



MCP-Chair

From: Wendy Soroka <Wendy.Soroka@LongandFoster.com>
Sent: Wednesday, July 15, 2020 8:57 AM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Wendy Soroka
3535 Hamlet Place
Chevy Chase, MD 20815



Wendy Soroka
The Soroka Group

Long & Foster Real Estate, Inc
4650 East West Hwy | Bethesda, MD 20814
301.792.8702 c | 301.907.7600 o
Wendy.Soroka@LNF.com
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MCP-Chair

From: Nancy Gusman <nantzg@gmail.com>
Sent: Wednesday, July 15, 2020 1:36 PM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

--

Nancy Gusman
1808 Alcan Drive
Silver Spring, MD 20902
240-994-1697
nantzg@gmail.com

MCP-Chair

From: Jennifer Hamady <jenniferhamady13@gmail.com>
Sent: Thursday, July 16, 2020 2:23 PM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/pedestrian provisions of the Chevy Chase Lake Sector Plan be followed, per the initial contract specifications.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Thank you in advance for doing the right thing,

Jennifer Hamady
3559 Hamlet Place
Chevy Chase MD 20815

MCP-Chair

From: Judith McGuire <judithsmcguire@gmail.com>
Sent: Thursday, July 16, 2020 5:27 PM
To: MCP-Chair
Subject: Chevy chase Lake- enforcement of environmental stipulations

Categories: Tracked To Dynamics 365

Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality. The Chesapeake Bay watershed is critical to the health of the Bay and allowing disregard of sound environmental practice, like planting canopy trees, is the healthy way to compensate for development.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Judith McGuire
4003 Rosemary St.
Chevy Chase, MD 20815



Virus-free. www.avast.com

MCP-Chair

From: Hilary Zarin <hilary.zarin@gmail.com>
Sent: Thursday, July 16, 2020 5:32 PM
To: MCP-Chair
Cc: jeff.waldstreicher@senate.state.md.us; alfred.carr@house.state.md.us; emily.shetty@house.state.md.us; jared.solomon@house.state.md.us
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, 2020, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Hilary Zarin, Ph.D.
3505 Hamlet Place
Chevy Chase, MD 20815
(301) 500-9405

MCP-Chair

From: Dele Solaru <dele@solaru.com>
Sent: Thursday, July 16, 2020 7:20 PM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Dele Solaru
3591 Hamlet Place,
Chevy Chase MD 20815

Sent from my iPhone

MCP-Chair

From: Karl Pothier <kapoth6@gmail.com>
Sent: Friday, July 17, 2020 10:18 AM
To: MCP-Chair
Cc: Elizabeth Pothier
Subject: 7/23 meeting - Agenda #13

Categories: Tracked To Dynamics 365

Dear Chairman Anderson:

We write to request that when you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C (Item #13) on July 23rd, the planning board add conditions that would enforce the environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan. Under those provisions the developer must:

- * bury the wires on the east side of Connecticut Avenue;
- * restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Road; and
- * provide a shared-use path on Manor Road.

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the Purple Line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

Apparently in 2017 the planning board waived these requirements, to the great detriment of our community. The requirements exist for a reason, and no developer should be permitted to deviate from them unless there exists a truly exigent circumstance that would justify compromising the community's health and and safety. No such circumstance, however, has ever been advanced or exists today. Please, therefore, enforce these requirements.

Best regards,

Karl and Betsy Pothier
3507 Hamlet Place
Chevy Chase, MD 20815

MCP-Chair

From: Robert Thompson <rt149@verizon.net>
Sent: Friday, July 17, 2020 1:24 PM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please direct that the original environmental provisions of the Chevy Chase Lake Sector Plan be followed.

The original 2013 plan for Chevy Chase Lake contained environmental provisions requiring developers to restore the local tree canopy which has been devastated in recent years by road construction, development, Pepco and clear cutting for the purple line. The plan required that utility wires be buried allowing for the planting of large overstory trees. A healthy tree canopy is vital providing a cool, healthy shaded spaces for walking and for protecting water quality in Rock Creek and its tributaries. Unfortunately the Montgomery County Planning Board quietly waived these environmental provisions in 2017. As a result, the Chevy Chase Lake developer is not planting tall overstory street trees on Connecticut Ave and Manor Road to maximize the restoration of the tree canopy. In the 2017 staff report, planning staff used the following rationale when recommending the waiver: "Although undergrounding of utilities is typically required for site plan applications in Chevy Chase Lake Sector Plan area, this application is not required to do so because the electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried. However the exact same "high-voltage transmission line" was recently buried immediately to the south where the purple line bridge will cross Connecticut Ave. Identical lines are routinely being buried in the county including in Silver Spring (Linden to Sligo project) and in White Flint (new substation).

