

RE: Right of Way abandonment request - Portions of Westbard Ave and Ridgefield Road in Bethesda

Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>

Fri 12/11/2020 12:48 PM

To: Willis, Eric <Eric.Willis@montgomerycountymd.gov>

[EXTERNAL EMAIL]

I would like to think so. I'll pass this along just in case and see what they come back with.

Marcus

From: Willis, Eric <Eric.Willis@montgomerycountymd.gov>

Sent: Friday, December 11, 2020 12:27 PM

To: Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>

Subject: Re: Right of Way abandonment request - Portions of Westbard Ave and Ridgefield Road in Bethesda

Understood. This is an active re-development (they have received preliminary plan approval from MNCPPC), so I would assume that your engineering folks have already been contacted about it. The development is called Westwood Shopping Center. I've attached the applicant's letter requesting the abandonment, which includes several exhibits highlighting their development plan.

Eric Willis

Chief, Property Acquisition Section

Montgomery County Department of Transportation

100 Edison Park Drive, 4th Floor

Gaithersburg, MD 20878

240-777-7255

From: Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>

Sent: Friday, December 11, 2020 10:28 AM

To: Willis, Eric <Eric.Willis@montgomerycountymd.gov>

Subject: RE: Right of Way abandonment request - Portions of Westbard Ave and Ridgefield Road in Bethesda

[EXTERNAL EMAIL]

Good morning Eric.

We have overhead and underground facilities in the areas of proposed abandonment. Not only that, the existing sidewalks where our facilities are located today will become the road way. Picture below, Red is the proposed roadway, crossed areas are the proposed abandonment.

Even if we could overcome that the question would be where would our facilities go? We would not be interested in being responsible for the cost of relocating any facilities.

If we were to ultimately be okay with the abandonment being contingent upon an easement, engineering would need to see their development plan with Pepco existing facilities identified, and their proposed development to see if going easement route will make sense or not. Even with an easement, Pepco would need 24/7 truck access to our facilities.

Thanks

Marcus

From: Willis, Eric <Eric.Willis@montgomerycountymd.gov>
Sent: Thursday, December 10, 2020 7:22 PM
To: Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com>
Subject: Re: Right of Way abandonment request - Portions of Westbard Ave and Ridgefield Road in Bethesda

Hey Marcus, nice to hear from you.

What if the abandonment was conditioned on the applicant granting easements to maintain utility service through the area?

Thanks,
Eric

Sent from my iPhone

On Dec 10, 2020, at 6:28 PM, Smith, Marcus L:(PHI) <Marcus.Smith3@exeloncorp.com> wrote:

[EXTERNAL EMAIL]

Good evening Mr. Willis.

My apologies for not getting back to you sooner as we have been busy with several initiatives in both Real Estate as well as with our 3rd Party Attachment group. The area that you were asking or requesting to be abandoned cannot be abandoned per engineering as we have existing overhead and UG utilities in that area. Please let me know if you have any additional questions.

Marcus Smith | Manager – Real Estate & 3rd Party Attachments
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12/14/2020

Mail - Willis, Eric - Outlook

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