

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of September 21, 2016: Next Meeting: October 19, 2016

ATTENDEES:

Brookdale	Bob Cope, Campbell Graeub, Manuel Ochoa Mikel Moore
Chevy Chase West	Lloyd Guerci
Chevy Chase Village	
Drummond	
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	Danuta Wilson
Kenwood (the subdivision)	Jenny Sue Dunner, Pat Johnson
Kenwood House Coop	Jean Iker, Judy Throckmorton
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	
Mohican Hills Comm. Ass.	Dick Fiddleman
Somerset	Barbara Zeughauser, Jack Frink, Marnie Shaul, Sarah Morse (LFWA)
Springfield	Pete Salinger, Phyllis Edelman
Sumner	Sid Clemans
Sumner Village Condo	
Westmoreland Hills	Sue Spock (LFWA)
Westbard Mews	Lynne Battle
Westwood Mews	Frank Anderson
Wood Acres	Eric Fedowitz
Individual Members	Norman Knopf

Guests: Melanie White (Friendship Hgts), John Mertens (Friendship Hgts.), Jennifer O'Keefe (Sumner), Julie Davis (Somerset House)

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

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At the recommendation of Campbell Graeub, it was moved, seconded and approved that Manuel Ochoa represent CCCFH on the Friendship Heights Transportation Management District.

GUEST PRESENTATION ON WESTBARD SECTOR: Mr. Robert Kronenberg and Mr. John Marcolin of the Montgomery County Planning Staff

Mr. Kronenberg outlined where Equity One's Westbard properties stand in the process. It is currently at the Sketch Plan stage at which the staff looks for the sketch plan's consistency with the Sector Plan and zoning code, usually approving it with conditions or denying approval. Equity One's resubmitted sketch plan is currently scheduled for a hearing by the Planning Board for December 8 assuming that the sectional map amendments have been adopted. The current sketch plan omits the Willett Branch and the realignment of Westbard Avenue as public benefits, both of which were listed as priorities in the Sector Plan.

The next stage in the process is the Preliminary Plan (Subdivision) at which stage the lots are defined. The staff has asked that Equity One submit one preliminary plan or subdivision (rather than several as will likely be the case for the site plan submissions). During the Preliminary Plan phase, planning staff will determine what is needed for the Greenway and the Willett Branch so that dedication of land can be obtained from Equity One as well as a check to contribute to the naturalization. Toward that end, Ecotone has been retained as a consultant on flood plains and stream naturalization. During this phase, the adequacy of public facilities such as schools and roads will also be addressed.

The next stage is the Site Plan stage at which there likely will be a number of site plans submitted including perhaps ones by EYA (for the townhouses), HOC, and separate ones for other building sites such as the current Manor Care site. Each site plan is reviewed by the Development Review Committee which generates a report for each application. Each application has a hearing by the Planning Board.

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Planning staff wants Willett Branch and the realignment of Westbard Avenue added to the Equity One Public Benefits. With respect to the buffer along the Willett Branch, planning staff is requesting the required 100 feet, Equity One wants less, and the Sector Plan leaves to the Planning Board the determination of the encroachment to be permitted into the 100 foot buffer. The resubmitted sketch plan does include the required 10% of public open space.

The timeline as currently envisioned: December 8 Planning Board Hearing on the Equity One sketch plan; planning staff report completed by approximately November 23; any public comments wishing to impact the process would be submitted no later than mid-November.

REGULAR MEETING RESUMED:

The agenda for the meeting was approved. The minutes of the meeting of July 20, 2016 were approved.

CCCFH WEBSITE (Jennifer O'Keefe)

Emails were sent to representatives asking for their approval to be listed on the website. Once answers are obtained, the website will hopefully be up and running.

WESTBARD (Lloyd Guerci)

A number of issues arising out of the resubmitted Equity One Sketch Plan was discussed. There were substantial objections to numerous aspects of Equity One's resubmitted sketch plan including additional heights above those in the sector plan and possible rooftop construction above those heights, the failure to locate MPDUs throughout the Equity One properties, the size of the Westwood I site village green, a building on it and possible encroachments onto it, Equity One's proposed Willett Branch buffer zone (too narrow), and inadequate Greenway connectivity. Concern was expressed that the Ridgefield Road realignment (to become Westbard Avenue) must be completed before any occupancy permits are issued. Improvements to River Road, including longer turn lanes, are needed as

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well. These concerns will be addressed in comments to be filed with the Planning Board.

MCCF REPORT (Sue Schumacher)

The Civic Federation Report was received.

WASHINGTON EPISCOPAL SCHOOL (Mr. Knopf)

The hearing will be held on Thursday, September 29 from 10:00-1:00. The staff has recommended that the gates will be open for 1/2 hour/morning and 1/2 hour/afternoon. A number of attendees agreed to testify in support of open gates during operating hours.

TRAFFIC STUDY EXPERT (Ms. Dunner)

Kenwood has agreed to pay the remaining \$1500 bill of the traffic study expert, but will not make any further such payments.

BETHESDA DOWNTOWN PLAN (Mr. Guerci)

Mr. Guerci presented an outline of positions which CCCFH should take with respect to the Bethesda Downtown Plan. These included positions on the zoning of the firehouse property on Bradley Boulevard and the adjoining property. In addition it included positions related to traffic that residents of CCCFH communities will face with a further build out of Bethesda. After a review and brief discussion, it was moved, seconded and approved that these comments should be filed on behalf of CCCFH.

TREASURER'S REPORT (Ms. Schumacher)

The report was received. Associations for which no dues have been received are: Sumner Village Condominium, Drummond, Westmoreland Hills, and Kenwood House Coop.

The meeting was adjourned at 10:15 pm.

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