

Citizens Coordinating Committee on Friendship Heights

Minutes of Meeting on Wednesday, March 20, 2019

Next Meeting: Wednesday, April 17, 2019, 8:00 p.m.

Little House, 5315 Elliott Road, 20816 in Westmoreland Hills

Attendees

Brookdale:

Chevy Chase Village:

Chevy Chase West: Lloyd Guerci

Drummond:

Friendship Heights: Mike Dorsey, Norman Knopf

Glen Echo Heights: Harry Pfohl

Kenwood (the subdivision): Jenny Sue Dunner, 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, Stephen Surko

Somerset House Condos: Julie Davis

Springfield: Cynthia Green, Pete Salinger

Sumner Village Condo: Cameron Whitman

Westbard Mews: Lynne Battle

Westmoreland Hills: David Forman

Westwood Mews:

Wood Acres: Eric Fedowitz

Guest: Danuta Wilson, Green Acres

Administrative

- The meeting was called to order at 8 p.m. by Harry Pfohl, Chair.
- A motion was made and seconded and the agenda for the meeting was approved
- A motion was made and seconded and the minutes of the November 28, 2018 meeting were approved.
- A motion was made and seconded and the minutes of January 16, 2019 meeting were approved.
- **Treasurer's Report** — Sue Schumacher provided a report.
- **MCCF Report** — Sue Schumacher provided a report. The meeting involved inspectors general (IG). IGs from WSSC and Park and Planning explained their functions.
- State House Bill 826 relating to proposed requirements for vehicle charging stations in existing condos and HOAs (i.e., a retrofit) was noted by Sue Schumacher.

Memories of Roger Titus. Roger Titus, a Senior U.S. District Judge passed away on March 3, 2019. Norman Knopf reviewed the significant work that he did for CCCFH on the 1974 Friendship Heights sector plan, which downzoned the excessively dense zoning in the Friendship Heights business district. Roger Titus faced off against the entrenched and highly resourced, land use bar in the county. He represented CCCFH in 14 cases involving down zoning in Friendship Heights. In 1977, he argued a consolidation of ten cases before the State Court of Appeals, which ruled in our favor. Julie Davis reviewed fund raising activities to pay Roger Titus for his work in the zoning cases, primarily annual house tours in the CCCFH communities. A motion was made and seconded for CCCFH to contribute \$ 100.00 to the charity listed in Roger Titus's obituary (Johns Hopkins University/ Johns Hopkins Kimmel Cancer Center.)

Speaker

Next month, Councilmember Will Jawando will be our guest.

Reports/Discussion

Westbard. On March 11, 2019, CCCFH submitted written comments on the Planning Department Staff Report on Regency Center's proposed preliminary plan and site plan for Westwood. <https://cccfhmd.org/current-issues/cccfh-critique-of-regency-centers-westwood-preliminary-plan-site-plan/> On March 14, 2019 the Planning Board held a hearing on those plans. The Planning Board approved the plans subject to numerous conditions, most of which were in the staff report, and some of which the Board added. Cynthia Green noted that the staff's PowerPoint presentation for the hearing had been posted on DAIC. Harry Pfohl opened a discussion of the outcome on the plans. There were comments that Westwood I would be better than initially proposed by Equity One, if the Springfield Neighborhood Green Urban Park and Kenwood Place Condominium easements are resolved satisfactorily. The project is within the Sector Plan limits on density and height. As compared to Regency's initial submissions, improvements were made in the internal Westwood I road configuration, timing of a monetary contribution toward a park, timing related to construction of the Central Civic Green and Springfield Park, installation of traffic lights and conduits on Westbard Avenue, timing of the Westbard Avenue realignment, path to the Willet Branch Greenway and storm water management. Also, if Springfield Park cannot be built at the proposed location due to the Kenwood Place Condo ingress/egress easement, Regency will have to return to the Planning Board with a revised site plan showing a new location for that park. There was dissatisfaction with how Regency had handled the resolution of that easement. Concern also was expressed about the Kenwood Place Condo parking easement on Westwood I. The concerns of Planning Board members for the provision of leases in the new Westwood I to existing small businesses was appreciated.

Capital Crescent Trail Crossing of Little Falls Parkway. Meetings with Parks Department representatives were discussed. The Parks Department has not yet grasped safety, traffic flow and traffic burden concerns.

Accessory Dwelling Units (ADU). There was a discussion of Councilmember Riemer's proposed ZTA 19-01. This, and its many shortcomings, had been discussed at a special CCCFH meeting on Saturday February 23, after which CCCFH submitted comments to the County Council. Jenny Sue Dunner offered copies of a document "ZTA 19-1: TOO MANY QUESTIONS" that she and others prepared and CCCFH signed. That document was transmitted to councilmembers before the March 18, 2019 PHED Committee work session. The numerous questions raised by council staff Zyontz's report to the PHED Committee were noted. The PHED committee's March 18, 2019 work session was summarized by Harry Pfohl, Jenny Sue Dunner, Julie Davis and Norman Knopf. In short, the session did not resolve any of the many questions that have been raised.

CCCFH officer elections - spring 2019. Harry Pfohl noted the opportunity for volunteers.

New Business

Willard Avenue Park – Harry Pfohl had talked to Casey Anderson; the Parks Department is proceeding with the park expansion.

Adjournment

A motion to adjourn was passed at 9:14 p.m.

Respectfully submitted,

Lloyd Guerci