

Citizens Coordinating Committee on Friendship Heights

Minutes of the Meeting of March 15, 2017: Next Meeting: April 19, 2017

ATTENDEES:

Brookdale	Bob Cope
Chevy Chase West	Lloyd Guerci
Chevy Chase Village	
Drummond	
Friendship Heights	Melanie White, Mike Dorsey
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	
Kenwood (the subdivision)	Jenny Sue Dunner
Kenwood House Coop	
Kenwood Condominium	
Kenwood Place Condo	
Somerset	Marnie Shaul, Barbara Zeughauser
Springfield	Phyllis Edelman, Pete Salinger
Sumner	
Sumner Village Condo	Cameron Whitman
Westmoreland Hills	Barry Miller
Westbard Mews	Lynne Battle
Westwood Mews	Frank Anderson
Wood Acres	

Guests: Jennifer O'Keefe (Website)

Mr. Guerci called the meeting to order at 8:00 pm. The Agenda for the Meeting was approved. The Minutes of the Meeting of February 15, 2017 were approved.

BETHESDA DOWNTOWN PLAN: Mr. Guerci

Mr. Guerci reviewed the general approach in the Plan whereby FAR is set based on the 1994 Plan, new heights are added, and additional density must be obtained by purchasing it through a variety of options under a

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proposed Zoning Text Amendment for an overlay zone to be considered by the Council. Among the issues being considered now are: Road Capacity with road modifications at Cedar Lane, and at Bradley Lane and Connecticut Avenue under consideration; School Capacity (raised by Roger Berliner at a breakfast meeting with community association officers) with a focus on BCC, Walter Johnson, and Whitman and by George Leventhal at a PHED Committee session with respect to land near BCC with consideration being given to a range of approaches; and Parks. The issue of particular concern at a PHED Committee Session on the Bethesda plan is the need for Parks. Those being considered would cost around \$110 million, but the county budget for Parks totals only \$20-30 million, some of which is for acquisition, some for development etc at many locations. Hence there is a need to raise revenue and using land already owned by the County would be cost effective, including the parking lots behind the Women's Farmer's Market. The need to fund Park development is not unanimous among PHED Committee members. One way to develop parks relatively quickly would be to have a continuous revenue stream that could be applied to bonds issued to pay for parks. The PHED Committee would like input and in turn CBAR would like input from CCCFH on its views on a proposal to utilize a special taxing district to raise funds for park development. Several questions exist including how far the special district would extend, whether both commercial and residential property owners would be assessed, the tax rate, and where the money would go after receipt. The consensus was that CCCFH should not express views on the special taxing district until further information is available.

WESTBARD: Mr Guerci

Action taken by the Planning Board at the February 23 hearing on the Equity One Sketch Plan was discussed. The Board approved the Sketch Plan subject to the staff recommendations, including the recommendation that the stream valley buffer will continue to exist even if there is some encroachment into the stream valley buffer. Consistent with the staff recommendations, no action was taken on the HOC properties and a Sketch Plan Amendment will be required for the HOC parcels before the Preliminary Plan can be considered. Several people discussed what was approved. For example, the approval amounts to an approval of amenities

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generally but does not amount to a decision on the delineation of the line for dedication of the stream valley buffer. One positive development from the Sketch Plan process was an enlargement of the Springfield urban park from 1/3 acre to closer to 2/3 acre.

With respect to the HOC properties, Equity One was told they should proceed with the cemetery delineation on Parcel 175 and the Board expects this work to be completed within 2 months. The density for the proposed building behind the HOC would be transferred from the building(s) previously intended to be built in front of the HOC building. It is noteworthy that John Marcolin will not be the staff member involved for the Preliminary Plan.

The storage facility behind McDonald's also held a presubmission meeting on March 9 related to its forthcoming Preliminary Plan and Site Plan application, which include construction around the Willett Branch. It is unclear whether their current plan would encroach into the buffer a little bit, but there would be considerable encroachment if the stream is moved, as is under consideration.

Save Westbard has raised \$75,000 and thus far has spent \$65,000 on the lawsuit. One issue which may cause a problem in the litigation is whether any plaintiffs have standing to challenge the Sector Plan and the Planning Board's proposed plan.

NOMINATING COMMITTEE: Mr. Guerci

Mr. Guerci, Ms. Edelman, and Mr. Cope will comprise the Nominating Committee to select a slate of candidates for the CCCFH Executive Committee for the next term.

TREASURER'S REPORT: Mr. Guerci

The Report was received, with appreciation to Friendship Heights for prompt payment.

The meeting was adjourned at 9:10 pm.

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