Accordingly, request the Montgomery County Planning Board direct the developer to:

***Bury the wires on the east side of Connecticut Avenue**

***Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd**

The planning board should not have waived these requirements in 2017, but I hope you will take action today to correct the commitment you made to our community by restoring these environmental provisions. It is vitally important that the Sector Plan's environmental recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

Sincerely,

Robert H Thompson
President, Chevy Chase Park Homeowners Association
3715 Village Park Drive
Chevy Chase, MD. 20815

MCP-Chair

From: Alli Adams <allison.b.adams@gmail.com>
Sent: Friday, July 17, 2020 2:50 PM
To: MCP-Chair
Subject: Chevy Chase Lake

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue*
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd*
- *Provide a shared-use path on Manor Rd*

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

*Allison Adams
8515 Lynwood Pl.
Chevy Chase, MD 20815*

MCP-Chair

From: Sylvia <sylvik2@yahoo.com>
Sent: Friday, July 17, 2020 5:10 PM
To: Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov;
jeff.waldstreicher@senate.state.md.us; emily.shetty@house.state.md.us;
jared.solomon@house.state.md.us; alfred.carr@house.state.md.us; MCP-Chair;
Anderson, Casey; Tim Pryor
Subject: Comments for 7/23/20 Planning Board Meeting Agenda - Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C

Dear Chairman Anderson,

I was dismayed to learn that environmental provisions had been significantly scaled back for the Chevy Chase Lake Sector Plan in 2017. On July 23, I urge you to add conditions requiring that environmental and biking/pedestrian provisions of the Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C be followed.

Specifically:

- Bury the wires on the east side of Connecticut Avenue
- Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- Provide a shared-use path on Manor Rd

As a resident of the Chevy Chase Hills neighborhood, my family's quality of life has been severely impacted by the loss of the Capitol Crescent Trail's tree canopy and pedestrian/biking right of way. Our tree canopy has been further decimated by road widening, development, Pepco repairs, and clear cutting for the Purple Line.

It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety, and water quality.

The planning board should not have waived these requirements in 2017, but I hope you will take action today to correct this oversight.

Sincerely,

Sylvia Pryor
8415 Lynwood Place, Chevy Chase, MD 20815

MCP-Chair

From: Jeff Rule <jeffsrule@gmail.com>
Sent: Saturday, July 18, 2020 9:46 AM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed. The developer must: *Bury the wires on the east side of Connecticut Avenue* Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd* Provide a shared-use path on Manor Rd.

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Jeff Rule
3906 Laird Place
Chevy Chase, MD 20815

MCP-Chair

From: page carr <pagecarr@gmail.com>
Sent: Saturday, July 18, 2020 12:57 PM
To: MCP-Chair
Cc: Councilmember.Friedson@montgomerycountymd.gov;
marc.elrich@montgomerycountymd.gov
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

I understand that your Planning Board will consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd.

I live within a short walking distance of the construction site and have been disheartened that the Planning Board chose to allow developers to disregard certain original provisions in the plan meant to promote environmental health and quality of life in our neighborhood. In waiving those requirements in 2017 the Board favored developers at the expense of residents, now and in future.

You have a chance to reconsider that decision, and to place the long term health of the community before the short term business concerns of a developer.

You CAN require the developers to respect the original plan and do the following:

1. Bury the electrical power lines on the east side of Connecticut Avenue, as was done for the Purple Line bridge.
2. Restore the tree canopy by planting suitable shade trees on Connecticut Avenue and Manor Road
3. Provide a safe path on Manor Road for cyclists and pedestrians, along with the trees.

The developers can easily afford to do all of these things, and do them well.

You might even point out to the developer that doing so will serve their interests in the long run. Future customers and residents will find the location more appealing with trees and safe paths than without.

Current residents will be watching to see what the Planning Board does this week.

Sincerely,

L. Page Carr

3539 Hamlet Place

Chevy Chase MD 20815

MCP-Chair

From: Anne Meyers <ameyers3506@verizon.net>
Sent: Saturday, July 18, 2020 1:29 PM
To: MCP-Chair
Subject: Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019c

Categories: Tracked To Dynamics 365

Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

AN ADDITIONAL QUESTION : When do you plan to stop the devastation of our Chevy Chase Lake area. Aren't Bozzutto, Chevy Chase Land Company and the Purple Line sufficient to turn us into your proposed goal : a MD version of Manhattan?

Sincerely,

Name Anne Meyers
Address 3506 Dundee Driveway, Chevy Chase MD 20815

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MCP-Chair

From: Jane Scott <janescott2363@gmail.com>
Sent: Sunday, July 19, 2020 1:12 PM
To: MCP-Chair
Subject: SITE PLAN Amendment 12002020D and SITE PLAN Amendment 8201609C Conditions requiring that environmental and bike/ped provisions CH. CH.Lake PLEASE be followed

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,
When you consider Chevy Chase Block B Amendments #12002020D and 82016019C on July 23, 2020
Please add bike/ped provisions of The Chevy Chase sector plan

Please have the developer -
BURY THE WIRES ON THE EAST SIDE OF CONN. AVE
RESTORE THE TREE CANOPY BY PLANTING TALL OVERSTORY TREES on CONN. AND MANOR RD.
PROVIDE A SHARED- PATH ON MANOR RD.

The tree canopy has been devastated in recent years by road widening, development, PEPCO and the clear cutting for the PURPLE LINE.

This protects our health, safety, water quality and our foundation of our homes.

MY CONDO AT 3571 HAMLET PLACE HAS A FOUNDATION PROBLEM because of all of the runoff of water down to 3571 Hamlet Place.

