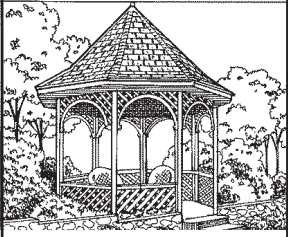


SECTION 3



Village of CHEVY CHASE

News & Views

MAY 2022

CALENDAR

WEDNESDAY, MAY 4

Bulk Trash, Curbside
Recycling

SATURDAY, MAY 7

Farmers Market & Crêpes Parfait Food Truck

8:00 a.m. to 1:30 p.m.

First visit of the year for our Farmers' Market
(see story this issue)

TUESDAY, MAY 10

Annual Election, balloting closes at 6:00 p.m.

Official Ballots should be delivered to 3706 Shepherd Street

Annual Meeting 8:00 p.m. via hybrid in-person/Zoom
In person in the Wesley Room, 2nd floor CCUMC
Residents will be sent the Zoom meeting ID and passcode via email. The Annual Meeting is open to all.
Interested members of the public are invited to contact the Village Manager for meeting link and passcode.

THURSDAY, MAY 12

Silver & Sons BBQ (mediterranean BBQ)

Gazebo Park, 5:00 to 7:30 p.m.

WEDNESDAY, JUNE 1

Bulk Trash, curbside, recycling

WEDNESDAY, JUNE 8

Council Meeting, Hybrid Zoom

CCUMC Library, 7:45 p.m.

See Annual meeting for information on Zoom mtg. ID and passcode

WEDNESDAY, JUNE 15

Last day of School Ice Cream at the Gazebo Park at 1:00 p.m.

Pepe's Food Truck @ Gazebo Park, 5:00 to 7:30 p.m.

4-H PROPERTY STATUS REPORT



As many of you know, the 12-acre property formerly owned by the National 4-H Organization on Connecticut Avenue at Taylor Street has been sold to Galerie Living, a developer of upscale senior living communities. Galerie Living plans to build Corso Chevy Chase, a 400+ unit senior community on the site, and is currently planning for occupancy in September 2026. The 4-H property is located in the Town of Chevy Chase, and the Town has been active in dealing with the owner and its development partner, Community Three. Although the 4-H center is not within Section 3's jurisdiction, the development and use of the property straight across Connecticut Avenue from Section 3 directly concerns our community. The Section 3 Council and Village Manager have been communicating with Town officials, and plan to actively engage with the developers. We expect the 4-H development to be a topic at the May 10 Annual Meeting, and

FORMER 4-H CENTER, CONTINUED ON PAGE 5

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

SUSAN MANNING

Chair

(202) 716-6264

susan.manning@gmail.com

LARRY LANPHER

Vice Chair

(301) 652-4785

lawrence.lanpher@klgates.com

ELLIE NADER

Secretary

(202) 538-0810

EllieNader@gmail.com

CAROLYN GREIS

Buildings & Roads

(301) 718-1737

CAGreis@msn.com

TOM CARROLL

Treasurer

(202) 641-3819

tkc91@aya.yale.edu

ANDY LEON HARNEY

Village Manager

(301) 656-9117

villagemanager@chevychasesection3.org



COUNCIL ACTIONS

The Council met on Wednesday, April 13. The meeting was the first hybrid in-person/Zoom meeting with new equipment provided by the Montgomery Municipal Cable; the technology worked well. Three Council members, Susan Manning, Larry Lanpher, and Carolyn Greis were present, while Tom Carroll and Ellie Nader were absent.

The minutes of the March meeting, as published in the April newsletter, were approved.

BUILDING & ROADS

The Village Manager reported that the State Highway Administration (SHA) has published a report on future needs for Connecticut Avenue, dividing it into segments from Chevy Chase Circle to north of Kensington with recommendations on each segment. A number of residents received notice of this from our state delegation members along with an invitation to discuss it with the transportation planners at SHA. (See story this issue.)

