

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of May 18, 2016: Next Meeting: June 15, 2016

ATTENDEES:

Brookdale	Bob Cope
Chevy Chase West	
Chevy Chase Village	
Drummond	
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	Lynn Pekkanen
Kenwood (the subdivision)	Jenny Sue Dunner; Bob Shaffer
Kenwood House Coop	Jean Iker; Judy Throckmartin
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	Nancy Livingston; Carlos Cevallos
Mohican Hills Comm. Assn.	Dick Fiddleman
Somerset	Jack Frink; Marnie Shaul; Jeffrey Slavin
Springfield	Phyllis Edelman
Sumner	Sid Clemans; Jennifer O'Keefe
Sumner Village Condo	
Westmoreland Hills	
Westbard Mews	
Westwood Mews	Frank Anderson
Wood Acres	Cynthia Winder
Individual Member	Norman Knopf
Guests	Melanie White, Mayor, Friendship Heights Mike Dorsey, Council Member, Friendship Heights

Mr. Pfohl called the meeting to order at 8:00 p.m. The minutes of the April 20, 2016 meeting were approved.

Treasurer's Report: Sue Schumacher

The Treasurer's Report was received. Dues notices went out on May 1: The following communities have already paid their dues: Chevy Chase West, Somerset, Glen Echo Heights, Chevy Chase Village, Green Acres-Glen Cove, Brookdale, Kenwood (the subdivision) and Kenwood Condo.

Friendship Heights & 5320 Willard Avenue: Norman Knopf

Mr. Knopf introduced Melanie White, the mayor of Friendship Heights Village, and Mike Dorsey, council member.

Friendship Heights Village asked for CCCFH support of a letter they intend to send to Michael F. Riley, Parks Department Director, Casey Anderson, Planning Board Chair and Roger Berliner, County Councilmember, District #1, to have the county incorporate the property at 5320 Willard Avenue into the Willard Avenue Park. The property has been owned by the Parks Dept. since 1995 but its 2300 sq. ft. house has been rented out to a private individual for the past nine years. After 21 years of ownership by the Parks Dept., Friendship Heights Village would like the stockade fence of the property taken down and the property opened up to the adjacent parkland. A motion was made by Norman Knopf and seconded by Jenny Sue Dunner to have the CCCFH support and sign on to the Friendship Heights Village letter supporting the incorporation of this property into the adjacent park. Mr. Knopf also asked for the support of the Town of Somerset. Somerset will make their own arrangements to consider support.

Montgomery County Civic Federation: Sue Schumacher

The April meeting was all about the Senior Villages being developed throughout the county so that seniors can age in place. These “villages” offer all kinds of services including rides to and from doctor appointments. Joining a village incurs a fee. Zip code 20816 is covered by Little Falls Village and 20815 by Chevy Chase at Home. All of these villages are run by volunteers.

SPECIAL ANNOUNCEMENT: The Annual MCCF Awards Reception (no dinner) is Thursday, June 9, 2016, 6:30 – 9:00 p.m. at McGinty’s in Silver Spring, cost \$35 per person. An invitation was extended to all CCCFH members. Deadline for reservations is May 31. Up until the last two years the CCCFH was well represented at this affair. Ms. Schumacher has the reservation forms if anyone is interested in attending.

Westbard

Equity One Meeting: Pursuant to requirements for filing its Sketch Plan with the Planning Department, Equity One has announced a public meeting on June 1, 2016, 7:00 – 8:30 p.m. at the Ballroom, 5521 Landy Lane, Bethesda. If community members would like to attend, they should RSVP by May 27, 2016 to Linda at 301-424-4141 or linda@maierwarnerpr.com

Jenny Sue Dunner mentioned that she is surprised where this meeting is being held and that we had to RSVP by a specific date. She felt this wasn’t in the spirit of a public meeting, which should be in a public place, like a school. There was concern that the meeting would fail to meet requirements if it was limited. It was decided that Ms. Dunner would contact Casey Anderson, Planning Board Chair, to find out if this venue will allow Equity One to meet the requirements of the sketch plan review and if handicapped parking is available.

Save Westbard is continuing its lobbying campaign as to the Planning Department and Board. They are considering litigation and, according to Lynn Pekkanen, who is active in that organization, there is concern about Equity One's fast movement towards development. Save Westbard W is also concerned that the Sketch Plan will include all properties owned by Equity One even though plans to build on the Bowlmor/Citgo site may be 10 years out.