The Planning board should NOT have waived these requirements 2017 but, I hope you will take action today and correct this oversight.

Sincerely,
Jane and William Scott
3571 Hamlet Place
Chevy Chase, Md. 20815

MCP-Chair

From: David Sherman <djshermansk@hotmail.com>
Sent: Sunday, July 19, 2020 1:12 PM
To: MCP-Chair
Subject: Seeking Clarification on Chevy Chase Lake Sector Plan

Categories: Tracked To Dynamics 365

Dear Mr. Anderson:

I am confused and, seeing that matters related to the Chevy Chase Lake Sector Plan are on the Board's agenda for July 23rd, hope that you can clarify an important point for me.

In 2013, and at the Board's recommendation, the Sector Plan was approved by the County Council. Your endorsement was preceded by an extensive process that included gathering public input. I was one of the local community association Presidents who met with your Planning Staff and provided the views of our owners. I am pleased to say that the Staff was willing to work with us to improve it and maximize its economic, social, and environmental benefits.

Accordingly, I was distressed to learn recently that in 2017, and apparently at the request of the developer now building the mixed-use complex at the southeast corner of Connecticut Avenue and Manor Road, the Board granted a waiver to the Sector Plan's stipulation requiring that power lines in the area be moved underground. To the best of my knowledge, there was no public discussion of the matter. Inexplicably, there also appears to have been little if any public notice of the decision, which came to the attention of our community only recently.

The removal of the requirement to bury lines means that the developer also will no longer plant taller trees along Connecticut and Manor. The number of such trees in our neighborhood has been greatly reduced due to the clearing of large numbers of similar ones along the Purple Line right-of-way and by Pepco's earlier removal of others to enhance the resilience of existing, above-ground lines in the area. The scale of these losses has imperiled local quality of life by increasing the probability that our neighborhood will become another heat-sink. It also puts at risk water quality in Rock Creek, several tributaries of which flow through the area.

That power lines in our community can be buried is shown by the actions of a separate developer working within the boundaries of the Sector Plan, EYA, which moved underground ones along Chevy Chase Drive in front of county land that it transformed from two-story garden apartments into townhomes and an apartment building.

I would appreciate any clarifications and insights that you can offer on this matter and urge, if the requirement that these power lines has been waived, that it be reinstated.

Sincerely,

David Sherman, 3573 Hamlet Place, Chevy Chase, 20815 djshermansk@hotmail.com

MCP-Chair

From: T. Scanlin <tscanlin5@gmail.com>
Sent: Sunday, July 19, 2020 1:59 PM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the Purple Line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Therese and William Scanlin
3537 Hamlet Place
Chevy Chase, MD 20815

MCP-Chair

From: Janet Galloway <gallywags@hotmail.com>
Sent: Monday, July 20, 2020 7:16 AM
To: MCP-Chair
Cc: jeff.waldstreicher@senate.state.md.us;
Councilmember.Friedson@montgomerycountymd.gov
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

As a resident of the area I am dismayed at the thought that the utility wires will not be buried on the east side of Connecticut Avenue and Manor Road.

Having lived in Europe for many years I am constantly shocked by the shabby and ugly wires that grace many parts of the US contributing to the visual chaos of our urban landscape.

These overhead wires are a danger to public our safety. They can cause fires, transformers explode, electrical outages are common in winter and summer, and in an emergency we could be subjected to fallen poles and live wires in our streets. These downed wooden poles, laden with wires, will very likely impede first responders in an emergency.

In these times of global warming we need to plant more trees with large canopies to cool our streets and shade us during the summer months. It is short sighted to allow the developers to ignore the future impact of such cost savings (to them). Large trees will be there for our children and their children; it takes many years for a canopy to develop so we need to plant the large overstory trees NOW! Please do not let this opportunity go by. When it is realized that the utility lines are an eyesore and a menace, it will cost many more \$\$ to rectify the problem. A little saving of money by the developers and a tiny bit of profit will result in much regret and angst on all our part.s

Please make our neighborhood beautiful, healthy, practical and safe for all of us.

Thank you.

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Yours sincerely,

**Janet Galloway
3538 Hamlet Place
Chevy Chase
MD 20815**

MCP-Chair

From: Roy Bowman <roy@roybowman.com>
Sent: Monday, July 20, 2020 11:50 AM
To: MCP-Chair
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer must:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. The pitiful replanting done by the purple line demonstrates that recovery of the tree canopy in the affected areas is many years away if it ever recovers. The Sector Plan's environmental and bicycle and pedestrian recommendations were developed after much discussion and thought and they must be followed so that the tree canopy can be restored to protect the health, safety and water quality of the community.

The planning board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Roy Bowman
8201 Kerry Rd.
Chevy Chase, MD

--

MCP-Chair

From: Aletta Schaap <aletta@mindspring.com>
Sent: Monday, July 20, 2020 4:42 PM
To: MCP-Chair
Cc: Councilmember Andrew Friedson; County Executive Marc Elrich; Al Carr; jeff.waldstreicher@house.state.md.us; Jared Delegate Solomon
Subject: Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The developer should:

- Bury the wires on the east side of Connecticut Avenue
- Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, and Pepco. Hundreds of trees were removed for the Purple line. Those planted in Coquelin Run forest do not make up for the many destroyed mature trees that have been removed. It is vitally important that the Sector Plan's environmental recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality, and those of our remaining wildlife.