The Raymond Street storm drain project has been submitted to the appropriate County officials. Our consulting engineer continues to work on the plans for a possible extension of the Georgia Street line to capture water on Bradley Lane while we await feedback. We have about two months from the submission until we get a response from the County and our engineer anticipates they will make some suggested changes. Once the plan is approved, it will then go out to bid and the Council will make the final decision based on the bids. One of the consequences of the pandemic is supply chain problems. To assure residents of Section 3 that the job will not stop in the middle, the bid documents (largely already drafted) will require the selected contractor to have ALL the supplies on hand before starting the job. In normal times, this would not be a requirement, but we

VARIANCE REQUEST

The **Dobbins** family of 3702 Raymond Street is requesting a variance to install an AC condenser unit in the existing 5' east side yard setback between the non-conforming garage in their rear yard (currently being converted to conditioned living space) and the east property line.

don't want our residents to have to endure extended construction disruption due to supply chain delays in getting key items.

The WSSC water line replacement project is due to start soon on phase one which includes Brookville Rd. and the dead end of Georgia St. Supply chain problems have caused WSSC's contractor to delay his start as well. We will keep residents informed as they move closer to beginning the project.

The Village Manager reported that we have the demonstration lights now and are awaiting Pepco to install.

The tree planting program this year has been very successful. In January we planted 17 trees and this spring another 17 families took advantage of the program.

Buildings and Roads representative Carolyn Greis reported that nine permits were issued since the last Council meeting in March. The **Renninger** family of 3608 Raymond Street received a permit to build a fence in their front yards on both Raymond Street and Georgia Street. The **Allan** family of 6815 Delaware Street received a permit to build a permeable patio in their rear yard, for which a variance was previously granted by the Council. The builder renovating the house next door at **6817 Delaware Street** was issued a permit to restore and repair the existing garage on the property. The **Friedland** family of 6805 Florida Street received a permit to install AC condenser units in their south side yard. The developer of **6704 Brookville Road** was issued a permit to construct a two-story addition with a covered porch with stairs to grade and a second-floor deck in the north side yard and another second-floor deck (over an existing porch) in the front yard. The **Weinsteins** of 3625 Raymond Street received a permit for the use of a dumpster. The **Scupis** of 6802 Delaware Street received a permit to build a permeable patio and walkways in their rear yard for which a variance was previously granted by the Council. The developer of **3706 Spring Street** was issued a demolition permit to take down the existing house on the property and a building permit to construct a two and a half story house (with a basement) with a front walkway and a new driveway, apron and curb cut, as well as an areaway and a covered landing with steps to grade, both of which are in the rear yard.

A promising candidate for the position of Permit Services Coordinator has been interviewed, and we plan to move forward to check the applicant's references.

FINANCIAL AND ADMINISTRATIVE

Section 3 has moved \$500,000 into a Treasury note at 2.05% interest.

Considering recent Treasury actions, the Council discussed a possible amendment of the draft FY 2022-23 budget (published in the April newsletter) to somewhat increase projected investment



NEIGHBORHOOD NEWS

Welcome to **Frances Rebecca Jensen**, born on March 21st, 2022. Frances joins brother **Luke** who is just two. Parents **Chris and Halley** of Spring Street are adjusting to sleepless nights and enjoying their new little girl. Frances makes 35 babies born to Section 3 parents since COVID began and we are only 1/10th of a square mile in size! Pretty impressive.

COLLEGE ACCEPTANCES?

Parents, let us know so we can share your good news with others.

