

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of January 18, 2017: Next Meeting: February 1, 2017

ATTENDEES:

Brookdale	Bob Cope
Chevy Chase West	Lloyd Guerci
Chevy Chase Village	
Drummond	
Glen Echo Heights	
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	Marnie Shaul, Barbara Zaughauer, Barbara Condos
Springfield	Pete Salinger, Phyllis Edelman
Sumner	Sid Clemans
Sumner Village Condo	Cameron Whitman
Westmoreland Hills	
Westbard Mews	Lynne Battle
Westwood Mews	
Wood Acres	Eric Fedowitz
Individual Members	Norman Knopf

Guests: Melanie White (Friendship Hgts.), Mike Dorsey (Friendship Hgts.), John Mertens (Friendship Hgts.), Jennifer O'Keefe (CCCFH Website), Laurene Sherlock (Sumner Square)

Mr. Guerci called the meeting to order at 8:00 pm. The Agenda for the Meeting was approved. The Minutes of the Meeting of December 21, 2016 were approved.

BETHESDA DOWNTOWN PLAN: Mr. Guerci

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A letter was sent to the County Council by CBAR (Coalition of Bethesda Area Residents), Mayors, and community association officers containing comments on the proposed Bethesda Sector Plan. CCCFH signed the letter following review and a vote of support by the CCCFH Executive Committee. The next PHED Committee meeting will be Monday, 1/23/17.

An update on the proposed Capital Crescent Trail tunnel under Wisconsin Avenue was provided. Councilmember Leventhal says the tunnel will definitely be funded. There is still a need for finding the funds. Jim Couples, County Program Manager for the Purple Line, indicated that a shell tunnel will be built from Wisconsin Avenue to near Woodmont Avenue with 2 levels for bikes. Building under Wisconsin Avenue will be difficult. The tunnel would close at night and may not have much lighting.

WESTBARD: Mr. Guerci

Equity One filed a second resubmission of its Sketch Plan and the Planning Board Staff has commented on it. A Planning Board hearing on this resubmission is currently scheduled for February 9, 2017. Under this schedule, the Planning Board Staff will try to have the Staff Report ready by January 27, 2017, although this may be difficult. The status of the cemetery delineation remains unclear. The Macedonia Church has apparently identified a company to conduct the cemetery delineation, but the work may not be completed until April, in which case the Planning Board likely will either have to delay the Sketch Plan hearing scheduled for 2/9 or proceed with the hearing relative to all parcels except the HOC plots on which the cemetery may be located. Planning staff is anxious to “have eyes on the creek” explaining why they want 30 residential units above the proposed parking facility behind the HOC building. The parking structure was not in the original plan.

The Development Review Committee (DRC) will meet on the Equity One Preliminary Plan on Tuesday, January 24 at noon on the 3rd floor of the Planning Office. CCCFH will need to prepare comments on the Equity One Resubmitted Sketch Plan in advance of the hearing. If the hearing is to take place on 2/9, the staff report will be available on 1/27 or so and CCCFH

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will hold a special meeting on February 1 to prepare its comments and divide issues to be addressed in testimony.

BIKE MASTER PLAN: Ms. Condos

The general approach now will be to create linked bike paths, although no one has come out to look at the existing paths to determine if this is possible. They do want something in place by March 15 for budget purposes, but there will be a lot of time for input before anything concrete happens.

ROOFTOP TERRACES (ZTA 16-17): Ms. Battle

Despite testimony by Ms. Battle and Mr. Salinger and a CCCFH Executive Committee approved letter in support of ZTA 16-17 which would have required any rooftop terrace to be built within the relevant height limit for the property, the Planning Board voted to reject the ZTA. Mr. Barnett testified at the County Council hearing on the issue.

SUMNER MOTION: Mr. Clemans

The following Resolution was introduced through a motion by Mr. Clemans on behalf of Sumner. After being seconded and discussed, the motion to adopt the resolution was defeated by a vote of 10 to 1, with a majority of the CCCFH members present and voting.

Resolved that CCCFH should issue a statement in the near future to clarify that: CCCFH at considerable expense, developed a plan for the Westbard area, "A Vision for The River Road - Westbard Area: Bethesda, Maryland, 2008." The Vision allows redevelopment with significant increased residential development and a twenty percent increase in commercial space with building heights consistent with the neighborhood and adjoining areas. The Vision would allow significant increases in affordable housing. The Vision documents that the community supports mixed development while it adamantly opposes high rise development. While not directly addressed, the Vision allows for Willett Branch naturalization. The Vision remains CCCFH's preferred plan for the area. CCCFH is concerned that some parties apparently incorrectly believed that CCCFH supported or

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acquiesced to the Westbard Sector Plan, owing to CCCFH's voluminous testimony and comments supporting a reasonable increase in density and heights. While the Westbard Sector Plan approved May 2016 has a number of interesting elements, CCCFH does not support it. The Westbard Sector Plan seeks excessive density and heights which will overwhelm local infrastructure and change the character of this long-mature, stable area. CCCFH is also concerned that the County base planning decisions, and all decisions, on reasonable and adequate information and follow decision making requirements. Certain parties have filed a lawsuit asking the County to follow the law and regulation in this regard with respect to the Westbard Sector Plan. CCCFH supports that lawsuit and urges our constituents to consider supporting it.

TREASURER'S REPORT: Ms. Schumacher

The Report was received.

MCCF REPORT: Ms Schumacher

The recent meeting focused on a review of tool kits designed to assist neighborhoods in creating neighborhood associations. A proposal by Councilmembers Berliner and Navarro seeking to have the County investment portfolio divested of all fossil fuel investments was discussed and may be presented for a vote in the future.

The meeting was adjourned at 9:28 pm.