The Planning Board should not have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Sincerely,

Aletta Schaap
Hamlet Place Owners, Inc., President
3515 Hamlet Place
Chevy Chase, MD 20815

(202) 437-0822
aletta@mindspring.com

MCP-Chair

From: nccinfo@northchevy Chase.org
Sent: Monday, July 20, 2020 6:15 PM
To: MCP-Chair
Cc: chair@northchevy Chase.org; secretary@northchevy Chase.org; brianhoffner@gmail.com; cstuart@millerandsmith.com; rjwayne99@gmail.com
Subject: July 23 Item 13 - Chevy Chase Lake Written Testimony
Attachments: Chevy Chase Lake Sector Plan July 23 Board Meeting VNCC.pdf
Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

The Village of North Chevy Chase is submitting the attached letter, for inclusion in written testimony related to Chevy Chase Lake Sector Plan Amendments (Item 13) on July 23, 2020. Please confirm receipt of this message and attached letter. Thank you very much.

Dana Peterson
Manager
Village of North Chevy Chase
Mobile: 301-654-7084



VILLAGE OF NORTH CHEVY CHASE
PO BOX 15887, CHEVY CHASE, MD 20815

July 20, 2020

Montgomery County Planning Board:

The Village of North Chevy Chase – an incorporated municipality just north of the Chevy Chase Lake area – would like to voice its strong support for ensuring that the developers of Chevy Chase Lake conform to the environmental provisions of the Chevy Chase Lake Sector Plan that was approved in 2013, after significant public input. The approved plan contains environmental provisions requiring developers to restore the local tree canopy, which, as you know, has been decimated over the years in our area by road construction, development, Pepco and clear cutting for the Purple Line. The Plan clearly requires that utility wires be buried, allowing for the planting of large overstory trees; yet, the Planning Board waived these environmental provisions for the developer in 2017, without substantial public notification; as a result, the ability to plant tall overstory street trees on Connecticut Ave and Manor Rd has been severely compromised.

We understand that based on the 2017 staff report, planning staff used the following rationale when recommending the waiver: "Although undergrounding of utilities is typically required for site plan applications in Chevy Chase Lake Sector Plan area, this application is not required to do so because the electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried." However, the exact same "high-voltage transmission line" was recently buried immediately to the south where the Purple Line bridge will cross Connecticut Ave. We also understand that identical lines are routinely being buried in the County, including in Silver Spring (Linden to Sligo project) and in White Flint (new substation).

At the Planning Board meeting this Thursday, July 23 to consider amendments to the Chevy Chase Sector Plan, we request that the Board mandate that the developer bury the utility wires – at their expense – and that tall, canopy trees be planted where possible along the site frontage on Connecticut Ave and Manor Road. A healthy tree canopy is vital to supporting the biological and hydrological integrity of Rock Creek and its tributaries and larger watersheds, including the Chesapeake Bay. The Village of North Chevy Chase has been investing resources in restoring its own canopy given the aging and stress on its mature canopy trees given climate change, housing developments, and other factors. There is absolutely no justification for a project like the development of Chevy Chase Lake to be exempted from these types of requirements – designed to protect the welfare of County residents - and we urge the Planning Board to take appropriate action to address this situation.

Sincerely,

Adrian Andreassi

Council Chair, Village of North Chevy Chase (Additional Councilmembers: Brian Hoffner, Maury Mechanick, Chas Stuart, Ronald Jones)

Cc: Montgomery County Council Members; State Delegates Al Carr, Emily Shetty, Jared Solomon; Senator Jeff Waldstreicher

MCP-Chair

From: Vanessa Chernick <vdchernick@gmail.com>
Sent: Monday, July 20, 2020 7:54 PM
To: MCP-Chair
Subject: Chevy Chase Lake Block B Item #13

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please ensure that electrical poles are buried underground and tree canopy restored and that all retail and residential parking arising from the development is accommodated by the development.

I am surprised how far this development comes to the very edge of Connecticut Ave and Manor Road (a traffic hazard when turning onto Conn from Manor) You have allowed a major development to be placed there, but all of the roads are failing roads, traffic wise. I understand that the developer doesn't have to do anything for the increase in traffic its development will be responsible for (and no, the Purple Line-- if it is ever built-- does not ensure that people won't also have cars and drive.) And because they have developed right up to the corner of Connecticut and Manor, any future widening of Manor Rd will have to come from the housing development across from it on Manor. So please make the developer a good neighbor and make them bury the electrical lines, install trees and their development must be able to accommodate all of their retail parking. Retail and residential parking for the development must remain on the development. The area can NOT accommodate more parking. The developers construction workers even now are constantly and illegally parking on Manor Rd (in clearly marked no parking zones) and causing a traffic hazard.

