

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Kenwood Place Condominium Resident  
**Date:** Friday, May 9, 2025 8:42:37 AM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

I, along with others, were looking forward to more stores and eateries, however to now disturb our home to build more homes? How is that sensible? You already had the plans, we already had an agreement. It's not lend a hand take an arm situation.

We need to live in peace and be in our space.

Your need to expand into our living areas is unacceptable.

Thank you,

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Regency's Request to Reduce Commercial Space at Westbard  
**Date:** Friday, May 9, 2025 10:48:21 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Montgomery County Council and Planning Board,

I am writing to express my strong opposition to Regency Centers' request to reduce commercial and retail space by over 18,000 square feet in their Westbard redevelopment plans. This last-minute modification undermines the original vision and promise made to the community—that this would be a vibrant, mixed-use area serving local needs with open space, retail, dining, and public benefit.

Instead, what we're seeing is a familiar pattern unfolding across Montgomery County: developers quietly pushing through changes that maximize profit while shortchanging the public. From behind-the-scenes adjustments to zoning requests, to campaign contributions and "minor" amendments that cumulatively reshape entire neighborhoods, the community is too often left with fewer green spaces, diminished public resources, and a landscape dominated by high-density residential units that offer little to no communal value.

This is not a minor change. It is a betrayal of the public trust. It undermines what made Westbard a unique opportunity for smart development—a place where commercial, civic, and natural spaces could coexist and benefit all residents. We were told this development would enhance our community. Stripping away square footage intended for community-serving businesses in favor of more parking and housing tips the balance in the wrong direction.

There is no justifiable reason for Regency to be requesting this change now. If anything, they should be held accountable to the original plan and

to the commitments made to the residents of Westbard and greater Montgomery County.

I urge you to reject this amendment. Please preserve the integrity of the planning process and stand with residents who value transparency, balance, and genuine public benefit.

Sincerely,

[REDACTED]

5301 Westbard Circle # [REDACTED]

5118 Dalecarlia Drive

Bethesda MD 20816

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Written comments Westwood Shopping Center hearing May 15 2025  
**Date:** Friday, May 9, 2025 9:19:58 PM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I, [REDACTED] owner of unit [REDACTED], 5301 Westbard Cir, Bethesda MD 20816 have the following comments for consideration at the hearing of the Westwood Shopping Center Site Plan Amendment on May 15, 2025.

1/ the proposed amendment is prejudicial to the real estate value of homes acquired subsequent to earlier planning approval for this development site.

Over 20 properties have been purchased in the Westbard condominiums, a property directly adjacent to the development site, since plans were approved. Home values have risen due to the shopping and dining amenities committed on the approved plans. Montgomery County Planning surveys and reports demonstrate the financial correlation to residential property values and proximity to shopping and dining outlets. A reduction in the number of shops will directly impact property value and in kind property taxes collected by the State.

2/ approval to the original development was granted if the number of restaurants and shops increased. The removal of Yirisai Japanese restaurant and Dominoes Pizza, was a loss to the local culture which is not being replaced in the same manner.

3/ Regency have a track record of bending the rules to the betterment of their shareholders over the local community. This action is a tactic based in bad faith.

I am grateful for the opportunity to add my comments and I look forward to Montgomery County Planning Board's decision to deny the amendment request.

Sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Item 8: Westwood Shopping Center, Site Plan, Amendment No. 82018019A, Hearing Date: May 15, 2024  
**Date:** Tuesday, May 13, 2025 8:26:09 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hearing Date: May 15, 2024

Item 8: Westwood Shopping Center, Site Plan, Amendment No. 82018019A

From: [REDACTED] 5810 Ogden Ct., Bethesda, MD 20816

Dear Chairman Artie Harris, and Board Members Shawn Bartley, James Hedrick, Josh Linden and Mitra Pedoeem:

I am very disappointed to learn that the retail space planned for the mixed-used, multi-family residential building in the Westwood Shopping Center will be reduced by nearly 20,000 sq. ft. The developer, Greystar, indicated that this reduction only amounts to “one or two retailers.” That, however, is not true, given the size of the larger retailers that are currently at Westbard Square – Tatte (4,000 sq. ft.), Oak Barrel & Vine (5,364 sq. ft), and soon-to-be-opened Piccoli Piatti (3,690 sq. ft.) At a minimum this is a decrease of four retail establishments, but it could be more given that some of the other retail establishments are 1200 to 1500 sq. ft.

