

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

FEBRUARY 2013

CALENDAR

**WEDNESDAY,
FEBRUARY 13**
Council Meeting 7:45 p.m.
CCUMC Room 107

**WEDNESDAY,
MARCH 6**
Bulk Trash Pickup, Curt
First pick-up in 2013

WEDNESDAY, MARCH 13
Council Meeting 7:45 p.m.
CCUMC Room 107

SUNDAY, MARCH 17
Everybody's Irish Party
Gazebo Park and Fulton Street
6 p.m. to 8 p.m.



CHEVY CHASE LAKE SECTOR PLAN GOES TO THE COUNTY COUNCIL

The Montgomery County Planning Board approved a plan for the Chevy Chase Lake Sector and has sent it on to the County Council for its review and hearings. Traffic implications of this plan will be a major headache for all of us. For details, go to www.montgomeryplanning.org and click on the Chevy Chase Lake Sector Plan.

The plan, as it now stands, grossly increases the number of square feet from that recommended by the Planning Board staff. It does, happily, retain the two phased approach to development—allowing much of the development to take place only after the Purple Line is in place. However, the overall plan calls for 2.2 million square feet of development, an increase of 47 percent over what was recommended by the staff of professional planners. This increase was mandated by the Board with little regard to traffic impacts.

Phase 1 (before Purple Line funding) would allow a total of 790,000 square feet of mixed use development on the east side of Connecticut Avenue. All of that property is owned by the Chevy Chase Land Company. The plan includes an 80 foot hotel at the corner of Manor Rd. and Connecticut Ave and a 150 story building along Connecticut Avenue. The development would embrace most of the land along Connecticut Avenue now occupied by the gas station, TW Perry and the rest of the property up to Manor Road. A small amount of open space is mandated. It would also allow the Howard Hughes Medical Institute to rezone from its current special exception status to special institutional zoning that would allow them to grow in the next 20 years to a total of 775,000 square feet from their existing 285,000 square feet on their 36 acre campus. Newdale Mews, the apartment dwellings on the west side of Connecticut Avenue facing the crescent trail, would be allowed to proceed in phase 1 only if they built to 45 feet in height. If they decided to wait until phase 2, they could go as high as 55 feet and build 100 units.

Phase II would allow the land company to build another 125 foot building behind the one built in phase 1 on the east side of Connecticut Avenue. This building will be reserved for residential uses. It will also allow them to tear down the current Chevy Chase Land Company building (8401) if they choose to and build a new 150 foot tall, 520,000 square foot building on that site. The plan as it stands now will also allow HOC to expand from their recently renovated 68 moderate and market rate apartments to a total of 250 units in four

VILLAGE COUNCIL

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CONTINUED ON PAGE 3

**In accordance with the Americans with Disabilities Act and our desire to have our meetings open to everyone in our community, Council meetings are held at the Chevy Chase United Methodist Church which has handicapped elevator access via the parking lot entrance. We are grateful to the Church for their generosity.*



COUNCIL ACTIONS

The Council met on Wednesday, January 9th at CCUMC in Room 107. The meeting began at 7:55 p.m. with all Council members present.

The Council approved the minutes of the December meeting as published in the January newsletter.

PUBLIC SAFETY ISSUES

Police patrols continue, with police stopping individuals who don't pay attention to stop signs. The police have also been advised of some of the criminal activities that the local police district has shared with us so that they too can be watchful.

BUILDINGS & ROADS

The **Woo** property at 7107 Georgia Street continues to be under renovation.

The easement agreement between the **Grandy/Jones** family and Section 3 to provide space for a bus stop bench at Connecticut Avenue and Raymond Street is in the final stages of drafting and a drawing is being prepared by Charles P. Johnson & Associates that will be recorded.

The house at the corner of Brookville Road and Thornapple Street is being torn down and redeveloped. To be certain that their property markers were correct, as their southern boundary is the northern boundary of Section 3, we asked our surveyors to check their markers against the work done earlier of the entire community. Happily, all the markers jibe perfectly with our own.

The property at 7010 Georgia Street is now under construction. We are working with the property owner, David Kelly, to make certain that we are aware of major delivery days for concrete, etc. Mr. Kelly has also shared his plans with the neighbors.

Buildings and Roads representative **Carolyn Greis** reported that the **Carrolls** of 3806 Shpherd Street are getting permits to replace their porch and to put a dumpster on site.

The **Coovers** of 6816 Brookville Road have received a permit for the placement of their air conditioning compressors.