Sincerely,
Vanessa Chernick
3821 Village Park Dr.
Chevy Chase MD

MCP-Chair

From: ANNE GONZALEZ <annegonzalez@mac.com>
Sent: Monday, July 20, 2020 10:23 PM
To: MCP-Chair
Subject: Canopy and buried electric lines

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I was disheartened to learn that after all the construction we are experiencing and promises made, lines would not be buried And trees would not be planted. The Chevy Chase Lake plan has been long in coming and I have been a resident of Montrose driveway and now on Manor rd since 1984. I attended those long Meetings and to hear that this is the upshot of long negotiations is more than a disappointment.

I understand the Commission has an opportunity to correct things.
I will be looking forward to that outcome on th 23rd.

Anne Gonzalez

MCP-Chair

From: Tom Kennedy <kennedymedia@gmail.com>
Sent: Tuesday, July 21, 2020 11:33 AM
To: MCP-Chair
Cc: councilmember.friedson@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; alfred.carr@house.state.md.us;
jeff.waldstreicher@senate.state.md.us; marcelrich@yahoo.com
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson:

I write regarding the July 23 hearing in which you intend to discuss Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C.

Having witnessed the destruction in our neighborhood created by the Purple Line construction and the failure to honor certain promises made to our neighborhood before construction began, I want to make sure you address the provisions regarding the environment including the bike/pedestrian/environmental commitments.

We have watched as old growth trees were systematically cut down and removed along the former Crescent Capital Trail as well as alongside Manor Road east of Connecticut Avenue. In addition we have watched repeated road construction adjustments to the east side of Connecticut Avenue by PEPCO, and construction crews, clearly related to the use plan regarding construction of the Purple Line and new nearby buildings.

The original plan adopted in 2013 called for the burying of power lines underground to facilitate the reintroduction of large shade trees to provide tree canopy cover for pedestrians and cyclists as well as afford environmental protection to Rock Creek and its tributaries in the area. Unfortunately, the developer successfully got the Montgomery County Planning Board to waive this requirement in 2017, much to the dismay of citizens in our neighborhood. The developer was successful in being released from the commitment to bury power lines and thus prevent reintroduction of shade trees due to installation of above ground lines. This is yet another broken promise to our neighborhood.

When the planning staff agreed to the waiver in 2017, they provided this rationale:

"Although undergrounding of utilities is typically required for site plan applications in Chevy Chase Lake Sector Plan area, this application is not required to do so because the electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried."

However, the exact same power lines were recently buried immediately to the south where the Purple Line bridge will cross Connecticut Avenue, and I know that lines are being routinely buried in similar county projects such as the White Flint substation and the Linden to Sligo project.

As a result I am asking/demanding that the original terms of the Plan be honored: namely require the developer to:

1. Bury the power lines on Connecticut Avenue
2. Restore the tree canopy on Connecticut Avenue and Manor Road
3. Build the multi-use pedestrian/bike shared use path on Manor Road

The Planning Board erred in 2017 by permitting the developer to deviate from the original plan. This is unacceptable and I expect you to take action on July 23 at the hearing to address the situation.

Thanks in advance for taking this up and holding the developer to account to honor the original commitment to our neighborhood

Sincerely,
Tom Kennedy
240.601.8041 Cell

MCP-Chair

From: Denisse Guitarra <denisse.guitarra@anshome.org>
Sent: Tuesday, July 21, 2020 4:26 PM
To: MCP-Chair
Cc: Eliza Cava; Andrew Jones
Subject: Audubon Naturalist Society's written testimony on Chevy Chase Lake Block B
Attachments: 2020-07-21-ANS_Testimony on ChevyChaseLakeBlockB.pdf

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Montgomery County Planning Board,

Please find attached in this email Audubon Naturalist Society's testimony regarding the Chevy Chase Lake Block B Preliminary Plan Amendment & Site Plan Amendment (Item 13) ahead of this Thursday's Planning Board meeting . If you have any questions, please do not hesitate to contact us.

Thank you,
Denisse Guitarra



Denisse Guitarra
Maryland Conservation Advocate
Pronouns: she / her / ella
denisse.guitarra@anshome.org
cell: 240-630-4703

*Please check our [StayConnected](#) webpage frequently for new content and updates.
[Your gift to ANS](#) will help us create more resources throughout the shut-down. Thank you!*



July 21, 2020

Written Testimony for Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019, Item 13, on Planning Board's July 23, 2020 Agenda¹

Submitted by

Denisse Guitarra
Maryland Conservation Advocate, Audubon Naturalist Society (ANS)

Andrew Jones
Conservation Intern, Audubon Naturalist Society (ANS)

Dear Members of the Montgomery County Planning Board,

For 123 years, the Audubon Naturalist Society has inspired people to enjoy, learn about and protect nature. We thank the Montgomery County Planning Board for the opportunity to provide testimony related to the Chevy Chase Lake Block B Preliminary Plan and Site Plan Amendment (Item 13).