I recognize that in the eight years since the project was planned people shop significantly more on-line than they did then, but there is still a need for brick and mortar stores. We have yet to see some of the services we lost, including a dry cleaner, a hair salon, a nail salon, a pet store or toy store and we have no indication that these will be replaced. The Planning Board should weigh the daily needs of the nearly 1,000 new residents expected in the current development – the 100 new townhouses, 200 apartments and the 125 residents expected in The Kensington assisted living and those of the many nearby residents, against a developer whose “junior box retailer” was “no longer interested in that space.” Surely, there is some sort of compromise that could be reached. Perhaps that includes cutting the amount of retail space by 10,000 sq. ft. instead of nearly 20,000 sq. ft. This could accommodate a lobby along Westbard Avenue for the residential units, but also offer more small retail opportunities.

I acknowledge that financially this may not be the best of times for commercial spaces. That, however, will probably change in the future. Couldn't a flexible space of 10,000 sq. ft. be used for pop-up stores or a community room until economic conditions improve?

There is also the possibility that nearly 1,000 additional residences could be built as provided for in the Westbard Sector Plan. In fact, when the Westbard Sector Plan was developed, I was president of the Springfield Civic Association. On many occasions we, the public, were challenged by the planners to “think about the future” and “what would you like to see” in our community. A couple of things we suggested – a nursing facility because we were losing one and a post office – were dismissed by the developer. But, when you look at Westbard now, you see that a nursing facility – the Kensington -- has been built and a post office is also among the shops.

As Jason Sartori, the planning director, and a Springfield neighbor can attest, there was considerable public input from many communities in the development of the Westbard Sector Plan. We know our community. We know our needs. And slashing 20,000 sq. ft of retail space

will not meet our future needs.

Sincerely,

[REDACTED]

5810 Ogden Court  
Bethesda, MD 20816

**From:** [Bogdan, Grace](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: Westwood Shopping Center 82018019A  
**Date:** Tuesday, May 13, 2025 9:28:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Please include this correspondence for Item #8 on the Planning Board agenda this Thursday, May 15<sup>th</sup>.

Thanks,  
Grace

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**From:** [REDACTED]  
**Sent:** Monday, May 12, 2025 6:29 PM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Harris, Patricia A. <[paharris@lercheearly.com](mailto:paharris@lercheearly.com)>  
**Subject:** Re: Westwood Shopping Center 82018019A

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Yes, please send. I really like to know what's happening in my neighborhood. Regency is not that eager to inform its first neighbor(s) about the changes. Thank you, [REDACTED]

On Mon, May 12, 2025 at 10:56 AM Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)> wrote:

Thank you for the confirmation. The applicant has stated the reduction in retail is due to the changing economy however I've cc'd the Applicant's attorney, Pat Harris, to further clarify and respond. Would you like these comments forwarded to the Planning Board for review at the Hearing?

Grace

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**From:** [REDACTED] >  
**Sent:** Friday, May 9, 2025 9:03 PM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>  
**Subject:** Re: Westwood Shopping Center 82018019A

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I confirm receipt. Thank you Mrs. Bogdan very much. In the meantime I want to ask : Why change?



Why is it better for the mall or neighbors? Don't you have architects who plan properly what should be done for the betterment of the developing area? And, I really would like to get the straight answer without beating around the bush.

I do not think anyone would like to hear my testimony. Regency, or whoever, already made a mess of that small piece of land, with the help of Maryland that nothing can be done to make it right.

Developments are necessary, but Regency overdid it, and it is too late to rectify it. And I am surprised that people are paying millions to look at the 8 feet high, cement wall.

