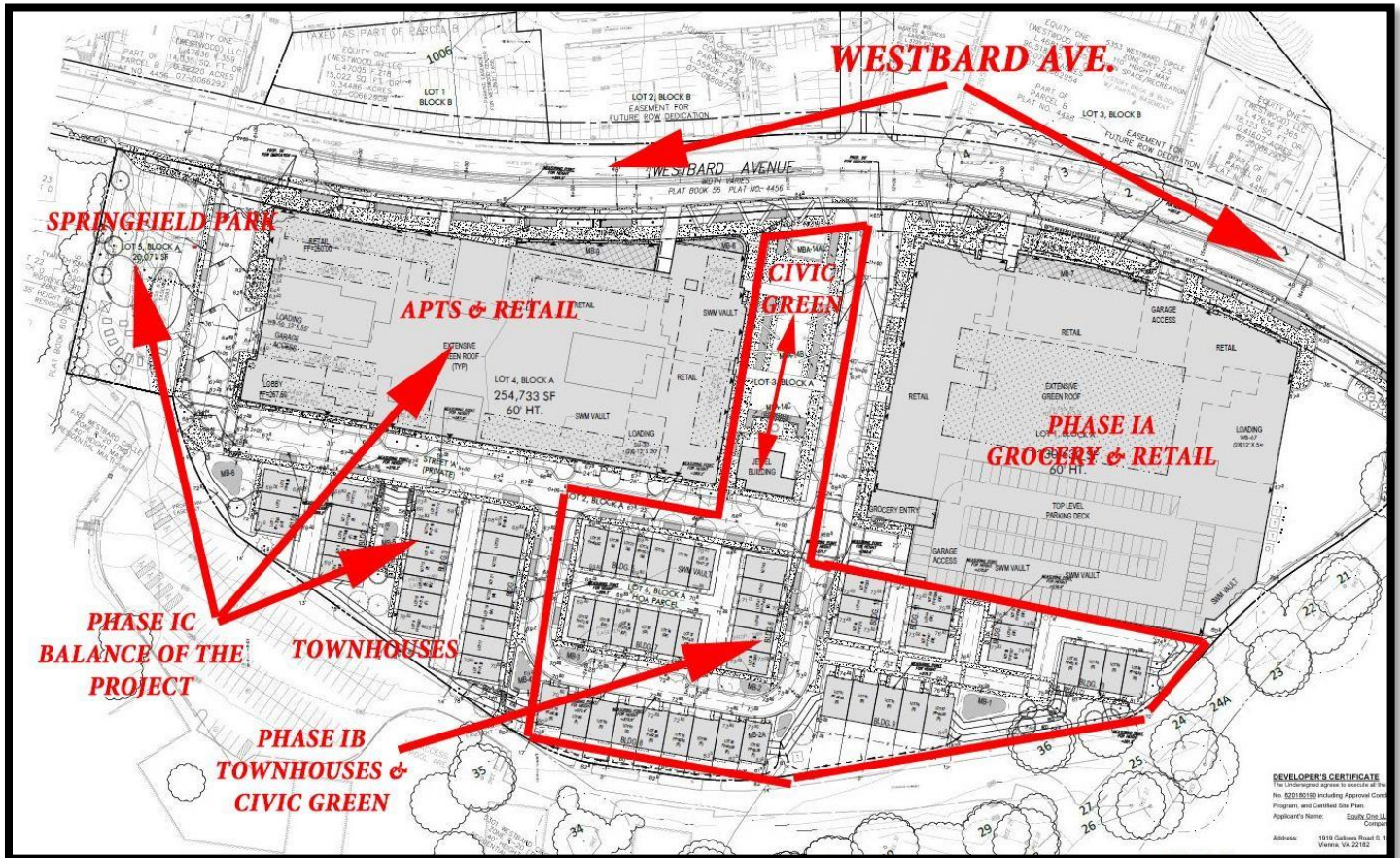


**Citizens Coordinating Committee on Friendship Heights**  
**February 28, 2019 Meeting With Regency Centers**  
**Regarding Westwood Redevelopment Plans**

**A Thank You to Regency Centers:** RC has made a much needed and greatly appreciated \$500,000 donation toward restoration of Willett Branch.

