

Minutes of Meeting on Wednesday, February 21, 2018

**Next Meeting: Wednesday, March 21, 2018, 8:00 p.m.
Somerset Town Hall (4501 Cumberland Ave.)**

Attendees

Brookdale: Bob Cope, Manuel Ochoa, Richard Podolske, Amy Rispin,
Chevy Chase Village: Meredith Wellington
Chevy Chase West: Lloyd Guerci
Drummond:
Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White
Glen Echo Heights: Harry Pfohl, Damian Whitham
Kenwood (the subdivision): Jenny Sue Dunner, Pat Johnson
Kenwood Condominium: Sue Schumacher
Kenwood House Coop: Jean Iker, Judy Throckmorton
Town of Somerset: Marnie Shaul, Barbara Zeughauser
Somerset House: Julie Davis, John Metz
Springfield: Phyllis Edelman, Cynthia Green, Brent Mickum, Pete Salinger
Sumner Village Condo:
Westmoreland Citizens Assoc: Barry Miller
Westbard Mews: Lynne Battle
Westwood Mews: Frank Anderson
Wood Acres: Eric Fedowitz, Myla Williams

Guests:

Phil Wilcox, Sumner
Sam Stiebel, Vice-President, Investments, Regency Centers
Rafael Muniz, Senior Vice President, Mixed Use Development, Regency Centers

Administrative:

- The meeting was called to order by Harry Pfohl at 8:00 p.m.
- The agenda for this meeting was approved.
- The minutes of the January 17, 2018 meeting were approved.
- Treasurer's Report –Sue Schumacher said there was an expenditure of \$28.80 to reimburse Phyllis Edelman for a baby gift and card she bought for Jennifer O'Keefe's new baby.
- MCCF Report – Sue Schumacher. The topic was transparency and accountability in Montgomery County, especially in the public schools.
- New Member Application – Julie Davis asked for Somerset House in Friendship Heights, consisting of three condo buildings of 150 units each, to be voted in as a member of the CCCFH. A motion was made and unanimously approved by the CCCFH members present.
- Harry Pfohl mentioned that Jennifer O'Keefe, who developed the CCCFH website when she was president of Sumner and a representative to the CCCFH, and her family will be moving to the St. Louis, Missouri area where her husband has accepted a new position and where she is from.

Guest Presentation: Updated plans for the Westwood I site. Sam Stiebel, Vice-President, Investments, Regency Centers and Rafael Muniz, Senior Vice President, Mixed Use Development, Regency Centers. Their presentation was similar, but briefer, to one presented to approximately 400 members of the public at Westland Middle School on January 31, 2018. In comparison to Equity One, which submitted one sketch plan for Planning Board approval for all of the properties they owned in Westbard, Regency is submitting a preliminary plan for the Westwood I site, Manor Care site and Westwood II site and a site plan for the Westwood I site. Since “acquiring” Equity One in March, 2017, Westwood Tower and the surrounding parking areas have been sold to the Housing Opportunities Commission, in accordance with the leasing agreement the HOC had with Equity One/Regency Centers. In addition, as Stiebel noted, Bowlmor has a long-term lease so there is nothing planned for that site. They were vaguer about what will happen with Westwood II and the Manor Care sites, which would come under phase II of Regency’s plans.

Stiebel and Muniz said because Regency is using standard method rather than optional method for development, (the latter would give them increased density for providing amenities to the community), they are reducing the density within the entire Westbard project area. Next month, they expect to submit the preliminary plan and site plan.

The biggest changes from the Equity One plan on the Westwood I site are:

- In addition to the 74 townhomes closest to the Kenwood Place Condominium, there will be three stories of residential units, ~180 apartments, above retail space in a second building that will be on the northern end of the Westwood I lot, next to the planned Springfield Community Park and along Westbard Avenue.
- A significant reduction in the retail square footage on Westwood I, from 424,000 sq. ft to 178,000 sq. ft.
- Enlarging the central civic green from 1/3 acre to ½ acre.
- The current Giant grocery store will remain open during construction of a stand-alone building that will include Giant, other retail and some office space at the southern end of the Westwood I site, closest to the driveway entrance for the Kenwood Place Condo.