Bethesda Downtown Plan: Naomi Spinrad

Ms. Spinrad could not attend the meeting, but sent in a report, summarized below:

Currently there is 24 million sq. ft of buildable space and about 4 million sq. ft. still available under the 1994 plan. The Planning Department recommended adding another 4 million sq. ft, for a total of 32 million sq. ft. The Planning Board, however, would have brought the total to 35 million sq. ft. On May 12, 2016, the Planning Board agreed to cap density at 32.4 million sq.ft. They also agreed to map properties by zone and height, and to place densities in the appendix, so that densities are not in the plan, but are essentially guidelines. The Board also agreed to 15% affordable housing throughout the plan area.

The fire station property on Bradley Blvd. was given a CRF (Floating) zone - 1.5, C-1.5, R-1.5, H-70 by the Planning Board. Chevy Chase West has proposed that the undeveloped space on the fire station property, about 30,000 sq. ft., be designated green space. The CCCFH supports the green space designation. MCFRS does not support this.

Properties south of Bradley Blvd, include several 4-5 story condos and a lot of 3-5 story rental buildings that are considered "naturally occurring affordable housing," and an HOC complex. Ms. Spinrad suggests that the condo associations be invited to become CCCFH members since they have been in the forefront fighting to prevent annexation of the area south of Bradley Blvd – except for the commercial properties – from becoming part of the Bethesda downtown plan.

CCCFH Website: Jennifer O'Keefe

Ms. O'Keefe asked if the objective(s) of the CCCFH for having an online presence was for better internal communication with its members and/or a public presence. Members agreed that both issues need to be resolved. Ms. O'Keefe volunteered to help develop the technical side of the Website with content input from Phyllis Edelman. (Note: After meeting adjournment, Dick Fiddleman volunteered to assist Ms. O'Keefe with the technical development of Website, listserv etc.)

Washington Episcopal School: Norman Knopf

Recently, a small delegation of CCCFH members met with the Board of Directors of the Washington Episcopal School (WES) to discuss opening the gates along the River Road entrance. The WES Board wants its main entrance to be off Little Falls Parkway. They do not want to use the River Road entrance, so no agreement could be reached with the CCCFH. A hearing on the opening of this gate, related to the binding elements that were initially written into the plans, is expected to be delayed (yet again) from June 2nd until September 29th. The CCCFH wants a traffic light at River Road and Landy Lane. On May 23, 2016, there is a meeting with

Council members, district State Delegation members, and the State Highway Administration, to persuade the Highway Administration of a need for a light at that intersection. Mr. Knopf asked that one or two members of the Kenwood and Somerset communities join him at this hearing.

Subdivision Staging Policy

The County is in the midst of its quadrennial review of the Subdivision Staging Policy (SSP). The SSP guidelines are used in connection with County sector plans when determining if schools, traffic and transportation are overburdened and if developers must pay impact fees. Mr. Pfohl had previously sent out information on the SSP ([SSP presentation - transportation](#) ; [SSP presentation schools](#) and, *The working draft document: [SSP working draft](#)*). Ms. Dunner suggested Mr. Pfohl contact Harriet Quinn, a civic activist from Four Corners, who is familiar with the SSP and its nuances. Time is of the essence because there is a public hearing on June 2nd and associated deadline for the public, including CCCFH or its member organizations, to provide testimony or written comments on the issues the SSP covers. Following the hearing, there are Planning Board work sessions on June 9th and 16th on transportation and June 23rd on schools and other items.

Other Issues

Site Plan Amendment, Bloomingdale's site: Mr. Knopf mentioned there is a sign at Bloomingdales for site plan amendment. Someone could contact Steve Robbins or check on the Planning Department website to check what is planned.

Planning Board Vacancy – Interviews May 24th: This is for a Republican or Independent appointment to the Board. Ms. Dunner suggested we review the applicants to determine if there is anyone we should support.

Equity One VP/Liaison Leaving: Michael Berfield, the community liaison for Equity One, is leaving the company to start his own development firm. Bill Brown, who has been with Equity One a few years will be taking over from him.

Meeting was adjourned at 9:05 pm.

Respectfully Submitted on behalf of Lynne Battle,

Phyllis Edelman
Past Co-chair

