now at the corner of Ridgefield and River roads.

ACTION REQUESTED: Because of the public interest in the realignment and its potential impact on any new planning for both Westwood I and II planning, it appears that there can be no prudent and orderly planning for the realignment until questions of design and

financing of the project are satisfactorily resolved. We therefore urge that a decision on Westwood I be deferred until these critical issues are resolved.

COMMENT

The Sumner Citizens Association supports a properly scaled redevelopment for Westwood. But we are strenuously opposed to the currently proposed massive increase of residential development for this small, mixed-use area amidst large suburban communities. Without new, major transportation infrastructure, we see no public purpose to be served, and considerable harm threatened. Our citizens, as voters and taxpayers, are disappointed by what we see as the County's indifference to our concerns. We contrast this concern about development with the high-quality governance we have enjoyed in the past from other County sectors. As it becomes apparent that our concerns about unwise development are widely shared throughout the County, we hope you will agree that it is not too late to go back to the drawing board for an improved Westwood I plan and a clear concept of integrating planning for Westwood II. We urgently request this, and pledge our full cooperation.

Yours truly,

**Richard Landfield
President, Sumner Citizens Association**

Only employees? What about the students?

Attachments

Email

WESTBARD - Protect...

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 - Protect Our Park

Date Sent **Date Received** 11/27/2018 11:50 AM

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

From: scdart@verizon.net <scdart@verizon.net>
Sent: Monday, November 26, 2018 4:49 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,

Sue and Mo DuFour
 5208 Woodlawn Avenue
 Chevy Chase MD 20815NAME, ADDRESS]

Sent from my iPhone

Email

FW: WESTBARD: Prot...

Email

From  mcp-chair@mncppc-mc.org

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

Cc

Subject FW: WESTBARD: Protect Our Park

Date Sent **Date Received** 11/26/2018 11:06 AM

From: Nikoleta Ilic <nilic@VOANews.COM>
Sent: Monday, November 26, 2018 9:28 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.


Regency could not care less about our wishes. They want to have as many houses, as possible, even in my bedroom.





Thank you,

Nikoleta Ilic
 5301 Westbard Circle
 Apt. # 304
 Bethesda MD 20816

Attachments

Email**Fwd: Westwood Shopping ...****Email**

From  Joe Martin

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

Cc

Subject Fwd: Westwood Shopping Center redevelopment

Date Sent **Date Received** 11/29/2018 5:40 PM

Dear Mr. Anderson,

The folks from Regency seem to think I sent a letter supporting the redevelopment of Westbard. I really don't recall since it's been sometime since I reviewed the original plan but after reviewing the latest plans I would withdrawal any support I might have provided. The number of housing units they are proposing is simply unacceptable. Our traffic is already horrible and there's nothing in the plan that would remotely make it better (or even keep it at the same level.) I drive by the intersection of Westbard/Little Falls Parkway and Mass every day and the traffic at both of those intersections is simply horrific. Adding another 1500-2000 cars can't do anything but make it exponentially worse. Unless they propose doing something drastic at that intersection (and other than either having Mass Avenue go over or under those two roads would not be sufficient) I really don't know how you could approve putting that many housing units in that small area. While I would welcome redevelopment of the area by adding shops, restaurants, grocery stores, etc. (and mind you that would also increase traffic) adding as many housing units they are suggesting would be a travesty.

Regards,

Joe Martin
5604 Newington Road (I live about 3 blocks from the shopping center)

From: Kristine Warner
Sent: Wednesday, November 14, 2018 4:44 PM
To: 'joseph.l.martin@gmail.com' <joseph.l.martin@gmail.com>
Subject: Westwood Shopping Center redevelopment

Hello - I represent Regency Centers and its redevelopment of the Westwood Shopping Center. You may recall working with one of my associates a few years ago when Equity One owned the properties. I recall at that time, you had written a letter supporting the development plans and urged the Planning Board vote for approval.

I'm not sure if you have been following the progress but I wanted to reach out and provide an update on where things stand.

In March of 2017, Regency Centers acquired Equity One and its Westwood properties
In January 2018, Regency Centers introduced revised plans at a community open house event
In May, Regency Centers filed its site plan and preliminary plan with Park and Planning

1/2/2019

Email: Fwd: Westwood Shopping Center redevelopment

Following feedback from the Commission, Regency Centers resubmitted its site plan and preliminary plan to Park & Planning last month. Regency Centers anticipates a public hearing at Park & Planning in January

I also wanted to share our website with you: www.WestwoodRedevelopment.com. There you'll find our plans, frequently asked questions, and a video of the entire presentation made in January.

We think these revised plans retain the best aspects of the previous plan, while implementing all the feedback we received from the community and Park and Planning. To make it a bit easier to understand, I'm attaching a fact sheet, so you can see the details in one place.

