

Chevy Chase Village Board of Managers' Special Meeting

August 1, 2016

Note: These minutes reflect the Board's actions only, and do not include remarks made by members of the Board of Managers, Legal Counsel, Village Staff or others in attendance.

BOARD OF MANAGERS

Michael L. Denger, Chair	Present
Elissa A. Leonard, Vice Chair	Present
David L. Winstead, Secretary	Present
Minh Le, Assistant Secretary	Present
Gary Crockett, Treasurer	Present
Robert C. Goodwin, Jr., Assistant Treasurer	Absent
Richard M. Ruda, Board Member	Present

STAFF

Shana R. Davis-Cook, Village Manager	Present
John Fitzgerald, Police Chief	Present
Michael Younes, Director of Municipal Operations	Present

COUNSEL

Suellen M. Ferguson, Village Counsel	Present (by phone)
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Mr. Michael Denger, Chair of the Board of Managers, called the meeting to order at 7:33 p.m. Mr. Goodwin was absent. Ms. Ferguson was present by phone. Mr. Denger explained that the purpose of this special meeting was to present and receive the community's feedback on the Board's proposed position statement on the redevelopment plans for *The Collection Chevy Chase* (formerly referred to as Chevy Chase Center; hereafter referred to as "The Collection"), which will be submitted to the Montgomery County Planning Board for its consideration; and to take action on a proposed agreement for personnel health and life insurance benefits.

Position Statement Regarding the Redevelopment Plans for The Collection Chevy Chase

A copy of the Board's draft proposed position statement had been posted to the Village website prior to the meeting. Mr. Denger outlined a summary of the basis for the Board's proposed position on the redevelopment plans for The Collection, as follows:

- **Grocery Store:**
 - The Land Company has withdrawn its request for removal of the site condition requiring the Land Company maintain a grocery store with a minimum square footage of 30,000 on the property. *This change is responsive to concerns raised by the community that it is critical that the center maintain a grocery store as a community retail amenity.*
- **Wisconsin Circle:**
 - The Land Company has presented an option to cut into the section of sidewalk located on Wisconsin Circle between Western Avenue and the entrance to the underground parking garage to provide four public parking spaces. The

sidewalk's width in this section would be reduced by approximately twelve feet. The remaining sidewalk would be eight feet in width, which complies with Americans with Disabilities standards. *The Land Company has stated from the outset that prospective retailers have expressed the need for proximal on-street parking for quick trips. These parking spaces are responsive to these requests, while maintaining through traffic within the existing travel lanes. Although there are concerns regarding the impact that periodic maneuvering in and out of parking spaces may have on the travel lane closest to these spaces, we understand that the change has been approved by Montgomery County's Department of Transportation and that formal approval is forthcoming from Ride On and WMATA (verbal approval from these agencies has already been received).*

- Mid-block pedestrian crossing. *Currently pedestrians cross illegally mid-block. The establishment of a painted crosswalk should make drivers more aware of pedestrians crossing at this location, making it safer for pedestrians. By marking the crosswalk, drivers are required to stop for pedestrians, therefore increasing safety.*
- The existing three taxi cab parking spaces will be maintained in (approximately) their current location along the westbound curb, immediately west of the proposed pedestrian crossing. No additional taxi stand will be designated along the eastbound side of the circle (on the bus terminal side). *This maintains the existing configuration.*
- Two public parking spaces are shown to the west of the taxi cab spaces. These spaces do not extend beyond the line of the break in the median (approximately 98 feet from the travel lane along Wisconsin Avenue). Parking in these spaces would only be permitted during off-peak (non-rush hours). *The Board views this as having a minimal impact as many vehicles illegally park in this location currently, and the proposed location allows ample space for vehicles to queue as they await a green light to make the right turn onto northbound Wisconsin Avenue.*
- **Internal to the Property:**
 - At the Village's request, the Land Company has agreed to install speed humps internal to the property to reduce vehicle speeds and enhance pedestrian safety. Originally, the Land Company proposed two new raised crosswalks to serve as speed humps along the interior street that is closest to the Buffer. The Village insisted that an additional speed hump, nearer to the crosswalk, was needed as you approach Montgomery Street. The Land Company agreed and revised the plans to include the third requested speed hump. The Land Company has agreed to shift the third speed hump approximately 50 feet south of this crosswalk.
 - A new ramp along the east side of the proposed plaza area to allow easy access for strollers and wheelchairs from the upper surface parking deck to the lower interior street has been proposed. *This ramp responds to concerns raised by residents during the information meeting.*
 - Passenger drop-off area in front of Clyde's restaurant (approximately two car lengths). *This area (i.e., "layby") was added at the Village's request due to the narrowing of the roadway in front of Clyde's, which would have created a bottleneck at the entry into the center from Wisconsin Avenue.*