EASTER EGG HUNT—FAST AND VERY BUSY



Lots of little Section 3 residents gathered by the Gazebo Park on Sunday, April 10 for the first Easter Egg Hunt since 2019. Some of the participants weren't even born the last time we had a hunt! Special thanks to Easter Bunny **John Fuher** who greeted everyone, took pictures and

opened the gate officially at 11:45 a.m. The 2-and-unders went in first, then the 2- to 4-year-olds, and finally the 4- to 6-year-olds. And it was over in a flash. By 12:05 p.m., every single egg (and there were over 600!) had been grabbed by a large contingent of our youngest residents. Special thanks to **Liz Davis** with daughters **Zoe and Ellie**, **Etta and Betsy Macks**, **Tim Hanssen** and **Lena DeLaquil** for hiding all the eggs. We thank everyone who participated in this special albeit low key event!

STATE HIGHWAY STUDIES CONNECTICUT AVENUE

The State Highway Administration (SHA) issued a 30-page Needs Analysis on improvements they hope to make on Connecticut Avenue. There are three issues that directly address Section 3's "turf." The first is the intersection of Raymond Street and Connecticut Avenue, where they proposed making it more pedestrian friendly. The second is a proposed new marked crosswalk at Taylor Street and Connecticut Avenue. The third (and least popular) was the "road diet" proposed for Connecticut Avenue from Chevy Chase Circle to East-West Highway. The proposed "diet" would shrink Connecticut Avenue from three to two lanes in each direction, widen the median to accommodate dedicated left turn lanes, and add bike lanes in each direction. The plan would also widen some of the narrow lanes and maybe even add some plantings in the median strip. Section 3 has the only plantings from the Circle to East-West Highway. A mid-April Zoom meeting organized by our state legislative delegation with the lower Connecticut Avenue residents amply demonstrated that residents view the "road diet" as a non-starter. Not one participant endorsed that idea.

The intersection of Raymond Street and Connecticut Avenue has been a concern for many of our residents who have had trouble exiting to get onto Connecticut Avenue. southbound or across to Rosemary Street because of cars blocking the intersection. We had asked both the County traffic office (who control the lights) and SHA for help in making improvements. Although they indicated they would try to adjust the signals, very little if anything has been done. In sharing information with the Village Manager of the Town of Chevy Chase, it appears they too have had trouble getting out of their community at the same intersection and had also asked SHA for help.. Subsequent to the meeting the public attended on Zoom, the Village Manager held a meeting with the engineers responsible for the plan to plea for a way to solve this continuing problem, which they promised to do.

As to the second intersection that was due to get special crosswalks, the SHA staff was not aware of the potential conversion of the 4-H to higher density residential. Now that they have been made aware of this change, they promised the Village Manager in their post-Zoom meeting to re-examine that pending improvement.

We will continue to work on these issues and keep our residents informed.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

income. Similarly, considering the higher cost of diesel fuel for trash trucks, the Council may also raise the budgeted amount for the trash contract which will go out for bid soon. These and any other proposed amendments to the draft budget will be discussed at the May 10 Annual Meeting, at which a budget will be adopted.

The job description for a part-time administrative assistant for the Village Manager has been finalized and will be posted soon.

The Village Manager indicated that everyone will be getting a ballot in the mail along with instructions. Judge Bill Rowan of 3709 Shephard Street has volunteered his home to be the location to drop off ballots. The Judge will also be the registrar, counting the votes. Voting begins on April 26 and extends to May 10.

COMMUNITY & SOCIAL

Everything is set for the Easter Egg Hunt. The event starts at 11:45 a.m. on Sunday, April 10 and will be over in a flash according to the Village Manager who ordered more than 600 eggs for the occasion.

We have Rocklands BBQ food truck coming on April 22. We will email the link for online ordering. The hours are 5:00 to 7:30 p.m. The camp-out in the park may not happen if we don't get sufficient support. The deadline for signing up is Friday. Sadly, a lot of families with children are away for Easter break so perhaps the timing was not the best.

The meeting adjourned at 8:25.

