

Citizens Coordinating Committee on Friendship Heights (CCCFH)

The shopping center side of Westbard Avenue: The Planning Department staff has proposed building heights on the Equity One site that are relatively low (up to 50'). CCCFH agrees with that height as the maximum height and does not support any building on the shopping center site higher than 50'.

Westbard Avenue opposite the shopping center: The staff has proposed a higher building on the bowling alley site. We do not oppose a high rise on this site but want to examine the effect of what is proposed on nearby neighborhoods and the Ridgefield-River Road intersection. CCCFH supports 35' town houses on the Park Bethesda site that abuts the town house developments of Westwood Mews and Westbard Mews.

Manor Care site: CCCFH has major concerns about proposals for a 50' building on the current Manor Care site. This parcel abuts the Springfield neighborhood. CCCFH believes 35' town houses are more appropriate for this transitional area.

Westwood II site: CCCFH also has major concerns about proposals for an 80' foot building on the current Westwood II site. That height is excessive for this transitional area. We believe a building of up to 50' is more appropriate.

River Road vision: CCCFH anticipates higher densities on River Road but believes development must allow for safer pedestrian and cycling uses and avoid a visual canyon effect along the road. That means designs should include setbacks from River Road and lower heights.

Mixed Residential and Retail along River Road: The proposed 75' building heights along River Road should be significantly reduced. A mixture of 3 or 4 story commercial and residential mixed use buildings on both sides of River Road is more appropriate and in keeping with surrounding residential neighborhoods.

Light Industrial Zoning: CCCFH strongly supports maintaining the existing industrial zoning because this is one of the few down-County areas inside the beltway that provides commercial retail services such as car repairs and the veterinary practice. These services are invaluable.

Willett Creek: CCCFH commends the Planning staff for thinking creatively about how to dramatically improve the Willet Branch, especially on the south side of River Road. This should be recognized as an amenity in the sector plan.

Library: CCCFH does not support moving the library to the shopping center.

By authority of the Citizens Coordinating Committee on Friendship Heights

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West,
Drummond, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place
Condominium, Somerset, Springfield, Sumner, Sumner Square Condominium, Sumner Village Condominium, Westmoreland,
Westbard Mews, Westwood Mews, and Wood Acres