

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of December 21, 2016: Next Meeting: January 18, 2017 Regular Meeting) and January 25, 2017 (Special Meeting on Planning Staff Report on Equity One's sketch plan)

ATTENDEES:

Brookdale	Bob Cope, Amy Rispin
Chevy Chase West	Lloyd Guerci, Naomi Spinrad
Chevy Chase Village	
Drummond	
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	
Kenwood (the subdivision)	Jenny Sue Dunner
Kenwood House Coop	Judy Throckmorton
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	
Mohican Hills Comm. Ass.	
Somerset	Marnie Shaul, Jack Frink
Springfield	Pete Salinger, Phyllis Edelman
Sumner	Sid Clemans
Sumner Village Condo	Cameron Whitman
Westmoreland Hills	
Westbard Mews	Lynne Battle
Westwood Mews	Richard Barnett
Wood Acres	
Individual Members	Norman Knopf
Guests:	Tim Dugan (Shulman Rogers) (Attorney for Westbard Self Storage), Jennifer O'Keefe (Website)

Mr. Guerci called the meeting to order at 8:00 pm.

GUEST SPEAKER: Timothy Dugan, attorney for Westbard Self Storage

Mr. Dugan reported on the status of Westbard Self Storage's efforts to build a storage facility behind the McDonalds on River Road, specifically in

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parcels 177, 191, 242, and 217 in the Westbard Sector. The total land area of these parcels is about 1 acre or 42,725 square feet. Parcel 177, which is zoned residential and may contain graves from the African-American cemetery, will be dedicated to Parks and Planning for the Willett Branch Greenway. That parcel is approximately .4 acres or about 17,000 square feet. The land is currently industrial (auto repair, etc). No sketch plan will be required so the planning process will only include a preliminary plan and a site plan. The preliminary plan is expected to be filed in late January and, assuming the process proceeds in a timely fashion, a hearing would be expected roughly 4 months thereafter. The southwest corner of the property may encroach into the Willett Branch buffer and resulting discussions are underway with planning staff. If the stream is moved, that encroachment would be even greater. The storage facility is subject to a height limit of 50 feet and an FAR of 2.5 resulting in almost 120,000 square feet of construction expected. The entrance will be along the access road next to the Crescent Trail.

BETHESDA DOWNTOWN PLAN: Ms. Spinrad

The planning process for Bethesda has been going on for 2 1/2 years. The County Council is apparently not happy with what the Planning Board has sent them and may rewrite it. The Planning Board's draft plan would cap density at 32.4 million square feet which is a 35% increase over the existing density of 24 million square feet and 4.4 million square feet over the density of 28 million square feet which was allowed under the 1994 plan. The draft plan would map height and a number of buildings would be very high, such as 290'. The draft plan would not specifically map density, but rather will create a density pool under which density could be transferred between parcels. Parcels would start off with the 1994 density and then could obtain additional density by a CR transfer, purchasing density from other sites, or making a park impact payment. Density would be set based on guidelines that have not yet been written meaning there is little actually known now about how this would play out. The impact on both schools and transportation is hardly addressed in the plan. A coalition of communities wants staging as a check on the density and its impact, specifically with the first check at 28.4 million square feet and the second check at 30 million square feet. The draft plan would allow a very large

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number of additional new residential units. The Fire Station 6 would be zoned R 10, 35 feet with a floating zone of CRF 1.5 with height of 70 feet. If, following the applicable process, the floating zone were substituted for the initial zone under the plan, this would allow 70 foot buildings directly across from single family houses. The coalition wants R 60 with a stand alone fire station. CCCFH will be asked to support the positions of the coalition once the position letter is finalized.

WILLARD AVENUE PARK: Mr. Knopf

Land was purchased in 1995 by the Parks Department along Willard Avenue to be used as a park, but the property continues to have a house which is rented out with no parkland. A meeting was held at Park and Planning where representatives of CCCFH, Friendship Heights Village, Somerset and Brookdale met with Casey Anderson and the head of Parks to lobby for quickly developing the acre of land into a park. Monetary limitations make unlikely achieving this goal in the near future. In the interim, Parks will look into and report back shortly to the representatives a plan for removal of most or all of the wooden fence along Willard Ave. and opening access to the public of some of the acre site not occupied by the rental house. The representatives will continue to press Parks to come up with park development plans with an estimated cost so that CCCFH communities could lobby the Council for funds and/or seek other sources of funding as was done with the new Western Ave. park next to Giant in Chevy Chase Village.

BROOKDALE CEMETARY: Ms. Rispin

Ms. Rispin reviewed the history of burial grounds on the property at 5200 and 5202 Murray Road. The Brookdale Citizens Association is trying to deter developers from building on the burial grounds. A motion for CCCFH to support Brookdale's position that there should be no building on top of the burial grounds was passed.

TREASURER'S REPORT: Ms. Schumacher

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The report was received. All dues have been paid except Mohican Hills which now may not cast a vote at CCCFH meetings.

MCCF REPORT: Mr. Guerci

Mr. Guerci attended the last meeting which addressed transportation issues which do not impact CCCFH.

The Minutes of the meeting of November 16, 2016 were approved. The meeting was adjourned at 9:05 pm.