BEACH DRIVE UPDATE

As many of you know, significant portions of Beach Drive in Rock Creek Park have been closed to vehicular traffic since April, 2020 for bicyclists and pedestrians during the pandemic. The National Park Service has been working on an Environmental Assessment to determine if the road should be re-opened. That was due last December. That report has been delayed because the U.S. Fish and Wildlife Service recently issued a plan to protect the endangered Hay Spring Amphipod which lives in the seeps alongside Beach Drive. At the same time the Park Service is also doing a carrying capacity study for the same area. The Fish and Wildlife Plan is open for comment through mid May. The road will remain closed until a final decision is made; they now expect the Environmental Assessment to be ready in July. The National Park Service has stated that the decision regarding the possible permanent closure has been extended to September 5.

ROCKLANDS FOOD TRUCK VISIT BIG SUCCESS

A Friday night Food Truck visit by the Gazebo Park was a welcome end of the week respite from cooking. Rocklands Food Truck came on April 22 with lots of goodies and attracted a large number of online pre-orders as well as walk-ups. Looking forward to seeing them again soon.

COUNTY COUNCIL TO TACKLE THRIVE AFTER BUDGET HEARINGS

The County Council has been deeply enmeshed in budget hearings for the past month, but that soon will be over. The Council then plans take up the Thrive Montgomery 2050 general plan update again. A preliminary racial equity study done by the Office of Legislative Oversight criticized Thrive 2050 on numerous grounds, including failure of planners to "elicit the meaningful input of residents of color," and concluded that that the plan is unlikely to do enough to address a shortage of affordable housing in the County, and may even make things worse for low-income residents of color. An Office of Management and Budget analysis projected that implementing Thrive 2050 will require \$8.9 in capital investments, plus increased County spending of \$426.5 million per year. There is a real divide between supporters of Thrive 2050 and those who feel it is ill conceived. Section 3 will continue to follow these and other development strategies put forward by the Planning Board and keep residents informed.

CRIME ALERT



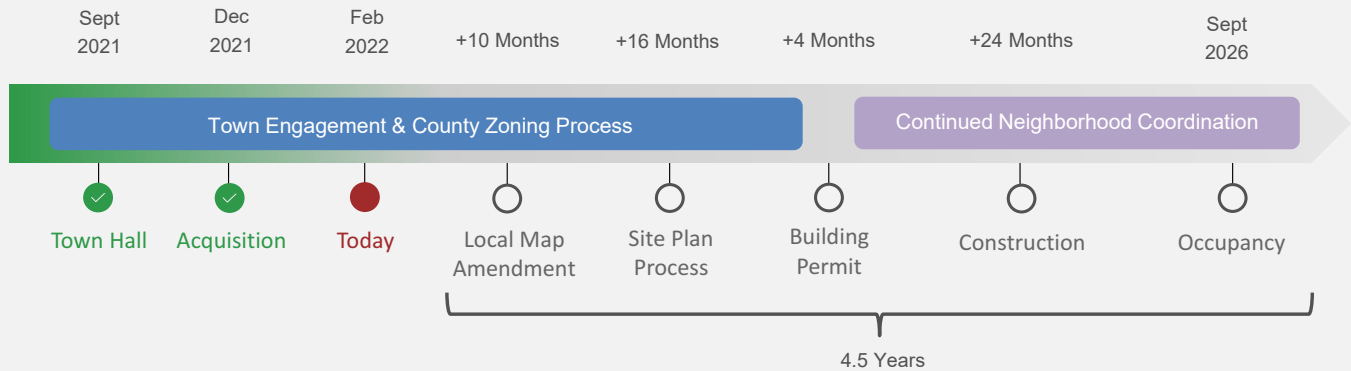
Warmer weather always brings out more car break-ins. It's as predictable as the seasons themselves. A recent meeting of the local Maryland Municipal League chapter with the County's Chief of Police confirmed that violent crimes are up, particularly gun violence and car jackings and break-ins. Multi-jurisdictional task forces

have been formed because criminals do not respect borders.

Please be aware and don't leave anything of value in your car, lock it when you leave and urge your children to put their bikes away every day.