The **Hellers** of 6809 Delaware Street had a permit for a **rear fence**, not a front fence as reported in the last issue.

The Village Manager reported that the County Council would soon have a work session on the Accessory Apartment Zoning Text Amendment and the accompanying licensing bill. It appears that very few of the objections raised by individual municipalities were heeded by the County Council. The final bill will be posted

on line on February 1. The Council will then vote on it on February 4th. Simply google ZTA 12-11 after the 1st and you should be able to see the final legislation. Regulations will still have to be drafted to accompany the legislation.

The Chevy Chase Lake Sector Plan will have its final work session before the County's Planning Board and then on January 17, will be sent to the County Council for Action (see story this issue). The Council discussed various action plans to raise community concerns about the plan including letters to the local papers, testimony, letter-writing campaigns, etc.

The head of the Planning Board has responded to the letter from the Council regarding the current zoning rewrite, indicating that some of the concerns had been addressed in later versions of the rewrite but she did not respond to the request for a comparative chart indicating the law as it now stands and as it is proposed to be changed. The Village Manager is meeting with one of the members of the County Council who sits on the committee which will be evaluating the rewrite to urge him to get the Planning Board staff to prepare such a document so that everyone in the County can understand the changes.

The Village Manager reported that she has contacted a landscape contractor to install a permanent solution to the greenway ruts caused by trucks on Raymond Street and also at the intersection of Fulton/Spring and Florida Streets.

The repairs by Pepco were more extensive than they had initially indicated. We have also learned that the feeder unit which serves 60 percent of our community and failed several times this past summer, is slated to be replaced in 2013. As soon as the final repairs are done by Pepco's sub-contractors, we will have our consulting engineers make necessary changes in their survey and then we will meet with Pepco to see about getting the remaining repairs completed and also try and put some pressure on Pepco to replace the faulty feeder line as soon as possible in 2013.

FINANCIAL REPORT

We are currently searching for a new bank to invest funds. The Village Manager has found a new FDIC insured bank whose rates seem to be slightly higher than elsewhere. The Council plans on investing in a one-year to 18 month CD as soon as possible. Another CD comes due at the end of the month so a second institution will also have to be located. Interest rates are exceedingly low across the board.

OTHER

The Village Manager submitted an annual "to do" list to the Council as her work program for the year.

The Council took a vote to go into executive session to evaluate the performance of the Village Manager and her salary. The public meeting adjourned at 9:20 p.m.



NEIGHBORHOOD NEWS

It is with great sadness that we report the passing of two Section 3 residents. **John Metcalf**, of 3702 Raymond Street, passed away peacefully at home on Sunday, January 13. He leaves his wife **Helen** and four adult children, Alida, Mary Clare, Van, and Michael, and seven grandchildren. An avid sailor, Mr. Metcalf built his own sailboat in his garage here in Section 3. He taught at the Naval Academy in Annapolis for many years. In lieu of flowers, memorial contributions may be made to the Haystack Mountain School of Crafts (Deer Isle, Maine), Penland School of Crafts (Penland, North Carolina), or Laity Lodge (Kerrville, Texas).

Tom Frank of 7106 Fulton Street passed away on January 17 after a long battle with cancer. Tom leaves his wife **Eriko Kennedy** and children **David**, 15 and **Rosie**, 11. Tom was Managing Director of The Chevy Chase Trust. In addition, he was very involved with Washington Cares, the Woolly Mammoth Theatre and also the Whitman/Walker Clinic. Donations can be made to the Cutaneous Lymphoma Foundation, P.O. Box 374, Birmingham, MI 48012 or online at www.clfoundation.org.

BUILDING NEWS

The house at 7010 Georgia Street is being renovated by a developer for resale. The addition will extend the rear of the house about 18 feet and the front will be remodeled as well to provide on-site parking for two cars while retaining the one car garage.

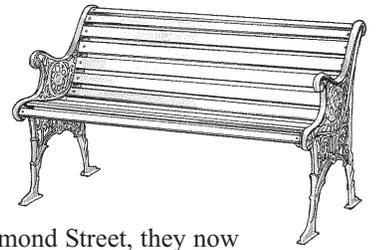
The house at 3700 Raymond Street will be developed by Sandy Spring Builders for private clients living in the Town of Chevy Chase. The house will have a built-in garage and off street parking for two cars. Demolition will not take place until this spring. The builders have already made arrangements for appliances and other items left in the house to be donated to Habitat for Humanity.

