

Neighbors of Chevy Chase Lakes West Comments for Planning Board

Subject: Comments on Block A for DRC Meeting on Aug 29th

Stephanie, Tsaiquan and Elsa,

Before the Development Review Committee Meeting on August 29th, we wanted to make you aware of the Neighborhood's position on the Block A development. We'll be listening, but given we are unable to participate, we wanted you to understand our concerns and ask you to help represent them at the meeting.

We'd like to better understand the start date for the project and have it linked to occupancy in the other Bozzuto properties and the Crescent.

- **Townhouses**
 - Designs shared with us do not show "townhouses" as mentioned in the Sector Plan. The plan specifically mentions "townhouses". We do not feel the 4 story apartments reflect the proportions of the adjacent houses. This requirement is called out in the Sector Plan.
 - We would like these townhomes to be similar to EYA townhomes located on Chevy Chase Lake Drive.
 - **Sector Plan:**"New buildings should be designed as short rows of townhouses, reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes."
 - **2016 Document: [Page 11](#):** "The buildings will be designed to have a residential appearance"
 - Request the the Master/Sector plan be modified if these are apartments
 - Metro density vs LightRail density, which is this?
- **Materials**
 - The materials shown in the sketches show siding which does not reflect the material of the adjacent brick homes. The sector plan specifically mentions the materials.
 - The Planning Board worked with our neighborhood during the development of Chevy Chase Crescent (Bindeman property) to make sure the materials on the back of the building were brick. We would like the same to be true of Block A townhomes.
- **Parking**
 - The neighborhood is concerned about overflow parking into the single family homes. We would request an off-site traffic impact study to better understand how residents at the new development who choose not to pay for parking will affect parking availability in the neighborhood.
 - Ask Justin about timeframe
 - Where will all these people park?
- **Open Public Space in Block A**
 - "Block A will provide both common and **public** open space." [from Page 11](#). Public space should be provided as required by the Sector Plan, unless the Plan has been modified so that public space is no longer required
 - **2016 Document Open Issues ([page 4](#))**
- **Mid-Block Connection**
 - The original plan called for a mid-block connection between Loughborough and Connecticut Ave: "The [public through-block pedestrian connection between](#) (Page 43) Loughborough Place and Connecticut Avenue should be: A direct mid-block route." "Providing a through-block pedestrian connection between Loughborough Place and Connecticut Avenue, in coordination with a pedestrian crossing of Connecticut Avenue". The mid-block connection should be provided as required by the Sector Plan, unless the Plan has been modified so that the connection is no longer required

- **Tree:**
 - As shown in the Forestry Plan. [02-FCP-F20230410-002.pdf](#) The neighbors would like to retain mature trees located along Laird Place. Specifically the sweetgum trees (tag 29 and 30). We request the county's forester to measure the trees for retention.
 - The Planning Board had previously worked with us on the Chevy Chase Crescent (Bindeman property) to retain mature trees to help main noise reduction from the building site.
- **Construction Noise**
 - We'd like to see a noise remediation plan similar that followed by the Crescent during its construction
 - Screw pilings instead of noisy pile driving. Used by the Crescent in their construction.
 - No Saturday/Sunday construction
 - Strict adherence to 7am start times
 - **Traffic**
 - Bozzuto has reported near net zero increase in traffic. Staff report had [different estimates](#). How is the increased traffic being addressed?
 - We'd like the loading docks closer to the front of building. We are concerned with truck's back up alerts at all hours servicing the commercial properties.
 - Parking limitations consistent with being near the Purple Line station.
 - Jim Koss - managed Chevy Chase Lake condos

Issues not worth pressing?

- **Alley Abandonment:** "Development should also enhance pedestrian crossings of the alley and include street trees.
 - "abandonment of the public alley located on the site, which the Applicant will be pursuing through the Council Abandonment process." ([Page A-11, Page 20 of PDF](#))
- **Lot Consolidation:** If Lot A1 and A2 are consolidated will that increase density and allow Bozzuto to build across Lot lines?
-

From: [Jeff Rule](#)
To: [Dickel, Stephanie](#); [Robert Barcellona](#); [Alex TenHoeve](#); [Webster Beary](#); [Darko Filipi](#); [allison driver](#); [Lewis Leibowitz](#); [Gatling, Tsaiquan](#)
Cc: [Klevan, Larissa](#); [Hisel-McCoy, Elza](#)
Subject: Re: Comments on Block A for DRC Meeting on Aug 29th
Date: Sunday, October 1, 2023 9:42:40 AM
Attachments: [Outlook-mpyhvawp.png](#)
[Outlook-my3unpik.png](#)
[Outlook-blrvmdpq.png](#)
[Outlook-eakcit3z.png](#)
[Outlook-5vd40fxq.png](#)
[Outlook-2D690ACD](#)
[Outlook-2D690ACD](#)

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

Hi Tsaiquan and Stephanie-

Before the DRC meeting on Aug 29th, we shared a list of our communities' [concerns around the Block A development](#). I wanted to follow up on two things

1. Follow up questions from the August 29th meeting.
2. Next steps on the list of concerns.
 - Should we be reaching out to Buzutto directly?
 - Should we be setting up a meeting with the Planning Board?