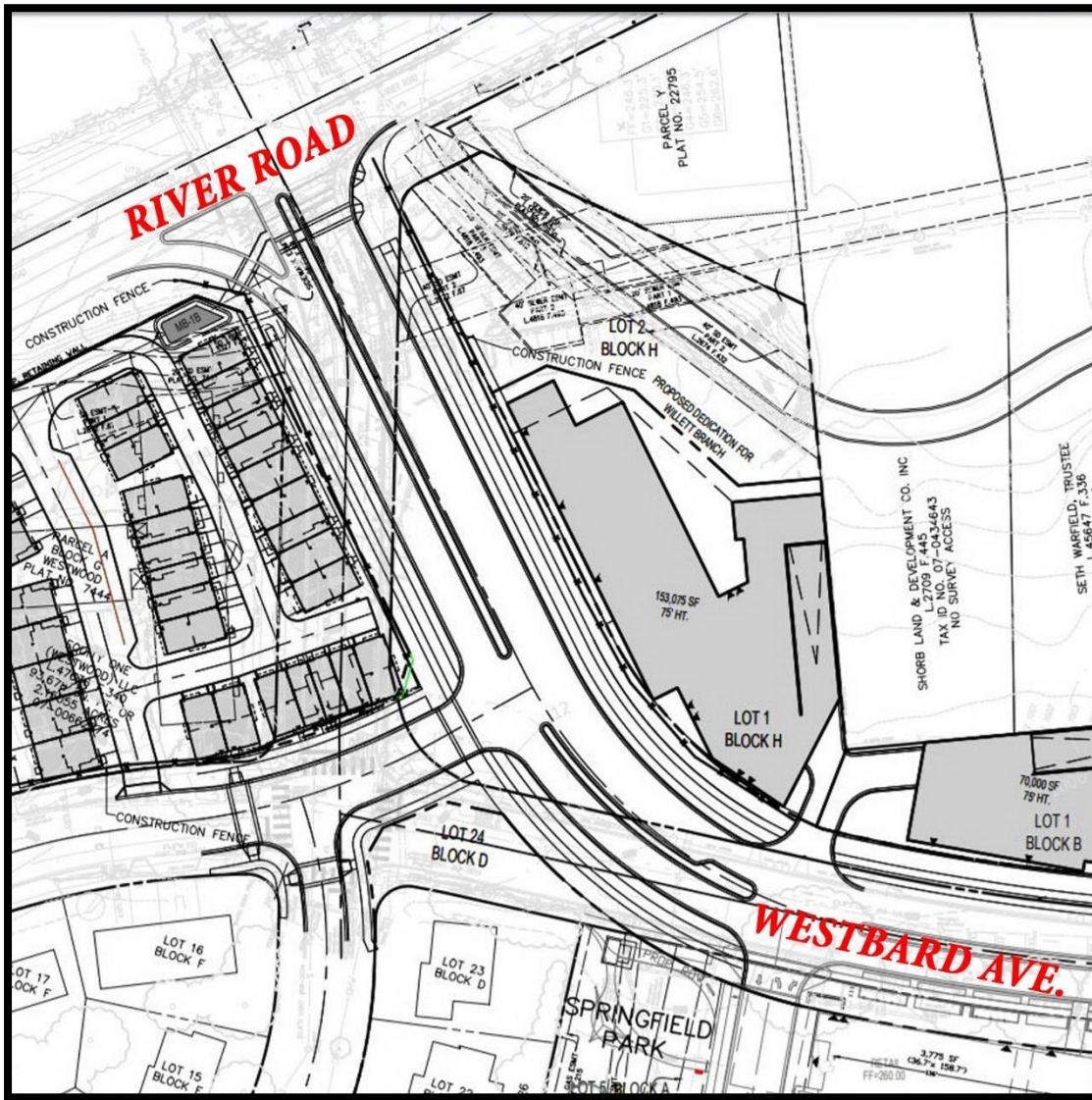
**Total Westwood I Project & Development Phasing**



**Realignment – River Road along the top left of the illustration, curved multi-lane road is Westbard Ave.**

The current Regency plan shows that during construction of Phase 1A (the Giant grocery site) and 1B, (the first group of townhouses) an interim solution will be used to address the problem of Westbard Ave., Ridgefield Rd., and River Rd. This is insufficient to cope with the commuter traffic (Mass. Ave-River Rd) coupled with the increased construction and residential traffic that will be forthcoming. The final realignment is also essential for removal of construction traffic from the residential area of Westbard Ave. extended. In order to avoid entirely foreseeable residential and driver misery the planned Westbard Ave. road realignment must be completed after Phase 1A when the new Giant store is completed and after Phase 1B when the first group of townhouses is built. This must be done before the plans for Phase 1C, the multifamily/retail building, can be finally approved.