Numerous comments were made and questions were asked about their current plans. The CCCFH will [post the boards](#) and solicit comments on the plan from its community members.

Regency hopes to submit these plans to the County next month. They expect a public hearing in the fall. They do not expect to break ground until the fall of 2019. Within the Westwood I site, they have two phases of building. The first will be the stand alone Giant grocery with some additional retail shops, which they expect will take two years to build. The second phase, taking another two years, will be the residential multi-family building with retail below. During both of these phases the townhouses will be constructed. They will not go forward with the Westwood II and Manor Care sites until the Westwood I construction is completed.

Reports/Discussion:

- **Willard Avenue Park, Friendship Heights – Next Steps.** (Norman Knopf, Melanie Rose White, Harry Pfohl) Melanie Rose White and Harry Pfohl testified before the County Council in support of a “refresher program” for parks to be added to the CIP.
- **Little Falls Parkway Trail Crossing.** (Bob Cope) After an accident where a bicyclist was killed where the Little Falls Parkway intersects the Capital Crescent Trail, the Parks Dept. set up a one-lane road in each direction along the Parkway. The Parks Dept. has since hired a traffic consultant, (Sabra, Wang & Associates) to determine how to best ensure the safety of bicyclists and pedestrians using the CCT and

the free flow of traffic. Plans include a meeting with Casey Anderson of the Planning Dept with Jenny Sue Dunner and Bob Cope regarding this crossing.

- **Montgomery County Bikeway Master Plan.** (Manuel Ochoa) On January 27, 2018 there was a public hearing on the plan and some changes were suggested within the Master Plan, including bike lanes along Willard Avenue. Planning Board work sessions on the [Bikeway Master Plan](#) began on February 15 and will continue into April.
- **ZTA concept re: FAR Not Applied to Cellars Used for Commercial Space.** (Jenny Sue Dunner, Marnie Shaul and Lynne Battle) Jenny Sue Dunner, Marnie Shaul and Lynne Battle wrote a letter to Council President Hans Reimer and the County Council, which they cc'd to Casey Anderson and the Planning Board. The letter was referred to the Parks & Planning Dept. Dunner, Shaul and Battle would like to discuss this subject with the Planning Dept., which was brought to light with the plans for the Westbard Self Storage facility off River Road. They received a verbal commitment from the planning department for a discussion on this. They are also investigating whether other areas of the county have encountered a similar problem where cellar area of a building was not included in its FAR.
- **Westbard Self Storage update.** (Lloyd Guerci) The Planning Board adopted resolutions approving, subject to conditions, the preliminary plan and site plan for this facility. Next step for Westbard Self Storage is to go to the Department of Permitting Services.
- **Save Westbard lawsuit update.** (Brent Mickum) Judge Jordan has yet to issue a ruling in this case. Save Westbard is considering filing a preliminary injunction requesting that Regency's site plan for Westwood I be placed on hold until a decision on the lawsuit is made.
- **Candidates Night.** (Phyllis Edelman, Marnie Shaul) There was a brief discussion as to whether it would be worthwhile for the CCCFH to hold a District 1 County Council Candidates Forum given other forums that have been or will be held in Chevy Chase & Friendship Heights. It was agreed by the CCCFH members to go ahead with plans for a Candidates Forum on May 10 to be held at Westland Middle School for residents at the western edge of the county.

New Business

- **Development, Parcel 6, Friendship Heights.** (Melanie Rose White, Mike Dorsey) Melanie Rose White reported that 1788 Holdings and Chevy Chase Land Company told the Village that they are planning to build two structures--a 90-ft tall, 150,000 sq ft senior living facility, and a 5- or 6-story condo with a floorplate of 3,300 sq ft. on North Park Avenue, Shoemaker Farm Lane, and Willard Avenue. The Village will keep the CCCFH posted.

There was a motion approved to adjourn the meeting at 9:29 p.m.

Respectfully submitted,

Phyllis Edelman
CCCFH Recording Secretary