The house at 3704 Raymond Street will have some interior remodeling done, but the footprint will not change.

The lot opposite 7106 Brookville Road next to La Ferme, will soon be subdivided into two building lots. A public meeting was held on Monday evening, January 28th regarding the plans. MHG, the engineering firm working on the plans, indicate that the driveway will remain and be shared by the two properties and culminate in a Y shape to lead to each of the two houses that will be at the rear of the property. It's expected that it will take close to a year before any construction takes place on the site.

NEW BENCHES!

If you or someone who works for you waits for the bus at Connecticut Ave and Raymond Street, they now have a nice new bench, courtesy of Section 3, to sit down and wait. Thanks to an agreement with **Tom Jones and Caroline Grandy**, a portion of their property is now in use for a bench just near the bus stop.



A similar bench can now be found in the Gazebo park where a deteriorated bench has been removed in favor of this new one. In both instances, the benches were made in Dunkirk, Maryland and the "planks" are made from recycled bottles.

SECTOR PLAN, CONTINUED FROM PAGE 1 buildings with one being 100 feet high and the other three limited to 65 feet in height. Generally speaking, the balance of the development on the west side of Connecticut Avenue will be mixed use but no more than 70 feet in height on the front side and as low as 35 feet on the rear of the current parking lot behind Starbucks. The 70 foot height facing Connecticut Avenue will begin at the current Sunoco station and go all the way up to Manor Road.

All told, there will be 1,300 dwelling units in that area and an extraordinary amount of commercial and retail space as well, all this with intersections that the county already knows "fail" the test they themselves use. In short, the level of density proposed in this plan far exceeds what the existing infrastructure can reasonably handle. Even with diverse uses, the traffic will be unbelievable.

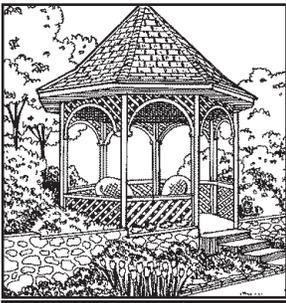
Recognizing this indirectly, the Planning Board has mandated that there be a "study" of Brookville Road (the obvious alternate route north and southbound) ostensibly to determine pedestrian safety at Brookville Road and East West Highway. The obvious concern is that rather than roll back the densities proposed, they would try and put in a light at Brookville Road making it even more of a throughway north and southbound.

We will have to join together to make the County Council clearly aware of the impact this proposed plan would have on all our neighboring communities. The County hearing is slated for March 5th and we will be soliciting letters, phone calls and asking interested parties to testify before the County Council. If you would like to participate and help out in this effort—making phone calls, distributing flyers, testifying... contact the Village Manager and let her know. If we don't take a stand on this, we will have no one but ourselves to blame for the heavy traffic that will ensue. **Not only will Connecticut Avenue become an even worse traffic mess if this plan proceeds, but Brookville traffic jams could become the daily norm.**

We have very little time to organize, so all hands on deck!



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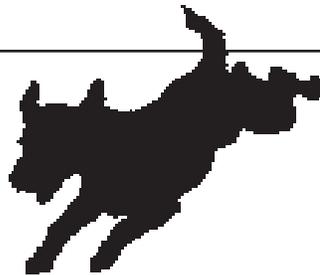
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DOG NEWS

MUD AND SLUSH ARE NASTY, BUT DOG POO—WELL THAT'S BEYOND THE PALE! IF YOU WALK YOUR DOG, TAKE A PLASTIC BAG AND PICK UP AFTER YOUR ANIMAL! WE HAVE FREE BAGS AT THREE LOCATIONS IN THE VILLAGE—USE THEM PLEASE! WE'RE GETTING COMPLAINTS FROM HOMEOWNERS AND PARENTS OF CHILDREN WHO PLAY IN THE PARK OR JUST WALK HOME FROM SCHOOL AND ARE STEPPING IN STUFF THAT SHOULDN'T BE THERE. BE A GOOD NEIGHBOR, PICK UP AFTER YOUR DOG!



CAT MEWS

THANKS TO ALL THOSE WHO LET US KNOW THE OWNER OF THE CAT WHO BIT A NEIGHBOR ON SPRING STREET. HAPPILY, THE CAT WAS FULLY INOCULATED. UNHAPPILY, THE BITE RECIPIENT GOT AN INFECTION FROM THE BACTERIA IN THE CAT'S MOUTH. HE'S ON THE MEND, BUT NOT WITHOUT IV ANTIBIOTICS!