

# SECTION 3 OF THE VILLAGE OF CHEVY CHASE

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February 9, 2023

Montgomery County Planning Board and Staff  
2425 Reddie Dr.  
14th floor  
Wheaton, MD 20902

## **RE: Section 3 Comments on the Corso Chevy Chase Development Proposal**

Members of the Montgomery County Planning Board and Staff:

I write to provide comments on behalf of Section 3 of Village of Chevy Chase ("Section 3") regarding the proposed Corso Chevy Chase development at 7100 Connecticut Ave. Section 3 faces the proposed Corso Chevy Chase development as it is directly across Connecticut Ave, including six homes and Chevy Chase United Methodist Church (which includes a large preschool).

Section 3 submitted comments on December 15, 2022 that focused on three core Section 3 concerns regarding the Corso Chevy Chase development: traffic; setbacks; and density. We continue to adhere to these comments and, for the Board's convenience, a copy of that letter is attached.

We write now to urge that several of the Binding Elements shown on the development's Floating Zone Plan be revised to include Section 3 as an acknowledged and indispensable participant in these elements.

### **A. Traffic**

Draft Binding Element 3 now reads:

Vehicular access to and from Thornapple Street, Woodside Place, and Meadow Lane and the property shall be prohibited. Vehicular access shall be limited to Connecticut Avenue. The Applicant will conduct a traffic study related to the property and work with the State Highway Administration and the Town of Chevy Chase to determine the need, if any, of traffic-related measures along Connecticut Avenue.

Given that Section 3 is immediately across from the proposed development, it should be obvious that Section 3 must be included as a necessary participant in any discussions of this Binding Element. Traffic to and around Corso Chevy Chase will directly affect Section 3, not just on Connecticut Ave., but also on at least Taylor St. and Shephard St., the two closest cross streets that intersect with Connecticut Ave. at or near the proposed development.

The current intent to limit vehicular access to Connecticut Ave., and prohibit access from interior streets within the Town, runs the risk of reducing safety while also pushing traffic to Connecticut Ave. and the streets within Section 3. We have important concerns regarding safety (particularly pedestrian safety), cut-through traffic, and parking that should be addressed in a detailed traffic study before any decision about vehicular access points, signalization and crosswalks are made.

#### **A. Massing & Setbacks**

Binding Element 7 now reads:

The Applicant shall maintain minimum building setbacks as shown on the Floating Zone Plan, including a maximum building height of sixty (60') for a distance of eighty feet (80') from Connecticut Avenue.

As discussed in our previous comments, Section 3 has a strong interest in setbacks and massing. Section 3 has serious concerns that, as currently proposed, at least one building along Connecticut Ave. would rise 53' (4 stories plus roof) only 18' from the sidewalk—which is far higher than the homes in the area, and far closer to the public right of way than is otherwise permitted (much less the 80' setback of the National 4-H Center). A much greater setback is required to be compatible with the neighborhood – it is incompatible with the neighborhood to have a high-rise so close to the street.

#### **B. Construction**

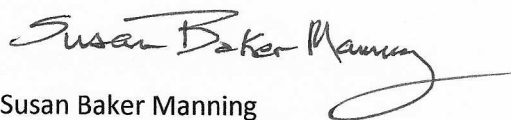
Binding Element 12 now reads:

The Applicant, in concert with the Town of Chevy Chase, shall prepare and codify a set of construction rules and regulations aimed at minimizing, to the greatest extent practicable, the impact of construction activities on adjacent properties and Town of Chevy Chase residents[.]

Construction at the Corso Chevy Chase site will have a major impact on all neighboring areas, including Section 3 no less than the Town of Chevy Chase. The disruption, traffic, and noise will be significant. This Binding Element should address the potential impact of construction on Section 3 residents as well as residents of the Town.

Thank you in advance for your consideration of these views.

Sincerely,



Susan Baker Manning  
Chair, Village Council

Cc: Council members, Section 3 of the Village of Chevy Chase  
Andy Leon Harney, Section 3 Village Manager  
Grant Epstein, Community Three  
Barney Rush, Mayor, Town of Chevy Chase  
Greg Chernack, Chair, Town Council, Village of Chevy Chase Section 5

Encl.: Section 3 Planning Board Submission dated Dec. 15, 2022