Not to mention that the Regency ruined our roads, trees, property in order to make as much money as possible, without considering the neighborhood and people who live around. Is it development or greed?

As you see, Montgomery and Regency would not be happy to answer all those questions. Anyhow, Mrs. Bogdan, thank you very much for all the help. Have a great weekend, [REDACTED] 5301 Westbard Circle, Apt. # [REDACTED], Bethesda, MD, 20816. My landline is : [REDACTED]

On Fri, May 9, 2025 at 2:54 PM Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)> wrote:

Hi Ms. [REDACTED] -

Here is the Planning Board agenda for May 15<sup>th</sup>, you'll see the Westwood Shopping Center item on the afternoon agenda and the staff report is accessible from the agenda. The link to watch the video is available on the left side of the agenda. Please let me know if you have any additional questions or concerns. If you'd like to sign up to testify the link to do so is also available from this page, and the deadline to sign up is this Tuesday, May 13<sup>th</sup> at noon.

May 15<sup>th</sup> Planning Board agenda: <https://montgomeryplanningboard.org/agenda-item/may-15-2025/>

Please confirm receipt of this email so I ensure I got your email correct! Have a good weekend.

Grace



**Grace Bogdan (she/her/hers)**  
Planner IV, DownCounty Planning Division  
Bethesda Design Advisory Panel (DAP) Coordinator

Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)  
o: 301.495.4533





**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Cc:** [SCA\\_board@springfield20816.com](mailto:SCA_board@springfield20816.com)  
**Subject:** Opposition to Westwood Shopping Center, Amendment Number 82018019A  
**Date:** Tuesday, May 13, 2025 11:58:56 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

I am writing in opposition to Regency's plan for the Westbard site plan (namely, to reduce ground floor retail in the to-be-built multifamily building by 18,792 square feet; redesign parking and building elevations; and move transformers, loading, and garage access).

Before the redevelopment, we had access to a yoga studio, Domino's, a sushi restaurant, a martial arts studio, MyGym kids play gym, a dry cleaner, a bank, and other useful services. So far, updates to Westbard Square have brought in a few new restaurants and a post office, but they are lacking critical (and affordable) neighborhood-serving retail and amenities that truly benefit local residents and families.

Eliminating nearly 19,000 square feet of retail will only make this worse. The proposed changes do not serve the existing community's needs — they reduce the vibrancy, walkability, and convenience that were originally promised as part of the redevelopment plan. Instead of a dynamic town center that supports local needs, the new plan leans toward becoming an underused residential development with minimal commercial utility.

With all the new residences being built in Westbard Square, retail services will only become more critical.

We urge you to preserve the original vision of a mixed-use community that includes sufficient ground-floor retail to support a diverse and family-

friendly neighborhood. Please reject Regency's proposed amendment to the site plan.

Thank you for your attention and for considering the voices of local residents.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

5208 Ridgefield Rd., Bethesda, MD 20816

May 13, 2025

Via email only to: MCP-Chair@mncppc-mc.org  
Mr. Artie Harris, Chairman  
Montgomery County Planning Board  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

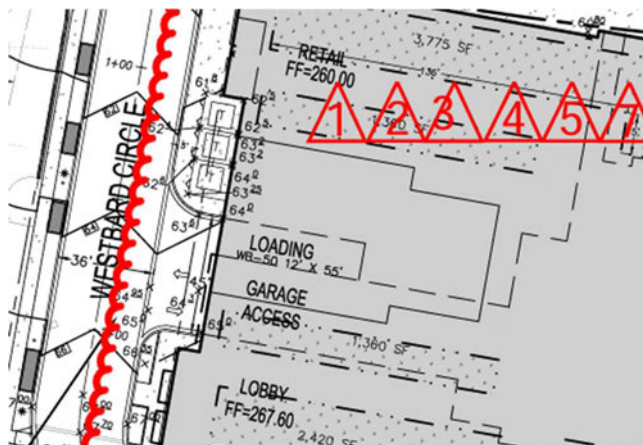
RE: Westwood Shopping Center Site Plan Amendment No. 82018019A

Dear Chairman Harris and Commissioners:

Please accept this letter into the record of the above-referenced site plan proceedings on behalf of my client, Kenwood Place Condominiums, a 174-unit condominium complex (seven professional suites, the remainder residential units) abutting the shopping center ("Kenwood Place").

