

Citizens Coordinating Committee on Friendship Heights

Minutes of Meeting on Monday, December 6, 2017

Next Meeting: Wednesday, January 17, 2018, 8:00 p.m.
Somerset Town Hall (4501 Cumberland Ave.)

Attendees

Brookdale: Bob Cope
Chevy Chase West: Lloyd Guerci
Chevy Chase Village:
Drummond:
Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White
Glen Echo Heights: Harry Pfohl
Guest: Danuta Wilson
Kenwood (the subdivision): Jenny Sue Dunner, Pat Johnson
Kenwood Condominium:
Kenwood House Coop: Jean Iker, Judy Throckmorton
Town of Somerset: Patty Friedman, Marnie Shaul
Springfield: Phyllis Edelman, Brent Mickum
Sumner Village Condo:
Westmoreland Citizens Assoc: Celia Martin
Westbard Mews: Lynne Battle
Westwood Mews: Frank Anderson
Wood Acres:

Administrative:

- The meeting was called to order by Harry Pfohl at 8:00 p.m.
- The agenda for Monday, December 6, 2017 was approved.
- The minutes of the November 15, 2017 meeting were approved.
- Treasurer's Report – Harry Pfohl gave the treasurer's report since Sue Schumacher was ill. An expenditure of up to \$50 for a baby gift for Jennifer O'Keefe was approved by the members.

Reports/Discussion:

- **CCCFH Files.** (Norman Knopf) Norman Knopf and Julie Davis reviewed archives of the CCCFH since 1971 that were stored in 13 large boxes in the attic of the Somerset Town Hall. Agendas, minutes and newspaper clippings of major activities of the CCCFH from 1971-1989 are now in three bankers boxes, stored in the climate-controlled basement of Friendship Village. The CCCFH thanks the Somerset Town Hall for its storage for many years and Nicole for helping to get the materials downstairs from the attic. In addition, the CCCFH thanks the Village of Friendship Heights for allowing use of its storage space.
- **Willard Avenue Park.** (Norman Knopf, Melanie Rose White) Friendship Village Mayor Melanie Rose White, Norman Knopf and CCCFH Chair Harry Pfohl met with Planning Board Chair Casey Anderson and Montgomery County Parks Director Mike Riley on November 28, 2017 to discuss the removal of the house at 5320 Willard Avenue on park property. Anderson agreed with the action, but said there are extenuating financial issues for the Parks Dept. preventing this from happening (no money for smaller projects). The annual CIP for parks is \$6.5 million. Approximately \$17 million of capital improvement projects are now underway and in the pipeline which

consumes the capital. There is no money for further expenditure on the Willard Ave. Park at this time. The house is likely to be rented again for at least a year until the Parks Dept. has a plan in place for this area. They are interested in community ideas as to how to use property – dog park, tennis courts, etc.

Anderson is looking to develop a discretionary fund sufficient to “refresh” parks and undertake small projects such as required at Willard Avenue.

Chair Pfohl suggested this item be revisited in January.

- **Westbard Self Storage.** (Lloyd Guerci). Note: Westbard Self Storage hearing is still on Thursday, December 14, 2017, but the time has been changed to 6:50 p.m.

Guerci reviewed specifications of the plan (Preliminary Plan No. 120170280 and Site Plan No. 820170110) for this project.

Although the Planning Dept. staff has given its approval of the preliminary and site plans, the CCCFH still has some issues:

- The “outlet road” – the bike and pedestrian path on the north side of the building at 20’ in width, still seems insufficient given the height of the self-storage building – 70’, the almost 20 foot high wall on McDonald’s property. The concern is about how “safe and inviting” this pedestrian/bike path will be even with greenery, lights and benches. And then there is the issue that 8’ of this outlet road is actually McDonald’s property. If McDonald’s does not agree to allow this 8 feet of property to be used as a pathway, the proposed path and greenery are reduced to 12’. It was suggested Westbard Self Storage should be required to procure an easement from McDonald’s prior to receiving permit to proceed and if such permit is not forthcoming, then Westbard Self Storage should not rely on McDonald’s to ensure at least a 20’ pathway; they should be contributing 20’ towards the pathway
- The width of the dedicated area at the pinch point between Parcel 177 and the new Parcel 1.
- The presence and shadow that the cantilevered roof line will throw on the ground. Has a shade study been done?
- How is the proposed 40.2% of green space determined? Is Parcel 177 included in this percentage?
- What kind of storm water management is planned along the outlet road to ameliorate the alley effect for rainwater running down to the Willett Branch? The use of permeable pavers should be considered.
- Although technically county law permits the self-storage facility to go down four levels into the “cellar” without it having an effect on the allowable FAR of 2.5, the CCCFH feels this policy, of not including cellar area as part of the FAR, should be revisited by the Planning Board.

It was agreed that the CCCFH send a letter to the Planning Board. The letter needs to be in the hands of the Planning Board 24 hours in advance of the meeting on Thursday, December 14.

It was decided that the following people would testify:

- Harry Pfohl, on behalf of the CCCFH, would concentrate on the issues regarding the outlet road/bike and pedestrian pathway.
- Lloyd Guerci’s testimony will be on the issues affecting the Willett Branch Greenway and the width of the pinch point where Parcel 177 and New Parcel 1 meet.
- Lynne Battle will discuss the issue of allowing the cellar to be excluded as part of a building’s FAR and asking the Planning Board to reconsider this option with future development.

With no other issues to be discussed, a motion was made to adjourn the meeting at 9:11 p.m.

Respectfully submitted,

Phyllis Edelman, Recording Secretary