

Item 6 - Correspondence

From: [Bogdan, Grace](#)
To: [MCP-Chair](#)
Subject: FW: Loading Plan of 4702 Chevy Chase Drive Project
Date: Thursday, February 22, 2024 12:20:29 PM
Attachments: [Comments Final Loading Plan 216.pdf](#)

Please include this correspondence for Item 6 on the 2/29 Planning Board hearing.

Thanks,

Grace

From: Edward Butler <edivonnebutler@yahoo.com>
Sent: Saturday, February 17, 2024 12:49 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Bushey Daniel <busheydj@gmail.com>; Aaron Forsberg <forsberg.state@gmail.com>; staceydwolf@gmail.com; Karen Hoffman <karenhoffman8@gmail.com>; Poe Gail <gailpoe@gmail.com>; Esposito Giuseppe <giuseppe.esposito6409@gmail.com>; McLean Julie <jmclean@shermanfairchild.org>; Wendy Patterson <wendy.e.patterson1561@gmail.com>
Subject: Loading Plan of 4702 Chevy Chase Drive Project

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

Hello Grace,

Attached please find my written testimony for the February 29 Project Hearing. I would appreciate if you would submit it along with your Staff Report to the Planning Board. I also may want to verbally testify at the Meeting.

I want to thank you, Katherine and others in the Planning Department. All have been very responsive to our previous inquiries and written comments regarding the Project.

Thanks again for your cooperation,

Edward Butler, 4720 Chevy Chase Drive

February 16, 2024

Grace Bogdan
Lead Planner of Proposed 4702 Condo Project
Montgomery County Planning Department

Dear Ms. Bogdan,

I and other residents of Chevy Chase Drive reviewed the draft Loading Plan a few weeks ago and provided you with our comments. We have now seen the Final Loading Plan. We believe it still does not adequately address the traffic problems noted previously.

The Plan proposes only two new measures to alleviate the traffic congestion which will occur in front of 4702; namely the elimination of two parking spaces facing the property and the use of smaller garbage trucks to reduce (but not eliminate) traffic blockage on Chevy Chase Drive (CCD).

CCD traffic is congested already between Offutt Lane and Bradley Boulevard. Accidents and delays are frequent. This problem will be exacerbated by 4702's lack of onsite parking for moving vans, daily mail delivery and frequent other services such as Amazon/Fedex, taxis, building maintenance, etc.

Daily curbside parking in front of 4702 for service vehicles, large and small, will create a major traffic choke point in front of the new building. The proposed removal of only two of the four parking spaces on the north side of CCD facing the Project is insufficient.

All other apartment buildings on CCD have on-site parking for loading and other services. Curbside parking is not needed. 4702 will be the outlier. Its curbside parking will add significantly to the traffic congestion already present on CCD.

The 4702 Project creates a wide pedestrian pathway to Norwood Park on the east side of the 4720 property. Its purpose is to increase access to the Park by neighborhood and other town residents. To use this pathway, many pedestrians and bikers will cross CCD by navigating around parked cars without the help of a public crossing to the pathway's entrance. This adds to our concerns about personal safety and traffic congestion in front of 4702.

The Final Plan Loading Plan calls for 4702's on-sight manager to orchestrate and enforce the curbside parking of numerous vehicles, large and small, all needing frequent access to the Building. That job is not realistic. Ask any condo management company.

The management of CCD traffic needs improvement to service 4702 adequately and to avoid added traffic congestion. More needs to be done - measures such as additional parking restrictions, the elimination of two way traffic, street widening, etc. Perhaps the pathway to the Park could be relocated slightly eastward towards the FireStation in order free up 4702 land for service vehicles.

Finally, we believe that the Revised Loading Plan is, at best, a makeshift solution necessitated by the Applicant's decision to eliminate the Loading Facility originally planned for the rear of the Building. The Current 4702 Plan includes neither a Loading Zone nor on-site spaces for other service vehicles! Clearly, Plans need to be revised to avoid more traffic congestion on Chevy Chase Drive.

We look forward to these matters being addressed in the Final Project Review scheduled for February 29, 2024.

Sincerely,

Edward Butler, Resident of Chevy Chase Drive

From: [Edward Butler](#)
To: [MCP-Chair](#)
Subject: Re: Thank you for your message
Date: Wednesday, February 28, 2024 11:01:02 AM

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

My Address is 4720 Chevy Chase Drive, Apt 404, Chevy Chase, Md 20815

Edward Butler

On Feb 28, 2024, at 10:49 AM, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.

From: [Bogdan, Grace](#)
To: [Daniel Ben-Zadok](#)
Cc: [Mencarini, Katherine](#); [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Harris, Patricia A.](#); [Michele Rosenfeld](#); [Michael Zajac](#); [Jorge Mariscal](#); [Janice Soreth](#); [Shelley Rosenberg](#); [MCP-Chair](#)
Subject: RE: CCD Changes from last submission?
Date: Tuesday, February 27, 2024 4:12:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Daniel-

Please see my responses in **green bold**. By way of this email, these comments will be included to the Board for Thursday's hearing.

