

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of April 19, 2017: Next Meeting: May 17, 2017

ATTENDEES:

Brookdale	Bob Cope
Chevy Chase West	Lloyd Guerci
Chevy Chase Village	
Drummond	
Friendship Heights	Melanie White, Mike Dorsey, Norman Knopf
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	
Kenwood (the subdivision)	Jenny Sue Dunner, Pat Johnson
Kenwood House Coop	Judy Throckmorton, Jean Iker
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	
Somerset	John Frink, Barbara Zaughouser
Springfield	Cynthia Green
Sumner	Diane Schwager
Sumner Village Condo	
Westmoreland Hills	Celia Martin
Westbard Mews	Lynne Battle
Westwood Mews	Frank Anderson
Wood Acres	

Mr. Guerci called the meeting to order at 8:00 pm. The Agenda for the Meeting was approved with the following changes: approval of expenditures was deferred and a discussion of Friendship Heights development and noise concerns with the State Highway administration were added. The Minutes of the Meeting of March 15, 2017 were approved.

BETHESDA DOWNTOWN PLAN: Mr. Guerci

As expected, the Council has taken up the Bethesda downtown plan. Several items merit note. First, on April 14, CCCFH's Executive Committee voted to sign onto a letter to the Council on the Bethesda Downtown Plan by the Coalition of Bethesda

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Area Residents (CBAR) Communities. Somerset, Chevy Chase West, Kenwood and Wood Acres signed the letter. The letter addressed data integrity, urban design, parks and open spaces, the Pearl district, educational facilities, staging, the Bethesda Overlay zone, public amenities and benefits, legacy open space designations, a greenway, and building heights, among others. Second, on April 18, the Council held the first of two sessions on the Bethesda downtown plan. This plan is an enormous undertaking. Bethesda contains hundreds of properties, each of which has to be zoned. There were about 230 zoning recommendations. The packet memo by Marlene Michaelson dated April 14 does not address each of the properties; it addresses those that were the subject of a Planning, Housing and Economic (PHED) Committee discussion. The Council discussed how to address general issues such as affordable housing and public facilities, and specific matters such as height limits on properties in the nine districts that Bethesda was divided into. In addition, the Council discussed land use/ transportation balance and staging, which were addressed in a packed memo by Glenn Orlin dated April 14. There will be votes in the next and last Council meeting on the plan, which is scheduled for April 25. Third, the PHED Committee and Council will consider a ZTA for the Bethesda Overlay Zone in the near future and will not be long and drawn out, per PHED Committee Chair Nancy Floreen. This will address density, affordable housing issues and park funding, among others. After that, there will be a Sectional Map Amendment (SMA).

WESTBARD: MR. Guerci

The Planning Board had a Briefing on the Status of the Process for the Cemetery Delineation on April 6. Robert Kronenberg spoke and provided an update on where the applicant is on the cemetery delineation. He mentioned that Gwen Wright reported a few weeks ago that the delineation will take longer than the estimated 2 months, which was the estimate at the Feb. 23 Planning Board hearing. The planners returned to the Board earlier than the 2-month period with an update. A contract with the oversight

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group did not happen. On March 8, the Planning Department gave a green light to Regency [Equity One] to proceed. Regency has a contract with the Ottery Group, which is doing initial research. Field work will start in mid-May. After that work is complete, it will take a few weeks for a report to be prepared. Overall, it will take about 3 months from March 8 for the delineation, with the work expected to be complete in June. Mr. Kronenberg added that it might be prudent to come back to the Planning Board in mid or late May with an update. No public input was allowed.

The Planning Board's April 20, 2017 agenda includes a Consent Agenda item:
Adoption of Resolutions: Westwood Shopping Center Sketch Plan.

Planning staff are working on design guidelines for Westbard. There will be opportunities for public participation.

The developer of the storage facility to be located behind McDonald's has not yet submitted a plan to the Planning Department.

LITTLE FALLS PARKWAY TRAFFIC AT CAPITAL CRESCENT TRAIL: Mr. Cope
Mr. Cope believes that the safest approach would be to move the trail to the traffic light at Arlington Road. The status of plans for routing the traffic here is unknown. Mr. Cope will attempt to get a representative from the Parks Department to come to discuss the issue with CCCFH members.

WILLARD AVENUE PARK: Mr. Knopf

There has been no progress in the effort to have the home on an acre of land on Willard Avenue which had been planned to be a park unfenced and opened up to serve as public parkland. The fence around it deteriorated, but was unfortunately rebuilt. The issue will now need to be taken to the County Council.

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FRIENDSHIP HEIGHTS: Ms. White

Owners of the property at 5550 Friendship Boulevard want to build a 180 foot condo building across from Brighton Gardens in Friendship Heights. Current zoning sets a 90 foot limit and any height above that would require an amendment to the Sector Plan and a zoning change for that site. Any effort to amend the Sector Plan would reopen it for other properties such as that owned by GEICO which would presumably be opposed by Brookdale and Friendship Heights, among others. The developer will hold an open house on May 16 at the Wisconsin Avenue Recreation Center to present its plans.

DONATION FOR THE CAPITAL CRESCENT PARK: Ms. Dunner

Ms. Dunner requested that CCCFH make a donation to the 26,000 square foot park planned at the edge of the Capital Crescent Trail (on the Lido side of River Road). After discussion, it was moved, seconded and approved for CCCFH to donate \$500 to purchase a brick at the park. Donations should be made payable to the Montgomery Parks Foundation.

REPORT OF THE NOMINATING COMMITTEE: Mr. Guerci

It was moved, seconded and approved for Manuel Ochoa to be reappointed to serve as the CCCFH representative to the TMD. The new slate of CCCFH officers to be voted on at the May meeting are as follows:

Harry Pfohl-Chairperson

Lynne Battle-Vice Chair

Sue Schumacher-Treasurer

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Pete Salinger-Secretary

Ex-Officio: Bob Cope, Phyllis Edelman

TREASURER'S REPORT: Ms. Schumacher

The report was received. Dues notices will go out early this year but remain due by July 1.

MCCF REPORT: Ms. Schumacher

The \$5.4 billion county budget was reviewed at the April MCCF meeting. The annual awards dinner will be on June 8 at McGinty's Pub in Silver Spring.

STATE HIGHWAY NOISE ISSUES: Ms. Schumacher

After hearing jack hammers on River Road at 12:30 AM, Ms. Schumacher is anxious to overturn the exemption which the State Highway Administration enjoys from compliance with local noise abatement laws. She will work on the necessary complaints and letters in hopes of achieving this end.

The meeting was adjourned at 9:25 PM.