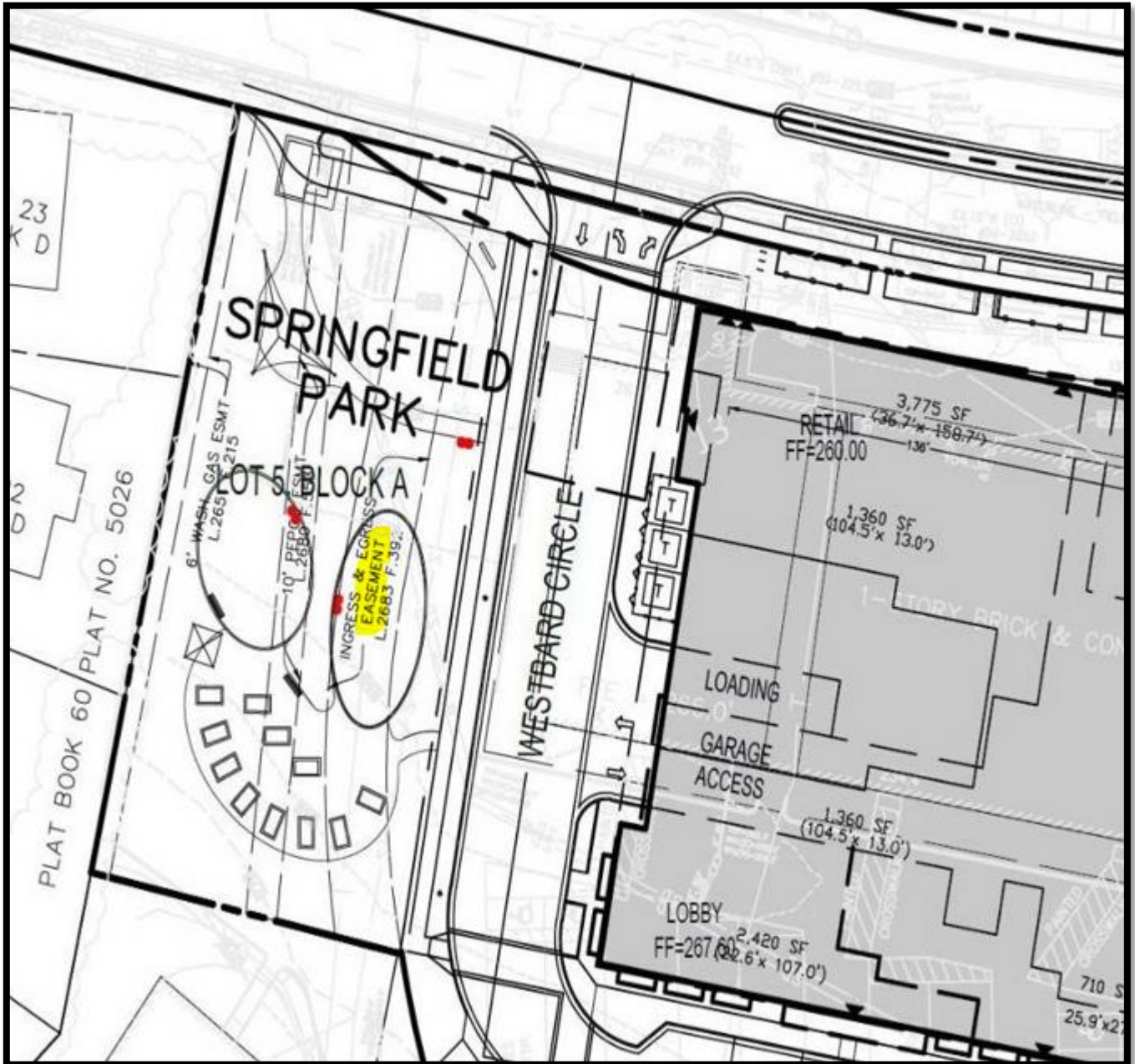
Question regarding the number of lanes – does the plan show two heading in from River Rd.? And three heading onto River Rd.?