When the Shopping Center went through its original regulatory reviews, Kenwood Place and the applicant, Regency Development, negotiated a Construction and Cooperation Agreement ("CCA") between the parties as the result of the Shopping Center's impact on certain easement rights held by Kenwood Place.

One material term of that agreement included the location of a garage entrance on Westbard Circle (identified in CCA Exhibit B-3) and, as such, was a material term of the CCA. See Figure 1.



**Figure 1**

Relocation of the garage entrance will have material adverse consequences on the residents and professional unit owners including, but not limited to, a significantly greater distance to access the garage parking negotiated in connection with the easements at issue; reduced pedestrian safety for residents, guests, visitors and clientele (of the professional suites) in walking between the single, more distance garage access; potential loss of business revenue for the professional suites if parking is less convenient; and adverse impacts generally on the use and quiet enjoyment of the condominium units because of the less convenient garage access, parking, and accessibility to these units.

[REDACTED]

While we understand that it is not the Board's role to enforce private contracts, we do urge the Board to postpone a decision on this matter for a minimum of 30 days with a request that the applicant use that time to resolve these contractual issues with Kenwood Condo. It hardly would seem to be good public policy to approve a project which is in clear derogation of an agreement necessitated by the original site plan approval now under review.

Respectfully submitted,

*Michele McDaniel Rosenfeld*

Michele McDaniel Rosenfeld

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Westbard Site Plan Amendment  
**Date:** Tuesday, May 13, 2025 12:19:15 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

I am writing in opposition to Regency's plan for the Westbard site plan (namely, to reduce ground floor retail in the to-be-built multifamily building by 18,792 square feet; redesign parking and building elevations; and move transformers, loading, and garage access).

Before the redevelopment, we had access to a yoga studio, Domino's, a sushi restaurant, a martial arts studio, MyGym kids play gym, a dry cleaner, a bank, and other useful services. So far, updates to Westbard Square have brought in a few new restaurants and a post office, but they are lacking critical (and affordable) neighborhood-serving retail and amenities that truly benefit local residents and families.

Eliminating nearly 19,000 square feet of retail will only make this worse. The proposed changes do not serve the existing community's needs — they reduce the vibrancy, walkability, and convenience that were originally promised as part of the redevelopment plan. Instead of a dynamic town center that supports local needs, the new plan leans toward becoming an underused residential development with minimal commercial utility.

With all the new residences being built in Westbard Square, retail services will only become more critical.

We urge you to preserve the original vision of a mixed-use community that includes sufficient ground-floor retail to support a diverse and family-friendly neighborhood. Please reject Regency's proposed amendment to the site plan.

Thank you for your attention and for considering the voices of local residents.

Sincerely,



[5206 Ridgefield Rd., Bethesda, MD 20816](#)

**From:** [REDACTED]  
**To:** [MCP-Chair; Bogdan, Grace](#)  
**Subject:** COMMENTS ON WESTWOOD SHOPPING CENTER SITE PLAN AMENDMENT  
**Date:** Tuesday, May 13, 2025 1:03:32 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To the Montgomery County Planning Board,

This is with regard to Greystar's request to reduce the previously approved ground floor commercial use of 42,069 sq. ft. by 18,792 sq.ft. at the Westwood Shopping Center ("Request").