FORMER 4-H CENTER, CONTINUED FROM PAGE 1

WHAT IS THE PROJECT TIMELINE?



doubtlessly at many Council meetings in the future.

The March issue of *News & Views* (available online at our website, just click on “all newsletters” and go to March 2022 for background information) summarized the developers’ initial presentation to the broader Chevy Chase community. A number of our Council members and residents were present on that call. That presentation and many other documents are available by going to townofchevyCHASE.org and putting 4-H in the search engine.

The Town has established a special committee to focus on 4-H issues and report to the Town Council. A group from the Town of Chevy Chase has also visited the developers’ retirement community in Atlanta to see a finished community that is similar to what they are proposing for the 4-H property.

WHERE THE PROPERTY STANDS NOW

The Town of Chevy Chase sent a series of questions to the owners of the 4-H property in late March and they responded.

Here is a summary of the salient facts coupled with additional gathered information:

1. The developers expect to make their application for a **Local Map Amendment (LMA)** by June 1, 2022. This will enable them to seek to change the zoning from R-60 (single family residential) to a commercial/residential floating zone (CRNF) so that they can redevelop the property as a senior living use but with the flexibility to create a design that the developer has already defined. While it was operated by the 4-H, the property had a special exception for that use which expired with the sale. Part of the LMA and Site Plan process involves a traffic impact analysis. They expect the LMA review will take seven months and culminate in a public hearing sometime in the first quarter of 2023. Section 3 and interested residents should have an opportunity to

comment at that hearing.

2. The developers will also be filing a **National Resource Inventory Plan** which inventories the trees on the property and is used in the assessment of the location of forest conservation easements during the Local Map Amendment process. There are approximately three acres of trees at the rear of the 12-acre property that will be a forest conservation easement. 52% of the total property will be open space or 6.3 acres, of which 3 acres are a forested ravine that is part of the conservation easement, leaving approximately 3.3 acres of open space on the developed portion of the site.

3. The developers anticipate that after the Local Map Amendment, they will submit a **site plan** to the County that will codify pedestrian, vehicular, and fire access; building location, height, and density; and landscaping, stormwater management and other exterior elements in compliance with the new zoning category. There will be a public process for this submission and will also culminate in a public hearing. Again, the opportunity to testify will be open to individuals as well as representatives of the Council.

4. Once through all the County hoops, the developers will have to submit to the Town of Chevy Chase for a **building permit**. They also will have to file some smaller submissions to both County and State agencies, but in the same vein as described above. They currently plan to build out the site in two phases.

5. They anticipate the **Floor Area Ratio (FAR)** at 1:20. This equates to 642,000 gross square feet (building area) divided by the approximate lot area of 535,400 gross square feet.

6. The developer’s **Concept Plan** has one- to five-story buildings on the site and anticipates that the highest building height will be 74’ above grade. Single family homes max out at

FORMER 4-H CENTER, CONTINUED FROM PAGE 5

41' above grade in R-60 zones.

7. **Density:** The plan now is for approximately 360 independent living/ assisted living and 50 "memory care" units. The average age of the residents in this developer's Atlanta facility, after which this new facility is modelled, is 80 years of age.

8. They expect to have a **3-D model** of the concept plan by late May or early June. This model will likely be at the Town of Chevy Chase Town Hall in the Lawton Building.

9. The complex will have to meet the minimum **LEED** Silver rating or equivalent per County standards, which means energy efficient systems, bioretention facilities, green roofs, etc.

10. In terms of **commercial facilities**, the developers are planning three possible shops: a small coffee shop/market, a florist, and a creperie/ice cream shop, all of which would be open to the public. All three shops would be about 1,000-1,500 sq. feet each and they will be along Connecticut Avenue. The developers are also planning a "theater," which is more like a large meeting room.

11. In response to questions about integration into the community, the developers referenced **pedestrian pathways**, local style architecture and materials, interaction with residents and plans to have shuttle service for residents to get to regional transit facilities and shopping, restaurants like many other senior communities.

