

Minutes of Meeting on Wednesday, October 17, 2018

Next Meeting: Wednesday, November 28, 2018, 8:00 p.m.

Little House, 5315 Elliott Road, 20816 in Westmoreland Hills

Attendees

Brookdale: Robert Cope
Chevy Chase Village:
Chevy Chase West: Lloyd Guerci
Drummond:
Friendship Heights: Mike Dorsey, Melanie White
Glen Echo Heights: Harry Pfohl
Guest: Danuta Wilson
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
Somerset House Condos: Julie Davis
Springfield: Phyllis Edelman, Cynthia Green, Pete Salinger
Sumner Village Condo: Cameron Whitman
Westbard Mews: Lynne Battle
Westmoreland Hills: David Forman
Westwood Mews: Frank Anderson
Wood Acres: Eric Fedowitz

Guests: Gwen Wright, Director of Planning, MNCPPC; Paul Mortenson, Senior Urban Designer-Architect, MNCPPC.

Administrative

- The meeting was called to order at 8:01 p.m. by Harry Pfohl, Chair.
- A motion was made and seconded and the minutes of September 20, 2018 were approved.
- A motion was made and seconded and the agenda for the meeting was approved. Note: minutes and agendas can be accessed at CCCFH AGENDAS AND MINUTES.
- **Treasurer's Report** — Sue Schumacher gave her report. Since September 20, 2018, membership dues were received from Somerset House Condos.
- **MCCF Report** — Sue Schumacher reported that the October meeting was on the proposed expansion of I-270 and I-495 (the Beltway). Representatives from MNCPPC and the Montgomery County DOT made the presentation. No representative from the SHA was present. For additional details, please see the report – click on this link: <http://cccfhmd.org/2018/11/18/mccf-october-report/>
- **Date for the November meeting** — Since the third Wednesday in November is the day before Thanksgiving, it was agreed that the next meeting should be postponed until the following week to Wednesday, November 28, 2018.

Presentation & Discussion — Missing Middle Housing

Paul Mortenson, Senior Urban Designer-Architect, MNCPPC and Gwen Wright, Planning Director, Montgomery County Planning discussed the study by the Montgomery County Planning Department “The Missing Middle Housing Study,” see:

http://montgomeryplanning.org/wp-content/uploads/2018/09/MissingMiddleHousingStudy_9-2018.pdf

This was presented to the Planning Board in September 2018. They reviewed the need for housing that spans the range of densities between single family homes and mid- and high-rise dwelling units. This missing middle includes housing styles such as small lot bungalows and bungalow courts, to duplexes, tri- and quad- flexes, stacked flats, accessory apartment or housing units and small-scale apartment buildings. It is housing that is often attractive to singles, young families and empty nesters who want to move into smaller, less expensive homes, while remaining close to work and their social network of family and friends. It is housing that has largely disappeared in Montgomery County and the surrounding area as property values have risen, pushing this housing and the people who need it out of the county.

Mortenson reviewed the demographic trends calling for this type of housing and zoning options for allowing this in the county. Mostly this would affect current R-60 and R-90 zones but the planning board would identify key sites where this type of housing would be acceptable, presumably near mass transit or on transportation corridors. It would predominantly use townhouse (TH), Commercial/Residential Neighborhood (C/R-N) zones and would evaluate using floating zones, with the modification of prerequisites, to allow this missing middle housing in the county.

In the longer term, the county needs to create a functional master plan that includes missing middle housing, which ostensibly could take “years to create.” To try to promote this missing middle housing, Wright suggested that with county support, there could be an architect/developer competition on a county owned site to develop a model. In addition, she suggested creating a working group to develop potential financial incentives for small or individual developers to create this type of housing. As of now, the Planning Department is not proposing a ZTA and their game plan is to go to as many groups as possible and see what comes of it. Mostly, they want to learn if we see any value to this type of housing.

Reports/Discussion

- **Regency Westbard Plan** (Lloyd Guerci) — Lloyd notes that Regency’s revised documents were posted on the Planning Board site and there was not a lot of change from the previous plans. It was suggested that by Monday, 10/22 a short letter should be sent reiterating all of the CCCFH objections to the site plans, as written in the letter of July 2, 2018 (see link: <https://cccfhmd.files.wordpress.com/2018/07/westbard-prelim-plan-and-site-plan-cccfh-drc.pdf>) It was noted that none of the objections were substantially addressed. There was some discussion on issues of particular concern to the Kenwood Place Condo — some easements that run through the Springfield Park and 45 parking spaces on a spot where Regency plans to build townhouses. Max Wilton of KPC noted that a new board will be elected on 10/29 and until then nothing will be done by the Condo on these issues.
- **ZTA 18-06, MPDU— Bonus Density, Council Vote** (Lloyd Guerci) — Lloyd noted that this ZTA was steamrolled through the Planning Board and County Council without addressing

legitimate concerns of adjoining residential neighborhoods as to increased heights and density. Harry Pfohl noted that hypothetically this ZTA allows no limit to density, a point Marc Elrich brought up at the Council hearing.

- **Capital Crescent Trail crossing at Little Falls Parkway** (Pat Johnson) — The Parks Department, after consulting with the public, came up with three solutions. All three solutions include keeping the current road diet. The three solutions, in the order of preference by the Parks Department are: 1) moving the Little Falls crossing to the light at Arlington Road; 2) moving the crossing to the light at Hillandale Road; or, 3) a \$4 million bridge over Little Falls Parkway.

New Business

There was no new business.

Adjournment

A motion to adjourn was passed at 9:27 p.m.

Respectfully submitted,

Phyllis Edelman
CCCCFH Recording Secretary