



Westwood Community Urban Redevelopment Corporation  
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Greetings!

The Westwood Community Urban Redevelopment Corporation (WestCURC) fully supports the request by MBL DerbyCity Development, LLC (an affiliate of LDG Development) for a zone change from CG-A-MH to Planned Development at 2323 Ferguson Road in Westwood.

WestCURC has supported this project almost since its inception for the following reasons:

Reinvestment in the neighborhood and redevelopment and redeployment of underutilized or vacant properties including increased opportunities for housing had strong support and been contemplated throughout the comprehensive, thoughtful, and lengthy process culminating in the formal adoption of Westwood's Neighborhood Plan.

The mission of WestCURC centers on identifying vacant, distressed or poorly performing properties in Westwood and working to restore them to productive use. The burned-out and vacant Sports Mall property certainly meets these criteria.

WestCURC has been in discussion with LDG Development ever since this property was identified for attention.

The proposed Planned Development is entirely consistent with the goals for this area as outlined in the recently approved 2025 Westwood Neighborhood Plan. Specifically, in the Glenway/Mercy Site Target Area, the Westwood Plan calls for: "Additional mixed-use, multifamily and senior housing on-site to increase density and provide additional housing opportunities for diverse demographics." Further, this type of redevelopment and increased residential density at the former Sports Mall site reflects the vision and intent outlined for the Glenway/Mercy Site Target Area.

LDG Development has met several times with WestCURC and the PIBZ (Property, Infrastructure, Beautification, Zoning) Committee of the Westwood Civic Association and has incorporated all of the suggestions made to them.

The Planned Development is an important addition to the Westwood neighborhood and its location at the southern entrance to our neighborhood makes this an important gateway project.

Sincerely,

Greg Hand  
President  
WestCURC