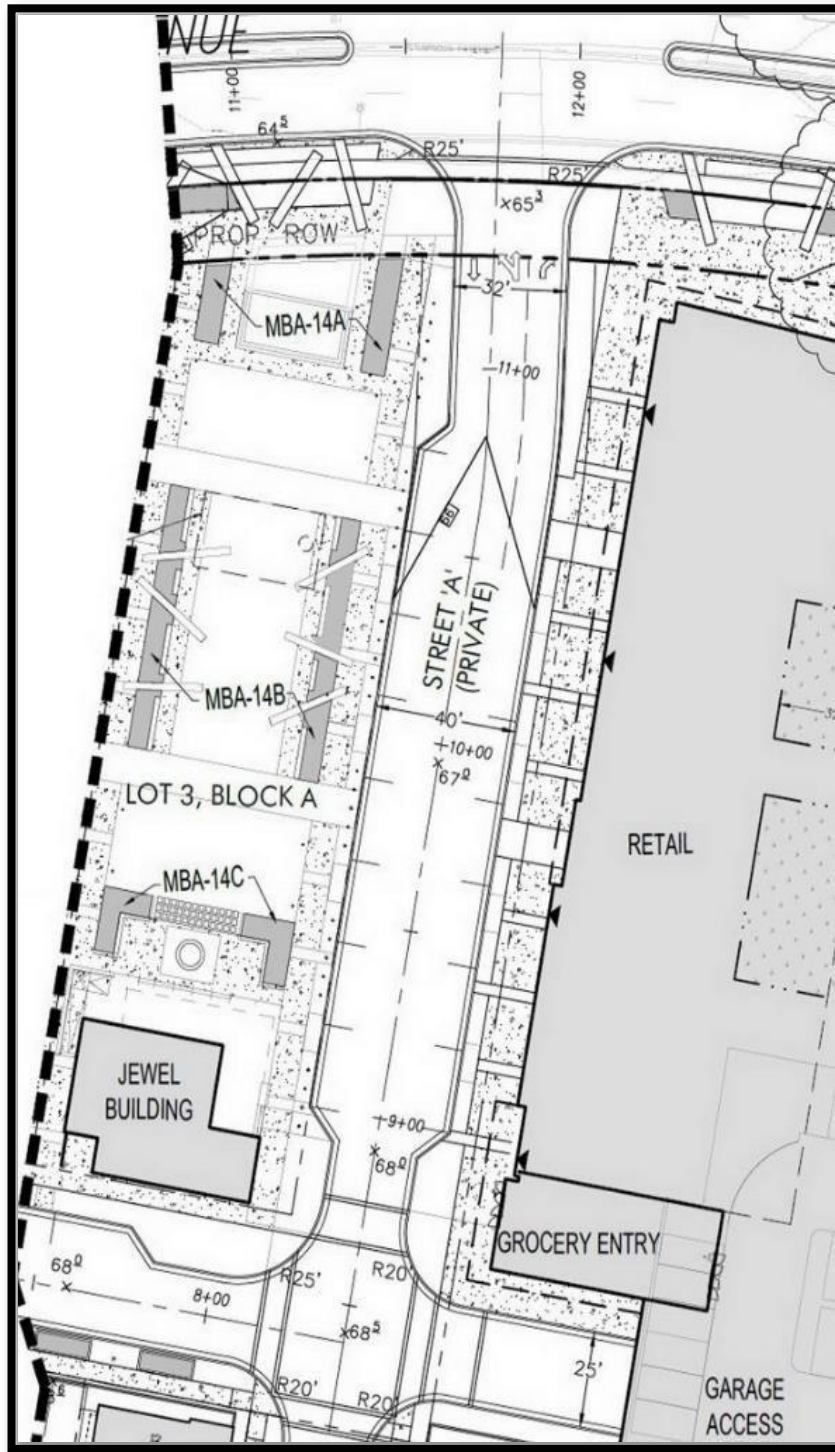
## Springfield Park

Springfield Park site is expected to be dedicated to the Montgomery County Parks Department. There is a severe shortage of parkland in the immediate vicinity. In order to assure that Springfield Park does not have a roadway running through it, Phase 1B and Phase 1C preliminary and site plans may at most be conditionally approved subject to the condition that the easements at the proposed Springfield Park are resolved by either (1) elimination of the ingress/egress easement to Kenwood Place Condominium (KPC) under the proposed Springfield Park through agreement with KPC or (2) by redesigning Westwood I to include a Springfield Park of the same size at another location. Unless and until that condition is met, the plans would not be finally approved and therefore would not constitute a required basis for building permits



