

## **WESTBARD UPDATE – MORE INFORMATION ON REGENCY PLAN**

Please refer to the preceding blog post below of January 23<sup>rd</sup>: “REGENCY CENTERS PRESENTATION OF WESTWOOD SHOPPING CENTER PLANS”

The Regency pre-submission plan shows development of 183,000 square feet (sf) of new commercial space which appears to be a significant reduction from the Equity One plan. The plan provides for up to 637,000 sf of new residential development in the form of up to 108 single-family attached units and 420 multi-family units. It is unknown whether the residential development is a decrease or no change from the Equity One plan.

There are a number of unknowns in trying to interpret the filing, which is why attendance at the 1/31 Regency meeting, 7:30pm-9:30pm at Westland Middle School is important. The unknowns include:

- Is the “new” amount of 183,000 sf of retail in addition to the 120,000 sf or so of existing retail? If it’s 183,000 sf total, does this mean one level rather than 2 levels of retail with the same footprint?
- Given residents’ desire for more retail and less residential, will the reduced retail be bad or good?; Might the new size allow for smaller local retailers? Retention of existing small retailers?
- Why was retail square footage reduced?
- How will parking be accommodated?
- Where are the 108 Single Family units going? The Manor Care property could support about 32 of them if Westbard Ave is realigned
- Where are the 420 apartment units going? On Westwood 2 and Bowling Alley sites or elsewhere? If this is a reduction from the original 700 units, and if 150 or so were to have been from the HOC site, what is the true net number?
- HOC has no known plans for proceeding at present. If HOC does nothing, what if anything can be done to initiate and complete Willett Branch Greenway improvements? How can Regency contribute to this essential amenity?