12. **Fencing** is still up in the air.

13. The plan involves a **525-space parking** underground garage. The developers expect to meet with County and State Departments of Transportation in the coming weeks to discuss the intersection of Connecticut Avenue and the existing curb cuts.

TOWN COMMUNICATIONS WITH DEVELOPERS

In mid-April, the Town sent a second letter referencing that the developer had consulted with the Fire Department and determined that an exit and egress on Connecticut Avenue will be sufficient. The Town requested that when the **traffic study** or traffic impact study is made that it includes a signal warrant analysis of the need for signalization on Connecticut Avenue at the entrance given its congestion. This is of some concern to Section 3 residents.

The letter asks that a professional **forester review** the forest conservation plan and offered to retain such an individual to determine ways in which the paths through the facility that would do the least damage to the roots of canopy trees or disrupt wildlife or impact the privacy of nearby neighbors.

The Town asked for additional considerations regarding **stormwater management** and wants to review the developers' plans to be certain that neighboring properties are not adversely affected.

The Town asked that the pool and theater be shared ameni-

ties for Town residents. They decided not to raise any issues regarding scale and compatibility until they view the 3-D model for heights and sight lines.

The requests further discussed **dark sky guidelines** for lighting, a desire to review of landscaping choices, and assurances about short-term public parking using the planned retail spaces so visitors don't park on Town of Chevy Chase streets. The Town also asked that the plans be reviewed and evaluated by the Design Approval Panel that exists to review Downtown Bethesda Sector plans and that the developers enter into a Construction Management Agreement with the Town before any permits are issued. The Town also expressed concern about a two-phase buildout.

The Town has asked that the application for a Local Map Amendment be submitted to the Town before submitting it to the Planning Department for their comment beforehand. They also suggested that a declaration of covenants be recorded to establish in perpetuity the mutually agreed binding elements of the project that should run with the land and a memorandum of understanding would be written to cover shared amenities and other issues that may arise.

SECTION 3'S RESPONSE

Section 3's Council plans to be actively engaged with the Corso Chevy Chase developers as well as being involved in the public hearing process. The Council plans to discuss the proposed development with special attention to traffic concerns, massing, density, setbacks from Connecticut Avenue, and potential construction disruptions. We urge you to attend and participate. The Council is currently gathering information and has not yet taken any official position with respect to the project but expects to do so over the coming months.

The topics we expect to be addressed include :

- the proximity of the buildings to Connecticut Avenue (setbacks);
- the height (massing) and character of planned buildings;
- the effect of the new facility on Connecticut Avenue traffic, particularly in light of the large number of additional residents, employees, and visitors at the facility, and the developers' plans to use Connecticut Avenue exclusively for ingress and egress;
- traffic management to ensure that Section 3, particularly Taylor Street, does not become either a cut through or a parking lot for the facility; and
- managing construction disruption, including noise, traffic, and the length of construction (including whether it will proceed in two phases).

We are eager for residents' input as these are only some of the issues we may wish to explore.

FREE-STANDING POST OFFICE BOXES VULNERABLE TO THIEVES

The Washington Post recently featured an article on a rash of thefts from free-standing post office mailboxes in Bethesda, Chevy Chase and Potomac. One of our own residents had a check stolen from a post office mailbox and altered so that \$30,000 was withdrawn from his bank account. Happily, the bank eventually made him whole, but that same individual discovered at the end of April, the mailbox at Brookville Market had been tampered with and opened. The mailman on duty noticed it and reported it to the Post Office. If you put anything in that box the last weekend in April, please check to be certain it arrived at its destination.