It has come to our attention that the waiver given to the Bozzuto Development Company in 2017² does not comply with the Chevy Chase Lake Sector Plan³. The approved and adopted 2013 Chevy Chase Lake Sector Plan states that all utilities must be placed underground.⁴ However, the Bozzuto Development Company was granted a waiver to install power lines overhead, limiting the number of full-sized trees that could be planted. The planning staff noted in their report that "electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried."⁵ However, the exact same "high-voltage transmission line" was recently buried immediately to the south where the purple line

¹ Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019, Item 13, on Planning Board's July 23, 2020 Agenda. Available from: https://montgomeryplanningboard.org/wp-content/uploads/2020/07/Chevy_chase_12002020D-82016019C-Staff-Report-and-attachments.pdf

² Chevy Chase Lake Block B: Preliminary Plan Amendment 12002020B and Site Plan 820160190 (2017) Available from: <http://www.montgomeryplanningboard.org/agenda/2017/documents/ChevyChaseLakeBlockBstaffreport.pdf>

³ Chevy Chase Lake Sector Plan (2013) Available from: <https://www.montgomeryplanning.org/community/chevychaselake/documents/chevychaseApprovedandAdopted52015.pdf>

⁴ Chevy Chase Lake Sector Plan (2013) Page 41. Available from: <https://www.montgomeryplanning.org/community/chevychaselake/documents/chevychaseApprovedandAdopted52015.pdf>

⁵ Chevy Chase Lake Block B: Preliminary Plan Amendment 12002020B and Site Plan 820160190. (2017) Page 17. Available from: <http://www.montgomeryplanningboard.org/agenda/2017/documents/ChevyChaseLakeBlockBstaffreport.pdf>

Woodend Sanctuary | 8940 Jones Mill Road, Chevy Chase, Maryland 20815 | 301-652-9188

Rust Sanctuary | 802 Childrens Center Road, Leesburg, Virginia 20175 | 703-669-0000

anshome.org

bridge will cross Connecticut Ave. Identical lines are routinely being buried in the county including in Silver Spring (Linden to Sligo project) and in White Flint (new substation).

The fact that these lines are not routinely buried does not negate the Sector Plan's requirement to do so. As such, we at the Audubon Naturalist Society are requesting that you revisit your decision to grant this waiver and require the developer to comply to the letter of the law. Large, mature shade trees will contribute positively to the County's ability to meet its own climate change greenhouse reduction goals of 80% by 2027 and 100% by 2035. Furthermore, tree help to cool urban environment, reducing heat island effects which will be exacerbated by climate change. A healthy tree canopy is vital to protecting water quality in Rock Creek and its tributaries, and to providing a walkable, livable streetscape to this transit-oriented area as it grows and attracts more pedestrians.

Sincerely,

Denisse Guitarra
Maryland Conservation Advocate
Audubon Naturalist Society

Andrew Jones
Conservation Intern
Audubon Naturalist Society

From: [helen Santiago Fink](#)
To: [MCP-Chair](#); ocemail@montgomerycountymd.gov
Cc: [Village Manager NCC](#)
Subject: Chevy Chase Lake Development
Date: Tuesday, July 21, 2020 11:24:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board:

It is requested of the Planning Board exercise its responsibility for the broader interest of the Chevy Chase community and require the developer in question to bury the utility wires at their expense and plant tall overstory trees in all possible locations along the site frontage on Connecticut Ave and Manor Rd as per mandated by the Chevy Chase Sector Plan.

A healthy tree canopy is essential to address the poor state of storm water management in the area and paramount in supporting the biological and hydrological integrity of Rock Creek and its tributaries and larger watersheds, including the Chesapeake Bay.

Thank you,

--

Helen Santiago Fink, AICP
Climate Urbanist, Researcher and Consultant
helensantiagofink@gmail.com
<http://www.urbanbreezes.com>
<http://capitalnature.org/>
301.910.0813

From: [William C. Banta](#)
To: [MCP-Chair](#)
Subject: Restoration of over-story trees along Conn. Ave and Manor Rd
Date: Wednesday, July 22, 2020 1:18:25 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

This is to express my concern and support for planting of overstory trees along Connecticut Ave and Manor Road when power lines are buried there. There is no valid excuse for failing to do this. These trees are an important and valued part of our neighborhood and no one should be permitted to neglect such a valuable asses to our neighborhood and planet.

--

WC Banta
3605 Stewart Dr
Chevy Chase, MD, 20815
WCBanta@american.edu
301-310-3000c (really)
301-385-8491c (alternate)

From: [Suzie Moss](#)
To: [MCP-Chair; Councilmember.Glass@montgomerycountymd.gov;](#)
[councilmember.navarro@montgomerycountymd.gov;](#) [councilmember.friedson@montgomerycountymd.gov;](#)
[councilmember.friedson@montgomerycountymd.gov"](#) [<councilmember.friedson@montgomerycountymd.gov>](#),
["councilmember.glass@montgomerycountymd.gov"](#) [<councilmember.glass@montgomerycountymd.gov>](#), ["Kraut,](#)
[Aaron"](#) [<Aaron.Kraut@montgomerycountymd.gov>](#), ["tom.hucker@montgomerycountymd.gov"](#)
[<tom.hucker@montgomerycountymd.gov>](#), [Aletta Schaap](#) [<aletta@mindspring.com>](#), [William Scanlin](#)
[<wscanlin@gmail.com>](#), [Gary Witherspoon](#) [<GWitherspoon1@mdot.maryland.gov>](#),
["christopher.conklin@montgomerycountymd.gov"](#) [<christopher.conklin@montgo;](#)
[Aaron.Kraut@montgomerycountymd.gov;](#) [tom.hucker@montgomerycountymd.gov](#)
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Date: Wednesday, July 22, 2020 8:47:41 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, **please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.**

The developer **must**:

- *Bury the wires on the east side of Connecticut Avenue
- *Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- *Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should **not** have waived these requirements in 2017 but I hope you will take action today to correct this oversight.