After you have had a chance to review, I welcome your feedback and questions. The record is now open and if you are still in support of a new Westwood Shopping Center, I encourage to send another letter to:

Casey Anderson

Montgomery County Planning Board

8787 Georgia Avenue

Silver Spring, MD 20910

Or email at mcp-chair@mncppc-mc.org

On behalf of Regency Centers, thanks so much.

Kris Warner

Kris Warner

 <http://www.maierwarnerpr.com/esignatures/images/mwlogo-sm.jpg>
public relations/marketing/branding/design

WE'VE MOVED!!

Please note our new address

11810 Grand Park Ave | Suite 500

North Bethesda, MD 20852

p. 301.424.4141

c. 301.452.8796

kris@maierwarnerpr.com

www.maierwarnerpr.com

Follow us on:  Facebook  LinkedIn

Attachments

Email

FW: WESTBARD: Prot...

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: Protect Our Park

Date Sent **Date Received** 12/13/2018 9:34 AM

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

From: philip wilcox <pcwilcox@comcast.net>
Sent: Monday, December 10, 2018 12:14 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,



Mr and Mrs. Philip Wilcox
5129 Baltan Rd.
Sumner
Bethesda MD 20816

Email

WESTBARD - Protect...

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 - Protect Our Park

Date Sent **Date Received** 12/10/2018 11:42 AM

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

From: Peter Rubin <peterlrubin@gmail.com>
Sent: Monday, December 10, 2018 10:31 AM
To: countyemails@savewestbard.org
Subject: WESTBARD - Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,


Peter Rubin




5826 Highland Drive
 Chevy Chase, MD 20815

Email

WESTBARD - Protect...

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 - Protect Our Park

Date Sent **Date Received** 12/10/2018 3:09 PM

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

From: Helen Martin Berns <brookeway@gmail.com>
Sent: Monday, December 10, 2018 12:21 PM
To: countyemails@savewestbard.org
Subject: WESTBARD - Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,


Helen Martin Berns
4918 Brookeway Drive
Bethesda, Maryland 20816





Sent from my iPhone

Email

WESTBARD: The Park MUS...

Email

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

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

Cc

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

Date Sent **Date Received** 1/7/2019 2:57 PM

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

From: Elizabeth <elizt@dtsearch.com>
Sent: Monday, January 7, 2019 12:24 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

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

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

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

Sincerely,

Elizabeth Thede


6852 Tulip Hill Terrace





Bethesda, MD 20816

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/7/2019 10:04 AM

From: E. Gail Richardson <erichardson@worldbank.org>
Sent: Monday, January 7, 2019 8:00 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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


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

Please tell Regency to add parking spaces..

Sincerely,

Elizabeth Richardson
 5913 Onondaga Rd.
 Bethesda, MD 20816

Attachments


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





Page 1

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/7/2019 2:58 PM

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

From: Janet Hewitt <janethewitt33@gmail.com>
Sent: Monday, January 7, 2019 10:57 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners and Giant executives,

If the Regency plan is not changed to provide for substantially more parking for regular customers at Giant, I will do my grocery shopping at the Safeway at Sumner Place. Period. Hope you get the message and back significant changes.

Sincerely,
 Janet Hewitt
 Wood Acres resident

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


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





Please tell Regency to add parking spaces.

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/8/2019 2:47 PM

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

From: Sofia Blake <ibusofiab@gmail.com>
Sent: Monday, January 7, 2019 12:42 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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

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

Please tell Regency to add parking spaces.

Sincerely,


Ambassador Robert Blake Jr.





Sent from my iPhone

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/9/2019 9:30 AM

From: Carl Gray <carlgray@gmail.com>
Sent: Tuesday, January 8, 2019 5:35 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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

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

Please tell Regency to add parking spaces.

Sincerely,
 Joan & Carl Gray
 5923 Gloster Rd.
 Bethesda, MD 20816

[NAME, ADDRESS]


Attachments





File Name	File Size (Bytes)	

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/8/2019 2:46 PM

From: Isabel Stromsem <isabelstromsem@hotmail.com>
Sent: Monday, January 7, 2019 2:01 PM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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

Please tell Regency to add parking spaces!

Thank you,

Isabel Stromsem
 5501 Mohican Road
 Bethesda, MD 20816

Attachments

File Name	File Size (Bytes)	

Email

Westwood Project

Email

From njcameron43@gmail.com

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

Cc

Subject Westwood Project

Date Sent **Date Received** 1/9/2019 2:54 PM

Hello Parks and Planning,

After looking over the Westwood project plans I would like to suggest:

#1-An electric car Charging station or two.

#2-In the New park please include 2 pickleball courts as you know this sport has taken off big time with the seniors.

for the park also outdoor stationary exercise bikes,a mile long walking trail and stretching stations.

#3-A small Movie Theater with food served

#4-Panerra restaurant

#5-crafts/knitting shop

#6-Gym with indoor pool, some exercise classes for seniors

I play pickleball at many of the community centers and we all really want some out door courts as well..I have no doubt they will be well used at the new park.

I live at Sumner Village Condos off Sentinel Drive most of us living here shop at the Giant are looking forward to the improvements.

