

Minutes of Meeting on Wednesday, June 20, 2018

Next Meeting: Wednesday, July 18, 2018, 8:00 p.m.
Somerset Town Hall (4501 Cumberland Ave.)

Attendees

Brookdale:

Chevy Chase Village:

Chevy Chase West:

Drummond:

Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White

Glen Echo Heights: Harry Pfohl

Kenwood (the subdivision): Jenny Sue Dunner

Kenwood Condominium: Sue Schumacher

Kenwood House Coop: Judy Throckmorton

Kenwood Place Condominium: Pauline McGuire, Max Wilton

Town of Somerset: Marnie Shaul, Barbara Zeughauser

Somerset House: Julie Davis, John Metz

Springfield: Phyllis Edelman, Cynthia Green, Pete Salinger

Sumner Village Condo:

Westmoreland Citizens Assoc: David Forman, Celia Martin

Westbard Mews: Lynne Battle

Westwood Mews:

Wood Acres: Myla Williams

Administrative:

- The meeting was called to order by Harry Pfohl at 8:00 p.m. Attendees introduced themselves.
- A motion was made and seconded and the minutes of the May 16, 2018 meeting were approved.
- A motion was made and seconded and the agenda for this meeting was approved.
- **Treasurer's Report** –Sue Schumacher gave her report. Harry Pfohl was reimbursed \$553.28. \$444.28 for expenses related to the District 1 Forum and \$99 for Word Press for the CCCFH web page. In addition, Sue noted that the following communities have paid their dues for 2018-2019 since last month: Chevy Chase Village, Kenwood House Coop, Kenwood Place Condo (2 years) and the Village of Friendship Heights. In addition, Sue read a thank you letter from Brem, the breast cancer organization to which the CCCFH donated \$100 on behalf of Faye Cohen, an early member of the CCCFH. That letter can be read at:
https://cccfhmd.files.wordpress.com/2018/06/faye-cohen-memorial-contrib-skm_c30818062914250.pdf
- **MCCF Report** –Sue Schumacher was unable to attend the meeting so had no report.

CCCFH History Series – Part 3, Norman Knopf. After briefly reviewing the previous two parts of the history already given, Norman noted that the CCCFH had a very litigious history at the beginning of its formation. He proceeded to describe two lawsuits, one against 4615 N. Park Avenue, where the CCCFH contended its building permit violated the sewage moratorium. The CCCFH won in a lower court, but the decision was reversed by the State’s highest court. Another lawsuit was filed under the Clean Water Act when oily water was being dumped into Little Falls Creek in Somerset during Metro construction in that area. Norman spoke at length about the latter. Norman’s commentary on CCCFH history can be seen at: <https://cccfhmd.org/history/>

Reports/Discussions:

Regency Plan: (Harry Pfohl) There is a letter to the Development Review Committee (DRC) in draft status. Harry reviewed the highlights of the letter and noted that whatever happens now is permanent. There are two phases for development: Phase 1 is the Giant site; Phase 2 is the Manor Care and Westwood II site. The realignment of Westbard Avenue is slated to happen in Phase 2. Some of the highlights in the draft letter are:

- **The Central Green is 150 ft in width, but that width includes the sidewalk.**
- **A major entrance for traffic is along the side of the green** and it is one of the primary access points to the townhouses and the other dwelling units. **This decreases the usefulness and desirability of sitting there.**
- **It is unclear where the heights of the buildings are measured from.** From the low point of the property at Westbard Avenue or closer to the Kenwood Place Condominium?
- **Parking is also a problem.** For most people to get to the project, a car is needed, including those who will be living in the MPDU’s. **Only .5 spaces are given for MPDU’s.** In addition, **along Westbard Avenue, there was an agreement with the Planning Department that there would be 4 lanes of traffic during peak travel hours and only 2 lanes off peak. How can that be enforced?** Harry spoke with Matt Folden at Planning who said if there is a no parking, no standing, tow zone along the street, then the county can just tow cars without first issuing a ticket. Harry has suggested a service road, but that isn’t likely.
- **Stormwater runoff is still a problem.** There are over 9 acres of impervious surface in the plan project and only 1 acre of green space. The current plan, according to the Little Falls Watershed Alliance is only 4% better than the blacktop currently there.
- **Design guidelines have been delayed and have not yet been posted.**
- **Realignment of Westbard Avenue is problematic.** This has been pushed off to Phase II. The development was already sold once and it’s possible that Regency could sell off Phase II properties. Road realignment costs money and a new seller could just say they don’t plan to do it.
- **Construction vehicles turning onto Ridgefield Road could be difficult.** Trucks could be using Westbard Avenue extended as the River Road and Ridgefield Road intersection is difficult for turning.
- **Dedication of the Greenway is not in the preliminary plan.**

- **Bulldozing Manor Care, which is vacant and looking derelict is not included on the preliminary plan.**
- **Kenwood Place Condominium has issues with parking as 45 spaces, which they had shared rights to, will no longer be available to them.** They are concerned about compensation for these shared rights.
- *To view the drawings go to:* <https://cccfhmd.org/westbard-sector-plan/regency-plans-for-westwood-submitted-5-15-18/>
- *To view the traffic study go to:* [https://eplans.montgomeryplanning.org/UserFilesSource/5427/26658/16-TIS\(TS\)-120170170.pdf/16-TIS\(TS\)-120170170.pdf_V3/16-TIS\(TS\)-120170170.pdf](https://eplans.montgomeryplanning.org/UserFilesSource/5427/26658/16-TIS(TS)-120170170.pdf/16-TIS(TS)-120170170.pdf_V3/16-TIS(TS)-120170170.pdf)

Westbard Avenue Traffic: (Cynthia Green) Cynthia handed out a very comprehensive sheet regarding the Westbard transportation issues, which can be accessed at:

<https://cccfhmd.org/westbard-sector-plan/westbard-transportation-issues/>

This was followed by a general discussion of traffic, public transportation or lack thereof, and any financial options available to secure realignment of Westbard Avenue. Evidently there is a precedent in White Oak to have the costs spread across an entire project, so even if Regency were to sell the Manor Care and Westwood II sites, any developer buying the property would have to pick up part of the cost of realignment.

Capital Crescent Trail Crossing (Harry Pfohl, Jenny Sue Dunner) There was a meeting on Wednesday, June 13 at 7:00 p.m., at Somerset Elementary School, about options for the Capital Crescent Trail crossing. Jenny Sue noted that Kenwood residents are particularly upset about the road diet currently on Arlington Road where the Capital Crescent Trail crossing is because additional traffic is going through Kenwood. It was also clear at the meeting, where numerous solutions were presented, that the Parks Department is mostly concerned about the safety of bikers rather than any solutions to moving traffic through efficiently. Here is a link to the slide show presenting alternatives for the crossing at the meeting:

<https://cccfhmd.files.wordpress.com/2018/06/cct-at-little-falls-community-meeting-6-13-18-presentation.pdf>

New Business

There was no new business.

Adjournment

A motion was made and the meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Phyllis Edelman

CCCFH Recording Secretary