- **Montgomery Street:**

- The sidewalk surrounding the proposed roundabout will be raised, effectively serving as an additional speed hump as you enter and exit the property (as well as the Saks parking lot). This will force drivers to slow down and by raising the sidewalk's level, pedestrians will be more easily seen by drivers. *This change is in response to the Village's concerns that eliminating the parking gates would allow vehicles to proceed into and out of the roundabout without slowing down. The raised sidewalk will enhance pedestrian safety in this area.*
- The proposed roundabout would bring the surrounding sidewalk deeper into the property (farther south) by approximately thirty-five feet. *This will improve pedestrian access to and from the Buffer and reduce the risk of vehicular and pedestrian accidents as this heavily-used pedestrian access point between the Village and the shopping center.*

Members of the audience commented as follows:

- Concern was expressed regarding the removal of the parking gates and the potential for an increase in the number of vehicles that will cut-through the property to avoid traffic at the intersections of Western Avenue/Wisconsin Circle/Wisconsin Avenue. *The Board voted unanimously to modify the position statement to express concern regarding the impact that the removal of the parking gates could have to increase the volume of cut-through traffic.*
- A resident of Montgomery Street commented that every other property with surface-level parking has parking gates to avoid cut-through traffic and/or commuter parking. He argued that the parking gates should, therefore, remain at The Collection so the property does not encourage such behavior.
- Concern was expressed regarding the property owner's (The Chevy Chase Land Company) failure to present a parking management plan in lieu of the removal of the current parking gate system.
- Concerns were expressed regarding the ability to enforce cut-through traffic by having an officer stop drivers at the proposed Montgomery Street roundabout. Discussion followed regarding the legality of such traffic stops and the ability to deploy Village or Montgomery County Police officers for same.
- Several residents stated that the lack of a right turn signal and the high volume of pedestrians crossing along the north and west sides of the intersection contributed to the high volume of traffic along westbound Wisconsin Circle as drivers are delayed when attempting to turn right onto northbound Wisconsin Avenue.
- Several residents objected to the two proposed public parking spaces along westbound Wisconsin Circle located west of the existing taxi stand. *Mr. Denger polled the Board to see if there was support for including this objection within the position statement. Ms. Le and Mr. Winstead voted in favor of including the objection within the position statement. Mr. Denger, Ms. Leonard, Mr. Ruda and Mr. Crockett voted against including the objection in the position statement.*

Mr. Crockett moved to approve the position statement, as amended to reflect concern regarding the impact that the removal of the parking gates could have to increase the volume of cut-

through traffic. Mr. Ruda seconded the motion. Mr. Denger, Ms. Leonard, Mr. Winstead, Ms. Le, Mr. Crockett, and Mr. Ruda voted in favor of the motion. The motion passed.

Contract Authorization Request

- Join the Montgomery County Staff Benefits Program, for medical, dental and life insurance coverage, effective September 1, 2016

A staff report was circulated to the Board prior to the meeting. Discussion followed.

Mr. Crockett moved to authorize the Village Manager to enter into a Participating Agency Agreement with Montgomery County to participate in the Montgomery County Staff Benefits Program for medical, dental and life insurance coverage, effective September 1, 2016. Mr. Ruda seconded the motion. Mr. Denger, Ms. Leonard, Mr. Ruda, Mr. Winstead, Mr. Crockett, and Ms. Le voted in favor of the motion. The motion passed.

Adjournment

The Board unanimously voted to adjourn the meeting. Mr. Denger, Ms. Leonard, Mr. Winstead, Ms. Le, Mr. Crockett, and Mr. Ruda voted in favor of the motion. The motion passed. The meeting adjourned at 9:25 p.m.

Attested by: Shana Davis-Cook, Village Manager

Final.