1) Does the retention of existing trees include the trees on the lot lining the northside of Nottingham where I see there will be a sidewalk?

That is correct, as stated below, these trees will remain with the exception of the two Leland cypress trees that will be replaced due to the fire hydrant relocation.

2) I reread the Load Management Plan and see almost no description of how the most frequent deliveries (USPS, UPS, FedEx, Amazon) will occur. Can you please expand on the developer's plans here?:
"The Property management representative will help to coordinate the drop-off of daily deliveries (Amazon, etc.) to expedite this activity." We should not aim for the property manager to default deliveries to Nottingham Dr. as CCD inevitably becomes backed up.

As the lobby will be located, and the building will be addressed, off Chevy Chase Drive it is anticipated that those daily deliveries will also occur from Chevy Chase Drive.

3) What can we expect for sound and light pollution after construction in the final building? For example, page 37 shows OA intake vents facing Nottingham. What is the expected decibel level for such vents? And will there be any new bright lights at night on Nottingham or are there guidelines around that? <https://montgomeryplanningboard.org/wp-content/uploads/2024/02/820230120-4702-CC-drive-attachments.pdf>

The project has provided a lighting plan in their drawings that will be finalized at Certified Site Plan review per recommended condition 18 of the Site Plan which limits footcandles at the property line and requires deflectors on fixtures to prevent excess glare. The OA intake vent is an outdoor air intake vent related to the HVAC. I've reached out to the Applicant for further information regarding any associated noise with that.

I hope this information is helpful to you.

Grace

From: Daniel Ben-Zadok <benzadok@gmail.com>
Sent: Tuesday, February 27, 2024 8:40 AM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Dickel, Stephanie

<Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Harris, Patricia A. <paharris@lercheary.com>; Michele Rosenfeld <rosenfeldlaw@mail.com>; Michael Zajac <michaeldzajac@gmail.com>; Jorge Mariscal <johmariscal@yahoo.com>; Janice Soreth <janice.soreth@gmail.com>; Shelley Rosenberg <shelros@gmail.com>; MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Re: CCD Changes from last submission?

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

Hi Grace,

Thanks for replying. I have a few clarifying questions/requests:

- 1) Does the retention of existing trees include the trees on the lot lining the northside of Nottingham where I see there will be a sidewalk?
- 2) I reread the Load Management Plan and see almost no description of how the most frequent deliveries (USPS, UPS, FedEx, Amazon) will occur. Can you please expand on the developer's plans here?: *"The Property management representative will help to coordinate the drop-off of daily deliveries (Amazon, etc.) to expedite this activity."* We should not aim for the property manager to default deliveries to Nottingham Dr. as CCD inevitably becomes backed up.
- 3) What can we expect for sound and light pollution after construction in the final building? For example, page 37 shows OA intake vents facing Nottingham. What is the expected decibel level for such vents? And will there be any new bright lights at night on Nottingham or are there guidelines around that? <https://montgomeryplanningboard.org/wp-content/uploads/2024/02/820230120-4702-CC-drive-attachments.pdf>
- 4) Please submit our final correspondence into the record for Thursday.

Thanks,
Daniel

On Fri, Feb 23, 2024 at 9:58 AM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Hi Daniel-

Thanks for reaching out! There are two items going forward on the 29th: 1) the Site Plan that was submitted last year and now seeking approval and 2) subsequent to the site plan application, the applicant also submitted a Preliminary Plan Amendment for a validity extension request, which is likely the postcard you just recently received. I've provided answers to your questions below in **bold green**:

- 1) **Based on the above letters from the condo, how will the new building handle traffic on CCD for what will surely be MANY deliveries and packages?** We do not want the design to revert where it

becomes more advantageous to park (really unsafely block) Nottingham again just because the developer suddenly is exempt from a loading dock. I recall the prior shared traffic and turning radius studies were inadequate and have not heard that the condo will ban tenants (btw will they? and what about short term rentals?) so I take any of the developers narratives on that above with the tiniest grain of salt.

The Applicant provided a Loading Management Plan (Attachment H in the second link below) that states how trash and deliveries will be managed, which we have recommended a condition for the Applicant to adhere to. This was reviewed by Planning, MCDOT and DPS Fire and Rescue staff. The Loading Management Plan calls for an onsite manager that will schedule move ins and move outs, which will occur outside of peak hours and will occur on Chevy Chase Drive. Trash and recycling trucks will park in the driveway. Please note, during the review of the Application, DPS Fire Department Access Division required that approximately three on-street parking spaces be removed on the north side of Chevy Chase Drive to allow sufficient access and circulation for vehicles in the event of an emergency.