The condos were built in the 70s and many of as are active seniors who age in place and look forward to many years of enjoying the new and updated Westwood shopping area.


It is a much needed improvement to our area.





**Thanks for listening ,
Nancy J Cameron
Sumner Village Condos
4928 Sentinel Drive Apt 405
Bethesda, MD 20816**

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/9/2019 12:23 PM

From: O'Brien, Sharon <Sharon.Obrien@visi.org>
Sent: Monday, January 7, 2019 11:00 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

ar Planners:

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


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

Please tell Regency to add parking spaces.

Sincerely,

Sharon O'Brien
 4940 Sentinel Drive, #201
 Bethesda, MD 20816


Attachments





File Name	File Size (Bytes)	
Loading Attachment records...		

Email

WESTBARD: The Park MUS...

Email

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

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

Cc

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

Date Sent **Date Received** 1/7/2019 3:03 PM

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

From: Kathryn Scott <kathryns1934@gmail.com>
Sent: Monday, January 7, 2019 7:44 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: The Park MUST be no less than one-third acre
Importance: High

Dear Planners:

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

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

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

Sincerely,


Kathryn Scott



--
 Kathryn Scott
 5700 Massachusetts Ave
 Bethesda MD 20816

Email

WESTBARD: Protect Our P...

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: Protect Our Park

Date Sent **Date Received** 1/7/2019 3:03 PM

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

From: Carl Becker <carlgbecker@hotmail.com>
Sent: Monday, January 7, 2019 8:13 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Protect Our Park
Importance: High

Dear Planners:

There is an easement which runs through the planned Springfield Neighborhood Park.

Kenwood Place Condos is entitled to its easement; but its continued existence will shrink the size of the proposed park.

Please require Regency to increase the size of the Civic Green to compensate for the loss of land at Springfield Neighborhood Park.

Thank you,

[NAME, ADDRESS]

Carl Becker

Realtor
Principal Broker
Premier Properties

Balmer, Emily

From: Janet Hewitt <janethewitt33@gmail.com>
Sent: Thursday, January 10, 2019 12:06 PM
To: Balmer, Emily
Subject: Re: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans CRM:0209582

Emily,

Thank you for your reply to my expressed concerns about a potential serious shortfall of parking for Giant customers at Westbard per Regency's proposed plans. I am extremely concerned about this issue and worry that Regency's primary concern is making the drastically renovated center profitable at the expense of current neighborhood residents. I hope newly elected county leadership will make sure this is not the outcome.

Sincerely,
Janet Hewitt

Sent from my iPhone

On Jan 10, 2019, at 11:48 AM, Balmer, Emily <emily.balmer@montgomeryplanning.org> wrote:

Hello,

Thank you for your comments on the Preliminary Plan and Site Plan applications for the Westwood Shopping Center site. Staff reviewed the Applicant's most recent resubmittal and issued comments on December 22, 2018 which necessitates an additional round of plan review. All issues must be satisfactorily resolved before the application can be heard by the Planning Board.

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

The Planning Board approved an extension request for the Applications on October 11, 2018, that extended the review period through the end of January 2019. A second extension request is anticipated to be heard at the Planning Board on January 24, 2019. A Planning Board hearing date will be established upon conclusion of staff's review of the Project.

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

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

From: mcp-crm-tracker@mncppc-mc.org;
Received: 1/7/2019
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org;
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans

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

From: Janet Hewitt <janethewitt33@gmail.com>
Sent: Monday, January 7, 2019 10:57 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners and Giant executives,

If the Regency plan is not changed to provide for substantially more parking for regular customers at Giant, I will do my grocery shopping at the Safeway at Sumner Place. Period. Hope you get the message and back significant changes.

Sincerely,
Janet Hewitt
Wood Acres resident

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

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

Please tell Regency to add parking spaces.

Sincerely,


[NAME, ADDRESS]





Sent from my iPhone

Email

WESTBARD: Parking is Still...

Email

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

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

Cc

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

Date Sent **Date Received** 1/11/2019 12:34 PM

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

From: Susan Kessler <sskessler@aol.com>
Sent: Friday, January 11, 2019 11:23 AM
To: countyemails@savewestbard.org
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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

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


Please tell Regency to add parking spaces.





Sincerely,

Susan D Stein
5302 Elliott Road
Bethesda MD 20816

Sent from my iPhone

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

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

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

Cc

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

Date Sent **Date Received** 1/15/2019 9:46 AM

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

From: Nisi H <nisi@aol.com>
Sent: Saturday, January 12, 2019 10:45 AM
To: countyemails@savewestbard.org
Cc: Chris Hamilton <chamiltonb@gmail.com>
Subject: WESTBARD: Parking is Still a Problem in Regency's Proposed Plans
Importance: High

Dear Planners:

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

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

Please tell Regency to add parking spaces..

Sincerely,

Mary and Chris Hamilton

Sent from my iPhone