

Item 7 - Correspondence

From: jhallesq@aol.com
To: [MCP-Chair](#); [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A: Plan Number 120230110
Date: Monday, December 4, 2023 11:44:45 AM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.

Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for taking the time to read this.

Janet Hall
4010 Laird Place
Chevy Chase, MD 20815
301-580-9709

From: [Darko Filipi](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiquan](#); [Christina](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Monday, December 4, 2023 10:19:03 AM
Attachments: [D Filipi Testimony for Chevy Chase Lake Block A Plan Number 120230110.pdf](#)

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

Dear MCP Chair,

Please find the attached testimony for the Chevy Chase Block A.

Best,

Darko Filipi

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high-rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

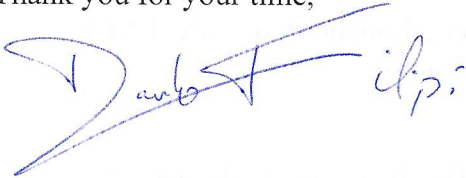
Open Public Space in Block A

"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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

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- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

A handwritten signature in blue ink, appearing to read "Darko and Christina Filipi". The signature is stylized and written in cursive.

Darko and Christina Filipi
3905 Laird Pl.
Chevy Chase, MD 20815

From: [Sylvia](#)
To: [MCP-Chair](#); [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Sunday, December 3, 2023 7:37:38 PM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.

Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Sylvia Pryor
8415 Lynwood Pl.
Chevy Chase, MD, 20815

From: [Ernie Marcus](#)
To: [MCP-Chair](#)
Subject: Fwd: Montgomery County Planning Board, Testimony for Chevy Chase Lake Block A. Plan #120230110. House Address: 8504 Loughborough Place, Chevy Chase, MD
Date: Sunday, December 3, 2023 5:21:50 PM
Attachments: [MNCCPC Planning Board. Hearing 12.7.23.pdf](#)

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

see attached.

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

From: **Ernie Marcus** <emarcus.mag@gmail.com>

Date: Sun, Dec 3, 2023 at 5:02 PM

Subject: Montgomery County Planning Board, Testimony for Chevy Chase Lake Block A. Plan #120230110

To: <mcp-chair@mncppc-mc.org>, <Tsaiquan.Gatling@montgomeryplanning.org>, <stephanie.dickel@montgomeryplanning.org>

Please see attached for 12.7.23 testimony. Thanks.

--



Ernie Marcus, CRE
Counselor of Real Estate
Marcus Asset Group, Inc.
& Building Partnerships, LLC
5614 Connecticut Avenue, NW, #330
Washington, DC 20015
(w) 202-797-2800
(c) 202-345-0005
websites: www.mag-dc.com



To: **Montgomery County Planning Board**
From: Ernest L. Marcus, sole member of Georgia Avenue Gateway LLC, owner of 8504 Loughborough Place, Chevy Chase, MD.
Re: Testimony for Chevy Chase Lake Block A. Plan number 120230110
Notice: Planning Board Hearing on Dec. 7, 2023

I'm writing to you as an owner, as of earlier this year, of a home in a Chevy Chase Lake Block A location DIRECTLY across Loughborough Place from the proposed development east of the public street and west of Connecticut Avenue.

I want to ensure that new construction stays aligned with the Sector Plan that my neighbors worked closely with the Planning Board Staff to define back in 2015. It was this plan that I reviewed prior to making the decision to purchase my house as it showed townhouse structures across the street and other important design points such as the exterior façade materials.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what the community agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades. The

rhythm of the exterior facades must pay tribute to the houses which have existed there for over 80 years my have an appropriate single family appearance.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.

Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

Page 3

As the project progresses the community leaders will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Respectfully,



Ernest L. Marcus
Sole Member
Georgia Avenue Gateway, LLC

From: [Nayoung Louie](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Sunday, December 3, 2023 4:06:32 PM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Nayoung and Matthew Louie
8500 Lynwood Place
Chevy Chase MD 20815

From: [Jeff Rule](#)
To: [MCP-Chair](#); [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Sunday, December 3, 2023 9:49:14 AM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site at 3906 Laird Place Chevy Chase, MD 20815.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

Open Public Space in Block A

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As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Jeff Rule
3906 Laird Place
Chevy Chase, MD 20815
301-744-7853

From: [Rob Mitchell](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#); [Julie Hauser Wifey Mitch](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Wednesday, November 29, 2023 9:43:09 AM

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

Dear Montgomery County Planning Board,

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

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Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

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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.

Sector Plan Quotes.

Loading Docks and Trucks

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- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Rob & Julie Mitchell
8503 Longfellow Place
Chevy Chase, MD 20815
Rob Cell: (240) 678-4347

From: [Lewis Leibowitz](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#); [Patricia Leibowitz](#)
Subject: Chevy Chase Lake Block A--Hearing on December 7, 2023
Date: Wednesday, November 29, 2023 9:21:22 AM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes adjacent to the site and likely to be affected adversely by the Planning Board's actions.

The neighborhood is united in insisting that any new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation would allow much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

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Forest Conservation Plan

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alert the Planning Board to our concerns.

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- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your attention.

Sincerely,

Lewis and Patricia Leibowitz
8505 Longfellow Place
Chevy Chase, Maryland 20815

From: [Matt Blyth](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Wednesday, November 29, 2023 6:06:47 AM

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

To the Montgomery County Planning Board,

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,
Matthew Blyth
8508 Lynwood Place
Chevy Chase, MD 20815

From: [Alex TenHoeve](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiguan](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 12023011
Date: Tuesday, November 28, 2023 3:18:00 PM

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

Hello Montgomery County Planning Board,

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.
Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,
Alex TenHoeve
8504 Lynwood Place, Chevy Chase, MD 20815

From: [allison Rule](#)
To: [MCP-Chair](#); [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Tuesday, November 28, 2023 3:07:38 PM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing

single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you,

Allison Rule
39906 Laird Place
Chevy Chase MD 20815
703-300-2893

From: [Jamie Carroll](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiguan](#)
Subject: Chevy Chase Lake Block A location
Date: Tuesday, November 28, 2023 10:52:41 AM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.
Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Jamie Carroll
8418 Lynwood Pl.
Chevy Chase, MD 20815
240/274-8042

Jamie Carroll
8418 Lynwood Pl.
Chevy Chase, MD 20815
240/274-8042
jamiewcarroll@gmail.com

From: willamike@protonmail.com
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Plan Number 120230110 -- Chevy Chase Lake Block A
Date: Tuesday, November 28, 2023 9:12:28 AM

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

Montgomery County Planning Board

We're writing to you as a neighbor of the Chevy Chase Lake Block A location, in a home close to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not Disney-esque facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Drive are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as actual townhomes and not apartments with facades designed to only look like townhomes.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A

As a precedent, The Planning Board Staff 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.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird, with any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Willa Broughton & Michael Goldrick
8413 Lynwood Place, Chevy Chase, MD 20815

From: [Lynda Maudlin](#)
To: [MCP-Chair](#)
Cc: [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Chevy Chase Lake Block A location
Date: Tuesday, November 28, 2023 8:51:08 AM

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

Dear Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

"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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the

Planning Board to our concerns.

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.

"reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.

Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock.

Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.

Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,
Lynda Maudlin-Jeronimo
8510 Lynwood Place
Chevy Chase

From: [Veronica Tejera](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiguan](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Tuesday, November 28, 2023 8:33:32 AM

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

Montgomery County Planning Board,

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in a home directly in front of the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.(where I reside)

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. **We ask that you adhere to the Sector Plan.**

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Veronica Bautista Tejera
8506 Loughborough Place
Chevy Chase, Maryland 20815

From: [Meredith TenHoeve](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiguan](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Monday, November 27, 2023 8:12:54 PM

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

Hello Montgomery County Planning Board -

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.
Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,
Meredith TenHoeve
8504 Lynwood Place, Chevy Chase, MD 20815

From: [Alexandra Kennedy](#)
To: [MCP-Chair](#); [Gatling, Tsaiquan](#); [Dickel, Stephanie](#)
Subject: Testimony for Chevy Chase Lake Block A : Plan Number: 120230110
Date: Monday, December 4, 2023 6:27:42 PM

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

To the Montgomery County Planning Board:

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in a house among dozens immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that our community worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes

The Sector Plan's discussion of Plan A calls specifically for townhomes along Loughborough Place: "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."

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Avenue, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. The EYA townhomes along Chevy Chase Lake Drive are an example of that aforementioned precedent. They are an excellent addition to our community, allowing for more dense housing while preserving the character of the architecture surrounding the area. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. However, we ask that you find a compromise that doesn't involve clear cutting the site.

The tree canopy near our neighborhood has been devastated in recent years by road widening, development, Pepco, and clear cutting for the Purple Line. After losing our beloved portion of the Capital Crescent Trail, it's hard to countenance more tree canopy loss. Signs of the climate crisis are hard to ignore even here in our backyard. 2023 has been the hottest year on record, and we have had days this year that passed the 1.5C threshold set out in the Paris Agreement. Trees remain an excellent way to naturally capture carbon, preserve animal habitats, purify air, prevent soil erosion, and provide temperature control (cooling and wind blocking). I am begging you to consider these environmental imperatives. I understand that the area of our neighborhood is changing and growing, but there surely must be ways that we can achieve growth while protecting crucial elements of our natural environment.

* * *

The following items may not be relevant until the Site Plan Stage, but I am including them below to alert the Planning Board to our concerns:

Materials

The materials shown in the sketches show siding that does not reflect the material of the adjacent brick homes. The Sector Plan's discussion of Block A specifically mentions building materials "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes."

As a precedent, The Planning Board Staff 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. The result is an attractive blend of new and old, contemporary and historic, creating cohesion among our dwellings. We would like the same to be true of Block A townhomes.

Loading Docks and Trucks:

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We have already had several years of day and night construction disruptions with construction off of Manor Road and with the Purple Line. We have understood that these were temporary inconveniences. But daily noise disruptions of trucks backing into the dock, especially during the early hours of the morning or late at night, would be intolerable. We have a significant population of infants, toddlers, and school-aged children whose sleep would be disrupted from the noise to the detriment of their health and well-being.

We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird, with any backup occurring inside the building.

Open Public Space in Block A:

Public space should be provided as required by the Sector Plan (“*Block A will provide both common and public open space*” [\[Page 11\]](#)), unless the Plan has been modified so that public space is no longer required. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

* * *

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- **Parking**, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- The use of **screw pilings** instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

Alexandra Kennedy
4002 Laird Place, Chevy Chase, MD 20815

From: [Tom Kennedy](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Gatling, Tsaiquan](#)
Subject: Testimony for Chevy Chase Lake Block A: Plan Number 120230110
Date: Monday, December 4, 2023 4:35:03 PM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site.

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees might have to go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site, removing all trees.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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. Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time

Thomas R. Kennedy
4002 Laird Place
Chevy Chase, MD 20815
[240.601.8041](tel:240.601.8041) Cell

From: [Ann Brennan](#)
To: [MCP-Chair](#)
Subject: Chevy Chase Lake
Date: Tuesday, December 5, 2023 6:44:41 PM

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

Montgomery County Planning Board

I'm writing to you as a neighbor of Chevy Chase Lake Block A location, in homes immediately adjacent to the site. I live at 8515 Longfellow Place, Chevy Chase MD 20815

We want to ensure that new construction stays aligned with the Sector Plan that we worked closely with the Planning Board Staff to define back in 2015.

