

CITIZENS COORDINATING COMMITTEE ON FRIENDSHIP HEIGHTS

Minutes of Meeting on Wednesday, January 17, 2018

Next Meeting: Wednesday, February 21, 2018, 8:00 p.m.
Somerset Town Hall (4501 Cumberland Ave.)

Attendees

Brookdale:
Chevy Chase Village:
Chevy Chase West: Lloyd Guerci
Drummond:
Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White
Glen Echo Heights: Harry Pfohl
Kenwood (the subdivision): Jenny Sue Dunner, Pat Johnson
Kenwood Condominium:
Kenwood House Coop: Jean Iker, Judy Throckmorton
Town of Somerset: Marnie Shaul
Springfield: Phyllis Edelman, Brent Mickum, Cynthia Green
Sumner Village Condo:
Westmoreland Citizens Assoc: Celia Martin, Barry Miller
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 this meeting was approved.
- The minutes of the December 6, 2017 meeting were approved.
- Treasurer's Report – Harry Pfohl gave the treasurer's report since Sue Schumacher was ill. There is an expenditure for office supplies for the CCCFH files project of \$82.48, with Norman Knopf being reimbursed.

Reports/Discussion:

- **Willard Avenue Park and Park Refresher CIP.** (Norman Knopf, Melanie Rose White) A new approach, known as the Park Refresher CIP, to fund relatively small amounts for improvements in parks, such as the Willard Avenue Park, was discussed. Under this approach, there would be one Park Refresher CIP appropriation for multiple parks. This will be going before the County Council next month. The proposed amount is

\$17.5M over 6 years. There was a vote in favor of supporting this proposal. Friendship Village will testify before the County Council. CCCFH will testify as well.

- **Westbard Self Storage.** (Lloyd Guerci). Following the December CCCFH meeting, with approval of the Executive Committee, on December 11, 2017 Harry Pfohl sent a letter to the Planning Board with CCCFH's views on the Westbard Self Storage preliminary plan and site plan. The letter included the following points. For adequate connectivity between River Road/the Capital Crescent Trail and the Willett Branch, the road/path behind McDonald's, now referred to as Outlet Road, needs to be sufficiently wide. Accordingly, the proposed storage building's northern wall should be located further to the south so that the Outlet Road path between the McDonald's property and the storage building is sufficiently wide. With regard to the Willett Branch Greenway, New Parcel 1, to be created on the western side of the storage building site and dedicated to M-NCPPC as part of the Greenway, should be wider. Open space requirements should be satisfied in part on the parcel where the storage building would be built. Stormwater controls should be examined by M-NCPPC and enhanced on Outlet Road. While the multi-floor cellar space in the proposed building meets code requirements by virtue of the definition of "cellar" and thus does not count in FAR, this allows for evasion of the spirit of the law by burrowing deeply underground. We objected and suggested looking into amendments to the zoning ordinance to rectify this loophole.

Harry Pfohl, Lynne Battle and Lloyd Guerci testified at the Planning Board's December 14 hearing, and Jenny Sue Dunner, Phyllis Edelman and Pat Johnson attended the hearing. They emphasized CCCFH's concerns about the width of Outlet Road, the width of New Parcel 1 and the cellar issue.

In general, the Planning Board accepted the staff recommendation on the storage building. Over time, we made some impact. The zoning was better than initially proposed. The applicant changed its proposal, consistent with our previous comments, to move it out of the stream valley buffer. There will be a New Parcel 1 dedication for the Willett Branch Greenway. Then several members of the Board commented on the building design reinforcing our view, that the Planning Department and DPS need more concern for aesthetics.

There will be future attention to the cellar loophole, both in the zoning code and before DPS. Space below grade is being rented out for offices in other locations.

- **Westwood shopping center/Regency.** Phyllis Edelman and others had just received an email notice of a Westwood Community Open House, scheduled for January 31, 2018 from Regency's public relations firm. Lloyd Guerci will look into whether this meeting is a presubmission public meeting for the filing of a plan with the Planning Department. Brent Mickum recently attended a community association meeting with Regency's

representative. He declined to provide information on the forthcoming plans. Also, the trial in the Save Westbard lawsuit, which had been scheduled for January 22, 2018, is being postponed.

New business

There was a discussion of matters to be addressed in the future.

- One was the cellar loophole referred to under “Westbard Self Storage” above.
- A second was amenities provided as part of the optional method of development. Among the matters identified were: moderately priced dwelling units should be treated as requirements, not public amenities, private projects are not producing significant public amenities, minor matters count as points for amenities and thus the system is not working. The CRN zone should be amended to require amenities and be applied more in sector plans. Sector plans are written on the premise that the developer will develop property under the optional method but when property is developed under the standard method, there are few if any amenities.
- County Council District 1 Candidates night. Phyllis Edelman will lead an effort to hold a forum this spring.

Adjournment

On a motion, the meeting was adjourned at 9:05 p.m.