I **OPPOSE** this Request. With the density and population growth that this development will bring to our area, the developers should commit to the corresponding approved ground floor commercial use footprint that will accommodate the much needed amenities of this growing community. Regency/Greystar can argue that the decrease in commercial use area is due to the lack of tenants who are willing to pay the high price of rent. Be that as it may, **this is a bait-and-switch!**

Our neighborhood was excited about improving our area, but not thrilled about the density that this development will cause. But somehow, after years of multiple meetings, hearings and testimonies, an acceptable level of residential, commercial and green space areas was approved by the stakeholders. We hesitantly agreed to the density with the understanding that the developers were to incorporate ample basic amenities to service the existing and new communities combined. And now, the developers are trying to wiggle out of the approved plans to provide the amenities they are to make available to the community.

Prior to this development, our community had a CapitalOne bank branch and two other bank ATMs, a stand-alone pharmacy, family restaurants, a My Gym, a kids' karate place, a Yoga studio and fitness spaces, dry cleaners, toy stores, a barbershop, etc. We HAD businesses (some owned by local residents) that serviced our community's needs. **We have to, at least, get back these essential services!** We lost some of these amenities to downtown Bethesda and to Park Potomac. How did this even happen, that these businesses can afford rents in these areas but not at Westbard?! I am certain that the developers provided very conservative assumptions about the commercial use area during the planning phase, as they did not want to put themselves in a position where they have commercial area vacancies as tenants are challenging to source. But this is their problem and not the community's. They have to find a solution that does NOT require the community to give up something.

Allowing the reduction in commercial use space in this development will cause a huge disservice to our community. The Montgomery County Planning Board should give its unwavering support to the hardworking residents of the county and not to the profit-seeking developers. If the Planning Board approves this Request, how are the county residents going to trust the people at the Montgomery County Planning Department and development process again?

Thank you.

[REDACTED]



Westwood/Springfield Resident

**From:** [REDACTED]  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Westbard Shopping Center Amendment  
**Date:** Wednesday, May 14, 2025 11:33:55 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

My name is [REDACTED], and I am a resident of Kenwood Place Condominiums (5301 Westbard Circle Apt 102). I am writing in opposition to the proposed amendment to the Westbard Shopping Center, which would increase parking and reduce retail space. Rather than increasing opportunities for more cars and traffic, we would like retail spaces to increase the walkability of the area.

[REDACTED]

**From:** [LeanneA Tobias](#)  
**To:** [MCP-Chair](#)  
**Cc:** [SCA Springfield Civic Assn](#)  
**Subject:** Site Plan Revisions at Westwood Center (Westbard) + Mailing Address  
**Date:** Wednesday, May 14, 2025 12:06:46 PM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and Members of the Montgomery County Planning Board:

The Springfield Civic Association (SCA) represents the 650 homeowners and approximately 1,700 residents of the community immediately adjacent to the Westwood Center development (colloquially referred to as Westbard) in Bethesda.

SCA urges the Planning Board to hold the hearing record open or to hold an additional hearing on the proposed 18,792 square foot reduction in retail space at Westwood Center in order to provide nearby residents with adequate opportunity to comment.

SCA makes this recommendation for the following reasons:

1. The mailed announcement containing the date of the hearing reached Springfield residents roughly two weeks before the hearing. This timing did not give residents sufficient time to evaluate the proposed site plan changes and provide robust comment.

2. SCA notes that the May 15 hearing date is three weeks before the tentative June 5 date previously announced, significantly reducing the time available for public comment.

3. The comments that SCA has received from residents on the proposed retail square footage reduction have been uniformly opposed. The residents who have contacted SCA feel strongly that the retail square footage reduction is detrimental to the community, especially as the Westwood development will contain over 400 new residences, including apartments, townhomes and senior living units.

Those who have contacted SCA also point out that Montgomery County planners and the developer advocated publicly for Westwood Center largely on the basis of the benefits that added retail space would bring to the community. The reduction in retail square footage diminishes the retail amenity and leaves residents feeling that the developer and Montgomery County planners have let them down.

On behalf of the Springfield Civic Association Board:

Leanne Tobias  
Zoning Chair  
Springfield Civic Association (Bethesda)  
P.O. Box 644  
Glen Echo, MD 20812  
202-355-5270  
board@springfield20816.com