Lot Consolidation and Townhomes:

The sector plan calls specifically for townhomes along Loughborough Place.

- "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." - Sector Plan specifically addressing Block A

This was consistent with two lots on the property. The lot along Loughborough would have townhomes and the other lot, adjacent to Connecticut Ave, would have the high rise apartments. This is what we agreed to in the Sector Plan.

Lot consolidation allows much higher density in Block A and incentivizes the builder to create apartments instead of the agreed upon townhomes.

Within the Sector Plan there is precedent for townhomes being single family residences and not facades for apartments as Bozzuto has shown in preliminary drawings. As a precedent, the EYA townhomes along Chevy Chase Lake Dr. are an example. We ask that you adhere to the Sector Plan.

We ask that if the lots are consolidated that the residences along Loughborough are defined as true townhomes and not apartments with "townhouse-like" facades.

Forest Conservation Plan

The current proposal is to remove ALL Trees from the site. This includes 38 tall trees over 2 stories in height. We recognize that some trees must go for a construction project. We ask that you find a compromise that doesn't involve clear cutting the site.

The following items may not be relevant until the Site Plan Stage, but are included to alert the Planning Board to our concerns.

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.

- "reflecting or reinterpreting the proportions, rhythms and materials of existing, facing single-family detached homes." - Sector Plan specific addressing Block A"

As a precedent, The Planning Board Staff 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.
Sector Plan Quotes.

Loading Docks and Trucks

The proposed Block A Loading dock on Laird would require trucks to back into the dock. Trucks backing into the dock in the early hours are incompatible with the neighborhood. The dock is within 200 feet of homes. We request a "Load Management Plan" for the site that would prohibit truck backup sirens during sleeping hours. Additional ask is that docks be pull-through entering on Manor and exiting on Laird. With any backup occurring inside the building.

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. We request the Open Public Space be available as defined in the 2016 Sketch Plan.

As the project progresses we will keep in touch with you and the Planning Board Staff around other issues including.

- Parking, both during construction and after residents arrive. We realize this won't be decided until the Site Plan stage.
- Screw Pilings - Use of screw pilings instead of pile driving. We realize this won't be decided until the Site Plan stage.

Thank you for your time,

<sign name>

Artie Harris
Chair, Montgomery County Planning Board
via email to mcp-chair@mncppc-mc.org

December 6, 2023

Re: Comments on Chevy Chase Lake Block A preliminary plan

Dear Chairman Harris,

Thank you for the opportunity to provide comments on the preliminary plan (No. 120230110) for Chevy Chase Lake Block A.

I want to express appreciation to the applicant for committing to relocate overhead wires underground along their frontage on the west side of Connecticut Ave.

I would ask that the Board also consider requiring the applicant to bury the overhead wires on the east side of Connecticut Avenue (Block B) which would bring both Blocks A and B into full compliance with the sector plan. Blocks A and B were part of the same sketch plan. Burying the wires on the east side of Connecticut Avenue is feasible as evidenced by MCDOT's recent underground relocation of identical utilities on the south side of Old Georgetown Road between Grand Park and Executive Blvd. by MCDOT for a cost of \$1.2M.

I would also urge the Planning Board to pay close attention to the implementation of improved street lighting for Block A. I was disappointed to observe recently that the same applicant apparently failed to implement street lighting on the east side of Connecticut Ave and the south side of Manor Rd as required by the 2017 Block B site plan resolution and by the sector plan. Instead, there is only old dilapidated Pepco-owned lighting on those frontages to the detriment of pedestrian safety and aesthetics. By way of this letter, I am asking you to take appropriate enforcement action.

Sincerely,

Handwritten signature in black ink, consisting of the letters 'A' and 'L' in a cursive style.

Al Carr
3904 Washington St
Kensington, MD 20895
alfred.carr@gmail.com