Apparently the keys used to open the boxes have been stolen and duplicated. The Post Office is not revealing what steps they are taking to fix this problem. Over a year ago, Section 3 had five checks stolen from the mails. None was cashed and payment was stopped. Both the Montgomery County police and the postal inspector investigated the problem. Given the continuing problem, these boxes are no longer a reliable convenience and residents are urged to either give their mail to their mail carrier or mail them inside the post office. If you are planning on taking a walk to the post office, the light there will soon be converted to a pedestrian operated light making it easier for you to stop traffic and cross the six lanes of Connecticut Avenue. The most reliable system to avoid the risk is to arrange for online payments of recurring expenses.

CHEVY CHASE AT HOME

Two talks sponsored by the organization in the month of May are of particular interest and available to the public by pre-registering at ChevyChase@home.org :

On May 6 from 1:00 to 2:30 p.m. via Zoom, a panel of speakers will be discussing how to plan for your care and your loved ones' well-being at the end of life's journey. A panel of local professionals will speak on hospice, death with dignity, palliative care, and grief support. The talk is free but pre-registration is required.

On May 31 at 11:00 a.m. via Zoom, guest speaker Fiona Hill will be discussing her recently released book, *Finding Opportunity in the 21st Century*. Ms. Hill is a former member of the National Security Council and testified at President Trump's impeachment hearing. An expert on Russia, her insights into the current Ukraine war should be very interesting.

FOXES, OTHER CRITTERS LIVING IN SECTION 3

A number of red foxes have been reported in Section 3. The answer is, they live here and unless they are acting peculiarly, they will flee from you if you yell at them. They have become regular urban dwellers, feeding largely on mice, rats, squirrels and rabbits. They have been seen curling up on welcome mats in the sun, on deck furniture and chasing rodents in people's back yards.

The County and the State will not respond to calls regarding these animals or raccoons, opossums or deer. By the time someone is dispatched, usually the animal is long gone. If they flee under your porch, both the County and the State will not come on private property and you would have to call a trapper.

If an animal is injured or acting rabid, you can call 311, but otherwise, the red fox is part of our landscape. Rabid animals are rare and are slow moving, may have paralysis, seizures, stagger, demonstrate excessive drooling and possible aggression and fearfulness.

There have been occasional reports of coyotes coming up from Rock Creek Park (looks like a taller, larger version of the fox). One year a coyote curled up in the entry to Brookville Pharmacy but quickly ran away when someone on an early morning walk discovered it. Coyotes are more concerning and cause to take in small pets and not let the cat out! Reporting the presence of coyotes in the neighborhood would be good for owners of small animals but no County or State official will come based on just seeing them in your yard. They move with such speed, unless they are injured or they would be gone before anyone could get them.

MONTGOMERY COUNTY EXECUTIVE CANDIDATE FORUM. TUESDAY, MAY 24, 7:30 PM.

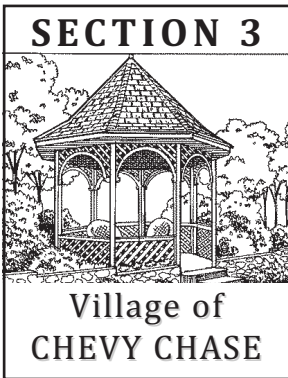
"Meet your candidates and join our Q&A session. All politics is local!" Online and in-person at Congregational Beth El, 8215 Old Georgetown Road, Bethesda MD 20814. Sponsored by Congregational Beth El, Bethesda United Methodist Church, and St John's Episcopal Church Norwood Parish. Free and open to all. RSVP to BethelMC.org/MoCo-Forum.



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, MD 20815



News & Views

MAY 2022



FARMER'S MARKET RETURNS MAY 7

Mark your calendars, fresh organic veggies will be available just down the street at our own Farmer's Market. New Morning Farm AND Crêpes Parfait will both return at 8:00 a.m. on May 7 at the end of Taylor Street. We are so happy to welcome them back. Ella Reist, the manager of our market promises plenty of kale, spinach, arugula, spring radishes, eggs, fresh dill and baked goods. Crêpes Parfait is working on a new dish for ready-to-heat dinners.