

## Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of July 20, 2016: Next Meeting: September 21, 2016 (No August Meeting)

### ATTENDEES:

Brookdale	Bob Cope, Campbell Graeub
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	Jean Iker, Judy Throckmorton
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	
Mohican Hills Comm. Ass.	
Somerset	Barbara Zeughouser, Jack Frink
Springfield	
Sumner	Jennifer O'Keefe, Dianne Schwager
Sumner Village Condo	
Westmoreland Hills	
Westbard Mews	Lynne Battle
Westwood Mews	
Wood Acres	Eric Fedowitz
Individual Members	

Guests: Melanie White (Friendship Hgts), John Mertens (Friendship Hgts.)

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Mr. Guerci called the meeting to order at 8:00 pm. The Agenda for the Meeting was approved as amended. The Minutes of the Meeting of June 15, 2016 were approved.

WESTBARD: Mr. Guerci

The Sectional Map Amendment is coming up before the Planning Board on July 21 and the County Council at a later date. The link to the proposed

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Sectional Map Amendment was emailed to the CCCFH member associations. It appears there are no inconsistencies with the Council's decision on zoning on the Giant site and no others were identified. One remaining issue is whether rooftop construction should count as height in meeting height limits. John Marcolin says that a planning committee is reviewing the issue and he will let us know the outcome. There may be a ZTA which may or may not apply to the entire county. The current DPS's interpretation includes roof terraces as height only if there is a roof, but it would be preferable to clarify that all roof terraces should be covered.

The PHED Committee held a meeting to obtain an update on the plans for implementing the naturalization of the Willett Branch. The Parks Department will manage this themselves and will look to Equity One and other developers for monetary contributions. They are working on estimates of the cost of removing dirt under various alternatives to naturalize the Willett Branch so they can determine how much can be done. The stream will be divided into various segments, several of which will not be touched until adjoining properties are redeveloped under future conditions. The Parks Department hopes to buy some land for the naturalization, but money is not in the current fiscal year budget. Mr. Cope reported that there is a working group meeting on the Willett Branch every month at Parks and Planning which is open to the public.

The Equity One sketch plan has been submitted. The Development Review Committee (DRC) meeting is set for August 22 and the Planning Board session is scheduled for November 3. After the DRC meeting, an applicant has an additional 3 weeks to resubmit their application to accommodate agency comments presented at the DRC meeting. Robert Kronenberg of the Planning Department has tentatively agreed to attend the CCCFH September 21 meeting to discuss the sketch plan application. Sketch plan heights that increased above those in the sector plan include Westwood II going from 75 feet to 85 feet due to MPDUs, additional HOC building going from 75 to 85 feet in height, and Bowlmor going from 110 to 122 feet in height.

**BETHESDA DOWNTOWN PLAN:** Mr. Guerci

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Mr. Guerci summarized CBAR's July 12 meeting. The Plan likely will propose a Bethesda Overlay Zone, a pool of additional density for which developers may apply. A ZTA for the overlay zone is expected this fall. There may be additional fees collected from developers.

WASHINGTON EPISCOPAL SCHOOL: Mr. Guerci read from a report by Mr. Knopf

Mr. Knopf and Ms. Dunner met with several Council members, state senators and other delegates on the Landy Lane traffic light. While the State Highway Department was open to this light at the meeting, we later learned that SHA had already decided that no light would be installed at Landy Lane. Mr. Knopf will be asked to write a letter to the governor and others complaining.

CCCFH WEBSITE: Ms. O'Keefe

The site (CCCFHMD.org) is up and running but not open to the public yet. As currently envisioned, it will include: history of CCCFH, Bylaws, Officers, Issues, Membership, Map, Meetings, Agendas, and Minutes. The consensus was that it is best to make it link based. Ms. O'Keefe will do a blog for the site which should be reviewed by the CCCFH Chair prior to publication. The site will go live after Executive Committee review.

SUBDIVISION STAGING POLICY: Mr. Guerci

Planning Board meeting scheduled for July 21.

TRANSPORTATION MANAGEMENT DISTRICT FOR FRIENDSHIP HEIGHTS REPRESENTATIVE: Mr. Graeb

Mr. Graeb has been the CCCFH representative for 4-5 years, but due to his frustration with the process and inaction, he wishes to resign as the representative.

TREASURER'S REPORT: Ms. Schumacher

The report was received.

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### **OTHER BUSINESS:**

Mr. Guerci is recusing himself for one more year from issues involving the Montgomery County Public Schools.

Mr. Frink noted that Wisconsin Avenue traffic near Trader Joe's may get worse as Target is planning to open there as well.

The meeting was adjourned at 9:40 pm.