

Citizens Coordinating Committee on Friendship Heights

Minutes of Meeting on Monday, September 18, 2017

Next Meeting: Wednesday, October 18, 2017

Somerset Town Hall

Attendees

Brookdale: Bob Cope, Amy Rispin

Chevy Chase West: Lloyd Guerci

Chevy Chase Village:

Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White,

Glen Echo Heights:

Kenwood (the subdivision): Jenny Sue Dunner, Pat Johnson

Kenwood Condominium: Sue Schumacher,

Kenwood House Coop: Jean Iker, Judy Throckmorton

Kenwood Place:

Town of Somerset: Jack Frink, Marnie Shaul, Barbara Zeughauser

Somerset House II:

Springfield: Phyllis Edelman, Cynthia Green, Pete Salinger

Sumner:

Sumner Village Condo:

Westmoreland Citizens Assoc: Celia Martin, Barry Miller

Westbard Mews:

Westwood Mews: Frank Anderson

Wood Acres: Myla Williams

Website Editor: Jennifer O'Keefe

* * * * *

Ms. Schumacher called the meeting to order at 8:01 PM

Administrative Business

- The agenda for the meeting was approved.
- The minutes of July 19, 2017 were approved with two corrections:
 - Sue Schumacher represents the Kenwood Condominium
 - Jack Frink is from the Town of Somerset.
- Treasurer's Report: Sue Schumacher noted that dues were received from Westmoreland and Westbard Mews Condo. The following communities have not paid their dues to maintain their memberships for 2017: Drummond, Green Acres/Glen Cove, Sumner Village Condo, and Sumner.
- MCCF Report: Sue Schumacher. The last meeting was on the Charter Review Commission. Marc Korman District 16 House Delegate and William Smith, District 20, State Senator also presented issues that the Maryland State Legislature will be dealing with in its next session.

Recording Secretary:

Phyllis Edelman was confirmed by a unanimous vote to replace Pete Salinger.

Guest Presentation:

David Anspacher, Project Manager and Katie Mencarini, Senior Transportation Planner Area 1, M-NCPPC, gave a presentation on the Bicycle Master Plan. A pdf of their presentation is

Guest Presentation:

David Anspacher, Project Manager and Katie Mencarini, Senior Transportation Planner Area 1, M-NCPPC, gave a presentation on the Bicycle Master Plan. A pdf of their presentation is attached to these minutes. The new bike plan for Montgomery County is designed to accommodate different user groups – from those who are just occasional recreational riders to those who are commuters. For updates on the plan and more information, see <http://www.montgomeryplanning.org/bikeplan>

Reports/Discussion:

- **Update on 5550 Friendship Blvd. (Melanie White).** On 8/28/17 the developer filed an application for rezoning this property, Plan #H124. On 10/10/17 the developer will be presenting their plans to the Village of Friendship Heights and on 10/18/17 will present at the CCCFH. The latest plan calls for keeping the current 5-story medical building on the property. On the open space in front of it, a 180-ft tall building with 100 upscale condos is proposed, leaving a very small green space. There is enormous community opposition to a building of that height on that space given that the sector plan limits the height to 90 ft.
- **Bethesda Downtown Plan (Lloyd Guerci).** The Sectional Map Amendment for the Bethesda Downtown Plan is before the Council tomorrow and is expected to be adopted.
- **Westbard Self Storage (Lloyd Guerci).** This property is zoned as IM, but there are several problems and issues regarding with the site plan:
 - The proposed building is within the 100-ft. stream valley buffer
 - One wall of the building is parallel to a support wall for the McDonald's and on the other side of the building is a shared road with body shops.
 - There is a question as to where the height of the building is measured in view of the building layout and varying terrains.
 - There is a concern about the Willett Branch Greenway and whether the proposed building unduly constrains the Greenway and its connectivity, as well as storm water management.
 - Finally, parcel 177: the parcel owned by the developer is part of the historical cemetery and will be donated to the parks department.
 - DAIC met on 7/11 and made a variety of comments on the plan. The plan was resubmitted on 7/20/17, only slightly changed, according to Harry Pfohl who did a comparison with the initial submission. On 9/12/17 DAIC reviewed the new site plan but it was still very similar to its original submission. On 9/27/17 members of the CCCFH executive committee will meet with Neil Braunstein, Susanne Paul and others on the plans. As of now, the Planning Board meeting on the Westbard Self Storage is on 10/19/17 with a hearing on 11/16/17. The CCCFH must refine its position and get comments in on the staff report and people are needed to testify as it's expected this will come to a quick conclusion.

Update on Westbard Sector Plan and Westwood development plan, including lawsuit challenging Planning Board decision on sketch plan re: HOC, historical cemetery site & SaveWestbard lawsuit. (Bob Cope; Celia Martin).

Bob Cope: The question is, “What is Equity One/Regency Centers planning to do?” No one knows. Regency Centers owns a lot of strip malls, but could sell housing component. They could focus on retail and file a standard method of redevelopment plan.

Celia Martin: On August 16, 2017 there were oral arguments brought before Judge Jordan regarding the Save Westbard lawsuit. A decision on complaints 1 (lack of environmental review) and 2 (Council did not hold meeting as District Council) could come within the next week or so. Third claim (illegal contract zoning by County Council and developers) is set to go to trial on

regarding the Save the Wetlands lawsuit. A decision on complaints 1 (lack of environmental review) and 2 (Council did not hold meeting as District Council) could come within the next week or so. Third claim (illegal contract zoning by County Council and developers) is set to go to trial on October 2.

Mediation with the Macedonia Baptist Church, Regency Centers, HOC, and the County Planning Dept. continues regarding the delineation of the burial ground on the HOC property. There have been two sessions so far with a third in the process of being scheduled.

New Business

CCCFH members were asked if they would want to take a position on the pending cemetery legislation. Amy Rispin (Brookdale) spoke about the family cemetery plot in the Brookdale community which has “disappeared from the vision” of the Planning Dept. although there are several active descendants and of the Westbard Cemetery, where there is no documented evidence of the more than 200 graves that were there and was in use as a cemetery as late as 1935. While there are state laws to protect burial grounds, the pending county legislation would get cemeteries on an inventory list, however, there would be no protection of a cemetery if the developer is not planning on subdividing the property.

Norman Knopf endorses the Council bill but suggested additional wording that would strengthen the bill. It was decided that the CCCFH would support the bill and that Norman would work on additional wording so that Harry Pfohl could write a letter to the County Council on behalf of the CCCFH.

Meeting adjourned at 9:15 p.m.