I'd like to setup a Zoom meeting to discuss.

Questions coming out of the Aug 29th DRC meeting.

1. **Loading Docks and trucks** - a good deal of the meeting focused on how trucks will access the Block A property.

- An exception is being requested to the right of way on both Laird and Manor to allow trucks to be able to turn. Can you provide more info on this exception?
- We'd like to better understand how the loading docks will work and their traffic patterns. Will it be a pull through? or will trucks be backing up, with related beeping.
- There was discussion of the turns being too tight for trucks and "oversteering" being required that would involve the body of the truck passing over the sidewalk? Need more info.
- What is the "truncation easement" exception that is being requested?

2. **Open Space and Tree Cover**

- Tree Cover - The site should allow for 25-30% tree cover. The current designs are cutting some major trees and don't appear to meet this requirement with replantings.
- Open Space - Tsaiquan asked this question in absentia. Block A doesn't have public open space. The Buzutto response was that this was provided across Connecticut Ave. We do not agree.

Here is a [link to our list of concerns](#) that I shared back before the DRC meeting. Were these shared with Buzutto?

<Stephanie.Dickel@montgomeryplanning.org>

Subject: Fwd: Comments on Block A for DRC Meeting on Aug 29th

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

Hi Larissa-

With Tsaiquan OOTO I wanted to make sure this reached you. We represent Neighbors of Chevy Chase West, directly adjacent to the Block A development by Buzuto. We've been talking with Tsaiquan, Stephanie and Elza.

Specifically, I wanted to make sure our positions were known going into the DRC meeting on the 29th

Jeff

----- Forwarded message -----

From: **Jeff Rule** <jeffsrule@gmail.com>

Date: Mon, Aug 28, 2023 at 7:44 AM

Subject: Comments on Block A for DRC Meeting on Aug 29th

To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>, Gatling, Tsaiquan <tsaiquan.gatling@montgomeryplanning.org>, Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Alex TenHoeve <alex.tenhoeve@gmail.com>, Darko Filipi <darko@filipi.me>, Lewis Leibowitz <lewis.leibowitz@gmail.com>, Robert Barcellona <rob.barcellona@gmail.com>, Webster Beary <web@beary.us>, Allison Rule <adr@commlawgroup.com>

Stephanie, Tsaiquan and Elsa,

Before the Development Review Committee Meeting on August 29th, we wanted to make you aware of the Neighborhood's position on the Block A development. We'll be listening, but given we are unable to participate, we wanted you to understand our concerns and ask you to help represent them at the meeting.

We'd like to better understand the start date for the project and have it linked to occupancy in the other Bozzuto properties, the Crescent and the Purple Line opening.

-

Townhouses

- Designs shared with us do not show "townhouses" as mentioned in the Sector Plan. The plan specifically mentions "townhouses". We do not feel the 4 story apartments reflect the proportions of the adjacent houses. This requirement is called out in the Sector Plan.
- We would like these townhomes to be similar to EYA townhomes located on Chevy Chase Lake

Drive.

- **Sector Plan:** "New buildings should be designed as short rows of townhouses, reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes."
- **2016 Document: [Page 11](#):** "The buildings will be designed to have a residential appearance"
- Request the the Master/Sector plan be modified if these are apartments

- **Materials**

- The materials shown in the sketches show siding which does not reflect the material of the adjacent brick homes. The sector plan specifically mentions the materials.
- The Planning Board worked with our neighborhood during the development of Chevy Chase Crescent (Bindeman property) to make sure the materials on the back of the building were brick. We would like the same to be true of Block A townhomes.

- **Parking**

- The neighborhood is concerned about overflow parking into the single family homes. We would request an off-site traffic impact study to better understand how residents at the new development who choose not to pay for parking will affect parking availability in the neighborhood.

- **Open Public Space in Block A**

- "Block A will provide both common and **public** open space." [from Page 11](#). Public space should be provided as required by the Sector Plan, unless the Plan has been modified so that public space is no longer required
- **2016 Document Open Issues ([page 4](#))**

- **Mid-Block Connection**

- The original plan called for a mid-block connection between Loughborough and Connecticut Ave: "The [public through-block pedestrian connection between](#) (Page 43) Loughborough Place and Connecticut Avenue should be: A direct mid-block route." "Providing a through-block pedestrian connection between Loughborough Place and Connecticut Avenue, in coordination with a pedestrian crossing of Connecticut Avenue". The mid-block connection should be provided as required by the Sector Plan, unless the Plan has been modified so that the connection is no longer required

-

Tree:

- As shown in the Forestry Plan. [02-FCP-F20230410-002.pdf](#) The neighbors would like to retain mature trees located along Laird Place. Specifically the sweetgum trees (tag 29 and 30). We request the county's forester to measure the trees for retention.
- The Planning Board had previously worked with us on the Chevy Chase Crescent (Bindeman property) to retain mature trees to help main noise reduction from the building site.

-

Construction Noise

- We'd like to see a noise remediation plan similar that followed by the Crescent during its construction
 - Screw pilings instead of noisy pile driving. Used by the Crescent in their construction.
 - No Saturday/Sunday construction
 - Strict adherence to 7am start times

Thanks

Jeff Rule
Neighbors of Chevy Chase Lakes West
301-744-7853