Our community is very important to us.

Sincerely,

Susan Moss and Wayne Hayward

3517 Hamlet Place
Chevy Chase, MD 20815

From: [Jeanne Braha](#)
To: [MCP-Chair](#)
Cc: [Hucker, Thomas](#); jared.solomon@house.state.md.us; [Delegate Al Carr](#); emily.shetty@house.state.md.us; jeff.waldstreicher@senate.state.md.us
Subject: Rock Creek Conservancy Testimony for 7/23, Item 13
Date: Wednesday, July 22, 2020 11:04:02 AM
Attachments: [2020 07 22 RCC Chevy Chase Lake.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please find attached testimony submitted by Rock Creek Conservancy in advance of tomorrow's planning board meeting. Thank you for your consideration.

Best,
Jeanne

--

Jeanne Braha
Executive Director
Rock Creek Conservancy
7200 Wisconsin Avenue, Suite 500, Bethesda, MD 20814
jbaha@rockcreekconservancy.org
301-579-3105



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Board of Directors

July 22, 2020

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To the Montgomery Planning Board:

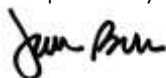
Rock Creek Conservancy has been the voice of the Rock Creek watershed since its founding as “Friends of Rock Creek’s Environment” in 2005. The Conservancy restores Rock Creek and its parklands as a natural oasis for all people to appreciate and protect.

The health of the creek depends on the health of the surrounding land, so the Conservancy appreciates the opportunity to provide testimony regarding Chevy Chase Lake Block B Preliminary Plan and Site Plan Amendment. We offer our strong support for the Planning Board to ensure development at Chevy Chase Lake be consistent with the environmental provisions of the Chevy Chase Lake Sector Plan, approved in 2013.

The current waiver granted to the site’s developer allows for the installation of power lines aboveground, rather than buried, as is indicated in the sector plan. This will inhibit the establishment of a full tree canopy, which is critical natural infrastructure that protects water quality in Rock Creek and its tributaries.

Sector plans create an important framework to guide development, land use, and environmental protection in the County, and are developed with significant public input. Waivers should be granted only in the most essential circumstances.

Respectfully submitted,



Jeanne Braha
Executive Director

From: [Tim Hurt](#)
To: [MCP-Chair](#)
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Date: Wednesday, July 22, 2020 11:20:21 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

When you consider Chevy Chase Lake Block B Preliminary Plan Amendment 12002020D & Site Plan Amendment 82016019C on July 23rd, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed. The developer must:

- Bury the wires on the east side of Connecticut Avenue
- Restore the tree canopy by planting tall overstory trees on Connecticut Avenue and Manor Rd
- Provide a shared-use path on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

The planning board should not have waived these requirements and we hope you will take action to correct this oversight.

Sincerely,

Timothy & Amanda Hurt
3530 Hamlet Place
Chevy Chase, MD 20815

From: [Delegate Al Carr](#)
To: [MCP-Chair](#)
Cc: [Erich, Marc](#); [Montgomery County Council](#); [Village](#); [Shetty, Emily Delegate](#); [Solomon, Jared Delegate](#)
Subject: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B
Date: Wednesday, July 22, 2020 12:00:36 PM
Attachments: [Chevy Chase Lake Block B MNCPPC Delegates.docx](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson:

Please see the attached letter from Delegates Carr, Shetty and Solomon

Sincerely,
David Hondowicz, Chief of Staff
Office of Delegate Al Carr

Office: 410-841-3638 (or) 301-858-3638 | Fax: 410-841-3053

Office of Delegate Al Carr | District 18 of Montgomery County, MD

Office Address: House Office Building, 6 Bladen Street, Room 222 | Annapolis, MD 21401

ALFRED C. CARR, JR.
Legislative District 18
Montgomery County

Health and Government Operations
Committee

Subcommittees
Insurance and Pharmaceuticals
Government Operations
and Estates and Trusts



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Alfred.Carr@house.state.md.us

The Maryland House of Delegates
ANNAPOLIS, MARYLAND 21401

Mr. Casey Anderson
Chair, Montgomery County Planning Board
via email to MCP-Chair@mncppc-mc.org

July 22, 2020

Re: Preliminary Plan and Site Plan Amendments to Chevy Chase Lake Block B

Dear Chairman Anderson,

We write in support of the Village of North Chevy Chase and other constituents who have requested that the Board take steps to reverse a 2017 Planning Board decision to grant environmental waivers in the Chevy Chase Lake Sector Plan area.

The Chevy Chase Lake Sector Plan was adopted in 2013 after extensive public outreach. Its environmental and bicycle and pedestrian recommendations enjoy broad support. The recommendations include language to restore the tree canopy and to bury overhead utility wires.

Community members were disappointed to learn recently that the Planning Board in 2017 waived these recommendations. Overhead wires are not being buried and there are missed opportunities to plant street trees that have the potential to grow tall and contribute to a healthy tree canopy.