The Planning Department does not regulate the units as for sale or for rent, therefore we cannot speak to your comment regarding the ban of tenants. Additionally, the project is not currently proposing short term rentals. In the past, for projects that are contemplating short term rentals, this would be reviewed as part of the application.

2) What happened to the forest conservation plan and what is the final plan for trees on Nottingham? Does the new sidewalk wind around them and will the current trees on the lot be protected or replaced and when? We need to retain a green screen for this very tall building. **The previously approved Preliminary Plan also included a Forest Conservation Exemption with a tree save plan, which was updated with this site plan. The Applicant will be providing a sidewalk on the north side of Nottingham Drive and will retain most of the trees that currently screen the parking lot. There are two Leland Cypress trees that will be replaced in that area as the roots will be impacted by the relocation of the fire hydrant. Attachment A shows the general location of that sidewalk extending to the entrance to Norwood Local Park.**

3) Will the developer pursue MPDUs and if so how will that work?

The Applicant has entered into an agreement with DHCA to pay a fee in lieu for the MPDUs as allowed by Chapter 25A.

4) How will noise, traffic, and light pollution be handled during and after the construction process?

If this is not the time to ask about it--when is?

When the Applicant proceeds to building permits with the Department of Permitting Services, they will be required to provide a Construction Management Plan which will address construction impacts such as noise and construction trucks, this is outside of the Planning Department's purview.

5) Has anything else changed that is not on the below documents?

No other changes have occurred since the posting of the staff report.

I hope this information is helpful to you, and I'd be more than happy to discuss over the phone if you have additional questions. Please note that if you do wish to testify before the Planning Board, you must sign up to speak by noon this coming Wednesday (2/28), you can sign up here:

<https://montgomeryplanningboard.org/meetings/signup-to-testify/>

Sincerely,

Grace



Grace Bogdan (she/her/hers)
Planner III, DownCounty Planning Division
Bethesda Design Advisory Panel (DAP) Coordinator

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



From: Daniel Ben-Zadok <benzadok@gmail.com>
Sent: Thursday, February 22, 2024 1:28 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Harris, Patricia A. <paharris@lercheearly.com>; Michele Rosenfeld <rosenfeldlaw@mail.com>;
Michael Zajac <michaeldzajac@gmail.com>; Jorge Mariscal <johmariscal@yahoo.com>; Janice Soreth
<janice.soreth@gmail.com>; Shelley Rosenberg <shelros@gmail.com>
Subject: CCD Changes from last submission?

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

Hi Grace,

I want to first thank you and the county for all your hard work on bringing a new development project to increase housing supply. You and others have done a great job working with the community and soliciting feedback.

I am wondering if I can please receive a summary or can you point me to one in the below PDFs about what has changed since the last submission for the CCD project? I received a postcard in the mail a while ago that said this was JUST A PERMIT EXTENSION hearing but when I look through these PDFs as a layman, I see a lot of confusing, new information. Specific areas of interest for me are:

1) **Based on the above letters from the condo, how will the new building handle traffic on CCD for what will surely be MANY deliveries and packages?** We do not want the design to revert where it becomes more advantageous to park (really unsafely block) Nottingham again just because the developer suddenly is exempt from a loading dock. I recall the prior shared traffic and turning radius studies were inadequate and have not heard that the condo will ban tenants (btw will they? and what about short term rentals?) so I take any of the developers narratives on that above with the tiniest

grain of salt.

2) What happened to the forest conservation plan and what is the final plan for trees on Nottingham? Does the new sidewalk wind around them and will the current trees on the lot be protected or replaced and when? We need to retain a green screen for this very tall building.

3) Will the developer pursue MPDUs and if so how will that work?

4) How will noise, traffic, and light pollution be handled during and after the construction process?
If this is not the time to ask about it--when is?

5) Has anything else changed that is not on the below documents?

For the sake of efficiency, I have copied other stakeholders here. Let us know if it is advantageous to hold a call before 2/29 or if it makes more sense that I testify to ask these questions. I am trying to save the board time and see what can be worked out and understood ahead of time. My number is (954) 304-6487

Thanks,
Daniel

<https://montgomeryplanningboard.org/wp-content/uploads/2024/02/820230120-4702-CC-drive-final-SR.pdf>

<https://montgomeryplanningboard.org/wp-content/uploads/2024/02/820230120-4702-CC-drive-attachments.pdf>

From: [Daniel Ben-Zadok](#)
To: [MCP-Chair](#)
Subject: Re: Thank you for your message
Date: Tuesday, February 27, 2024 8:47:06 AM

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

Daniel Ben-Zadok
4620 Nottingham Dr, Chevy Chase, MD 20815

On Tue, Feb 27, 2024 at 8:40 AM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.