

## **DRAFT**

### **Citizens Coordinating Committee on Friendship Heights**

**Minutes of Meeting on Wednesday, January 16, 2019**

**Next Meeting: Wednesday, February 20, 2019, 8:00 p.m.**  
Little House, 5315 Elliott Road, 20816 in Westmoreland Hills

#### **Attendees**

Brookdale: Manuel Ochoa  
Chevy Chase Village:  
Chevy Chase West: Lloyd Guerci  
Drummond:  
Friendship Heights: Mike Dorsey, Melanie White  
Glen Echo Heights: Harry Pfohl  
Kenwood (the subdivision): Pat Johnson  
Kenwood Condominium: Sue Schumacher  
Kenwood House Coop: Jean Iker, Judy Throckmorton  
Kenwood Place Condominium: Pauline McGuire, Max Wilton  
Town of Somerset: Marnie Shaul  
Somerset House Condos:  
Springfield: Cynthia Green, Marcia Marks, Herb Marks  
Sumner Village Condo: Cameron Whitman  
Westbard Mews: Lynne Battle  
Westmoreland Hills: David Forman  
Westwood Mews:  
Wood Acres:

Guest: Phil Wilcox, Sumner

#### **Administrative**

- The meeting was called to order at 8 p.m. by Harry Pfohl, Chair.
- Minutes of November meeting are to be addressed at the February CCCFH meeting.
- Treasurer's Report — Sue Schumacher gave her report. All CCCFH communities and associations have paid their dues. Expenses: reimbursement of Harry Pfohl for \$40.00, which was the charge for the meeting room at Little Falls Library on January 4, 2019.
- MCCF – it was noted that due to the inclement weather, MCCF did not hold its most recently scheduled meeting and therefore there was no report.

#### **Speaker**

Councilmember Friedson could not make it to tonight's CCCFH meeting. He has rescheduled to join us at CCCFH's February meeting.

## **Reports/Discussion**

Westbard. Cynthia Green provided an overview of the recent activities and the schedule for Regency's pending Preliminary Plan and Site Plan applications. Following a preparatory session at the Little Falls Library on January 4, CCCFH representatives met with M-NCPPC planning and parks staff on January 8, 2019. As of that date, the planning staff expected Regency to submit final plans this week (some plans submitted in December that had been characterized as final are not final). Planning staff projected a Planning Board hearing on March 14 and the posting of the staff report on March 4. Lynne Battle, Marnie Shaul, Lloyd Guerci, Harry Pfohl, Pat Johnson, and Sue Schumacher provided a summary of the January 8<sup>th</sup> meeting. Generally, assuming that Regency makes anticipated changes to its Preliminary Plan and Site Plan documents, the planners said that Regency is almost there in terms of making an acceptable submission and the staff report could be a recommendation of approval subject to conditions, as contrasted to a recommended denial. The conditions would be important. Among the anticipated changes are moving the Westbard Avenue realignment to Phase 1, with occupancy of the apartments not allowed until Westbard Avenue is realigned and moving the dedication of the Willett Branch park area near Westwood II forward to Phase 1. Springfield Park and the civic green were discussed as well. Springfield Park has not been resolved due issues involving easements through the area identified for the Park by Regency.

Capital Crescent Trail Crossing of Little Falls Parkway. Harry Pfohl spoke to Andrew Tsai of Parks. The poll of citizen preferences will close at the end of January. Tsai expects that the crossing will be addressed by the Planning Board in March. Considerable concern was expressed about the biased Parks staff's options toward continuation of the road diet limiting the Parkway to one lane each way, and about weight given to the biker's interests over many others. A resident of one of the communities will meet with Parks staff on February 4 to express concerns.

Accessory Dwelling Units (ADU). There was a discussion of Councilmember Riemer's proposed ZTA 19-01. Harry Pfohl provided a summary of the proposed ZTA based on Riemer's fact sheet. Harry Pfohl also RSVP'd for Riemer's policy forum on ADUs on Saturday, January 19 in Rockville. A number of community representatives voiced concerns. One was that this proposal was based on an assumption that has not been shown to be valid – namely that it will result in more affordable housing. While affordable housing is a real concern, as drafted, the ZTA could actually drive the prices of existing houses up, as existing homes are acquired, torn down and duplex residences are built. Also, there is nothing requiring or showing that the rents for the added apartments would be affordable. The additional units could be very large. There is nothing in the ZTA on infrastructure (school impact), and enforcement mechanisms relating the owner-lessor's living on-site are lacking. While the current approach looks at impacts to the area where the ADU would be built, the ZTA would not.

## **New Business**

Communications. Celia Martin is working on communications including possibly sending a summary of what CCCFH has done to community association presidents.

Chevy Chase Land Company's Collection in Friendship Heights. Manuel Ochoa, CCCFH's representative to the Friendship Heights Transportation Management District (TMD), reported on a presentation by Chevy Chase Land Co at the last TMD meeting. In light of a softening of retail and closures of stores, the Land Co. is looking to introduce restaurants.

Electric Scooters. Mike Dorsey asked other incorporated communities what their views were about allowing electric scooters. There are concerns about the environment (dock-less scooters abandoned at curbs and elsewhere), and impacts to elderly residents using walkers and on wheel chairs.

CCCFH officer elections - spring 2019. Harry Pfohl asked for a volunteer for the nominating committee for the upcoming officer elections. The committee will consist of three members who are not currently officers. Marnie Shaul and Lloyd Guerci have already agreed to serve.

## **Adjournment**

A motion to adjourn was passed at 8:44 p.m.