The rationale in 2017 was *"Although undergrounding of utilities is typically required for site plan applications in Chevy Chase Lake Sector Plan area, this application is not required to do so because the electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried."*


However, the same utilities were recently buried immediately to the south to accommodate the Purple Line bridge over Connecticut Ave. Identical high-voltage lines are routinely buried nearby; including in Silver Spring for Pepco's ongoing Sligo to Linden project and in White Flint for Pepco's new substation that the Planning Board approved in 2018.

We hope you can work with the community and all interested stakeholders to maximize the environmental and quality of life benefits as envisioned in the Sector Plan.

Sincerely,

A stylized, handwritten signature in dark ink, consisting of a series of connected loops and a long horizontal stroke at the end.

Delegate Al Carr

A handwritten signature in dark ink that reads "Emily Shetty" in a cursive script.

Delegate Emily Shetty

A handwritten signature in dark ink, appearing to read "Jared" in a cursive script.

Delegate Jared Solomon

Cc: Montgomery County Executive Marc Elrich
Montgomery County Council
Village of North Chevy Chase

From: [Bogdan, Grace](#)
To: [MCP-Chair](#)
Subject: Fwd: Chevy Chase Lake Development
Date: Wednesday, July 22, 2020 12:51:37 PM
Attachments: [Chevy Chase Lake Sector Plan July 23 Board Meeting VNCC.pdf](#)

For tomorrow's item #13

From: nccinfo@northchevyCHASE.org <nccinfo@northchevyCHASE.org>
Sent: Wednesday, July 22, 2020 12:36:26 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Elza.Hisel-McCoy@montgomeryplanning.org <Elza.Hisel-McCoy@montgomeryplanning.org>
Subject: Chevy Chase Lake Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Grace, Stephanie, and Elza - On behalf of the Village of North Chevy Chase, I wanted to follow up on the Chevy Chase Lake sector plan amendments and verify what the Planning Board has decided about the undergrounding of wires and tree replacements - which was waived in 2017.

I am attaching a letter from our Village Council, which represents over 210 households in the incorporated municipality just north of the Chevy Chase Lake development. Per the letter, the community is requesting that the Planning Board ensure that the utility wires are buried underground by the developer, allowing for the planting of large, overstory trees, per the approved sector plan in 2013. As you know, the tree canopy has been decimated in that area owing to road construction, development, and clear cutting for the Purple Line and efforts to help restore it are critical.

Thank you for your attention and response.

Best,

Dana Peterson
Manager
Village of North Chevy Chase

Mobile: 301-654-7084



VILLAGE OF NORTH CHEVY CHASE
PO BOX 15887, CHEVY CHASE, MD 20815

July 20, 2020

Montgomery County Planning Board:

The Village of North Chevy Chase – an incorporated municipality just north of the Chevy Chase Lake area – would like to voice its strong support for ensuring that the developers of Chevy Chase Lake conform to the environmental provisions of the Chevy Chase Lake Sector Plan that was approved in 2013, after significant public input. The approved plan contains environmental provisions requiring developers to restore the local tree canopy, which, as you know, has been decimated over the years in our area by road construction, development, Pepco and clear cutting for the Purple Line. The Plan clearly requires that utility wires be buried, allowing for the planting of large overstory trees; yet, the Planning Board waived these environmental provisions for the developer in 2017, without substantial public notification; as a result, the ability to plant tall overstory street trees on Connecticut Ave and Manor Rd has been severely compromised.

We understand that based on the 2017 staff report, planning staff used the following rationale when recommending the waiver: "Although undergrounding of utilities is typically required for site plan applications in Chevy Chase Lake Sector Plan area, this application is not required to do so because the electrical utilities along the property frontage are high-voltage transmission lines that are not routinely buried." However, the exact same "high-voltage transmission line" was recently buried immediately to the south where the Purple Line bridge will cross Connecticut Ave. We also understand that identical lines are routinely being buried in the County, including in Silver Spring (Linden to Sligo project) and in White Flint (new substation).

At the Planning Board meeting this Thursday, July 23 to consider amendments to the Chevy Chase Sector Plan, we request that the Board mandate that the developer bury the utility wires – at their expense – and that tall, canopy trees be planted where possible along the site frontage on Connecticut Ave and Manor Road. A healthy tree canopy is vital to supporting the biological and hydrological integrity of Rock Creek and its tributaries and larger watersheds, including the Chesapeake Bay. The Village of North Chevy Chase has been investing resources in restoring its own canopy given the aging and stress on its mature canopy trees given climate change, housing developments, and other factors. There is absolutely no justification for a project like the development of Chevy Chase Lake to be exempted from these types of requirements – designed to protect the welfare of County residents - and we urge the Planning Board to take appropriate action to address this situation.

Sincerely,

Adrian Andreassi

Council Chair, Village of North Chevy Chase (Additional Councilmembers: Brian Hoffner, Maury Mechanick, Chas Stuart, Ronald Jones)

Cc: Montgomery County Council Members; State Delegates Al Carr, Emily Shetty, Jared Solomon; Senator Jeff Waldstreicher