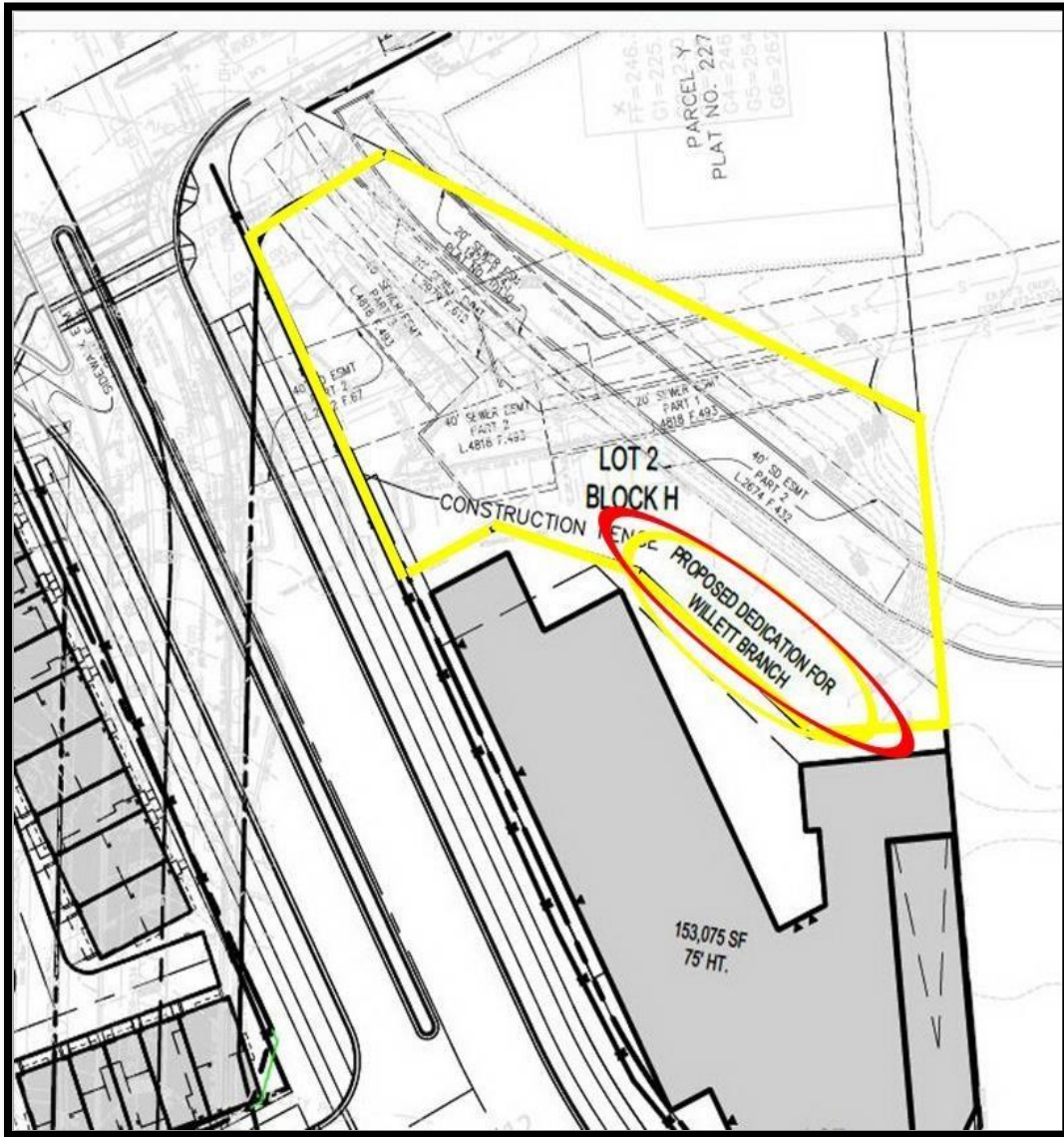
**Civic Green**

Much of the Civic Green is hardscape with benches, sidewalk and perhaps other accessory structures. We object to the plans until details are provided on the design, the area of greenspace and dimensions of the space.



**Willett Branch and Greenway**

Dedication of land for Willett Branch in the vicinity of Ridgefield Road and River Road must occur with Westbard realignment prior to Phase 1C, and Regency's Phase 1C site plan should not be deemed finally approved until the realignment is complete.





In order for there to be the necessary flexibility to accommodate a trail of the Willett Branch Greenway on the western side of the Willett Branch, which may be necessary particularly if the eastern side does not become available, as well as for park maintenance, Regency needs to convey a property interest that is 20 feet wide, starting from the top edge of the steep downward slope behind Bowlmor. That should be dedicated to Parks. In addition, there needs to be public access from Westbard Avenue, which would be in an existing easement and an extension of that easement on the northern side of the Bowlmor property along the HOC boundary.

