
From: Tim Pryor <tim.pryor@hotmail.com>
Sent: Monday, January 14, 2013 6:01 PM
To: Hisel-McCoy, Elza
Cc: Carrier, Francoise; wmbuchanan@gmail.com
Subject: CC Lake Plan - redline revision proposal

Follow Up Flag: Follow up
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Elza,

I would like to propose that you change the language in the redlined version of the Chevy Chase Lake Sector Plan regarding recently added Newdale Mews design guidelines so that it matches the language that the Board considered in its Jan. 10th meeting.

Specifically, I ask that you change the second to last sentence of the Newdale Mews section to say "Particular attention should be paid to solar access and shading, as well as increasing minimum rear building setbacks, maintaining/extending natural screening, and requiring view corridors between the new buildings."

If it helps, I will be happy to explain why I think this language is preferable to what appears in the 1/11/13 redline of the plan.

Thanks,

Tim Pryor

From: Robins, Steven A. <sarobins@lercheearly.com>
Sent: Tuesday, January 15, 2013 9:43 PM
To: Hisel-McCoy, Elza
Cc: David M. Smith; David Kitchens; mtf@cclandco.com; Robins, Steven A.; Charles A. Irish, Jr., PE, LS, LEED AP
Subject: Comments on Planning Board Final Draft Plan
Attachments: Comments to Planning Board FInal Draft Sector Plan_1314299.DOCX
Importance: High

Elza: Here are comments that we would like to discuss with you as part of our call at 9:30 AM. These comments relate to the Planning Board Final Draft that was posted on the web. Thanks and we look forward to talking in the morning.

Steve Robins

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**Planning Board Final Draft
Comments from The Chevy Chase Land Company
January 17, 2013**

Page 6:

Land Use second paragraph: Add offices to the list. The first paragraph should reference the 16 story senior high-rise building.

Page 12:

Under Create, the Plan should read “Create new choices in the Chevy Chase Town Center with new opportunities for local shopping, housing, **businesses**, public spaces, and transit.

Page 14:

Land Use: add a bullet point.

- Prior to the Purple Line, encourage mixed use development of the Town Center on the Chevy Chase Lake East Shopping Center site including community based retail, residential and hospitality, along with public open space.

Page 16: Criteria for compatibility – need to discuss.

Page 17:

Chevy Chase Lake East Shopping Center. In the 2nd paragraph, the development approval remains valid until at least **2018**.

Page 18:

First paragraph, I believe this sentence should be revised to read as follows:

Such an approach transitions well to the single-family “and apartment neighborhoods to the north and **east**”.

On Parcel B2-b, didn't the Planning Board agree that the Plan should recommend heights up to 80' for the property closest to the purple line?

Page 18:

The paragraph discussing the open space should identify the space as “central public use space” instead of “central green space.” We question whether the Plan should reference a specific size for the space? It may be more desirable to preserve flexibility by not being too specific. If size is referenced, the Plan should read that the space should be approximately ½ acre instead of

“at least” ½ acre. The final sentence should read that “The Planning Board will determine its exact location, **size** and design through the development process.”

Page 19:

The Plan states that for the intersection of Connecticut Avenue and East West Highway, the Plan does not recommend comprehensive intersection improvements due to right-of-way limitations. Our transportation consultant feels that this is not accurate. If needed, ROW is sufficient to improve this intersection. At a minimum, the Plan should provide the opportunity to study this alternative, much like it does in the last bullet on p. 20 for Brookville Road and East West Highway.

Page 20:

Table 2, same as comment on Page 19. The table classifies our new CCL East- New Street as B-1 and gives a design standard of 2005.01 Modified. **There should be an asterisk that this street may be private.**

Page 21:

#5 – BRAC Improvements. The Plan doesn’t list the BRAC planned improvements on Jones Bridge Road (east-west lanes to be added). This should be included in the Plan.

Pages 21-23:

Pedestrian and Bicycle – We will continue dialogue with Staff on this issue, particularly the cycle track.

Page 24

Environment

The first bullet requires an increase in the tree cover in the Town Center to a minimum of 30%. It has been our understanding that trees located above grade (*i.e.*, rooftop gardens and the station level plantings) will be included in the canopy calculation. This language should be included in the bullet.

Page 26

Purple Line, 1st paragraph – We would like to discuss the statement regarding the New Street offering an alternative station access point for buses, rapid transit vehicles, and commuter kiss and ride cars.

Page 27

Expanding Choice at the Town Center

Under the section entitled “Expanding Choice at the Town Center,” in the third line, the Plan should state, “the Plan **requires**” instead of “the Plan recommends” rezoning the remaining Town Center properties... This stronger language should be included, particularly since there will be two SMA’s instead of one (and the Phase 2 properties are relying on the SMA).

Page 28

8401 Connecticut Avenue

In the second paragraph, the text should state in the first sentence, “The plan recommends a maximum building height of 150’ **as measured from Connecticut Avenue...**” This is clarifying language.

Page 29

8401 Connecticut Avenue and Chevy Chase Lake Apartments:

The reference to the new street should be a public **or private** street.

Page 30

Environment

Same language as above regarding tree canopy.

Page 31

New Public Parks

The language in this section should be made singular since the public use space on the Chevy Chase Lake East site will be private.

Other possible points may be raised in our scheduled discussion.

From: Silber, Stacy P. <spsilber@lercheary.com>
Sent: Wednesday, January 16, 2013 1:06 PM
To: Carrier, Françoise; Wells-Harley, Marye; Anderson, Casey; Presley, Amy; Dreyfuss, Norman
Cc: Hisel-McCoy, Elza; Lazdins, Valdis
Subject: Newdale Mews: Interim Zoning

January 16, 2013

Ms. Françoise Carrier, Chair
& Members of the Planning Board
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Newdale Mews

Dear Ms. Carrier and Members of the Board:

We are writing in response to Staff's request to evaluate an interim zoning recommendation for the Newdale Mews Property prior to the Purple Line trigger. We also comment below on Staff's January 11th modified language dealing with maintenance of existing vegetative screening.

We suggest an interim zoning of CRT1.25, C0.25, R1.25, H45. This zoning will provide an interim solution, should the Purple Line be delayed. Under this density, there is an opportunity to provide below grade parking, which would allow for recommended setbacks from adjacent single family and landscaped areas. As discussed, an interim redevelopment (and a full development post Purple Line) will result in the introduction of MPDUs, where there are none currently, and will have minimal impact on the transportation network, as confirmed by MNCPPC Staff at the Board's November 1st worksession.

Certainly, this zoning and height is not ideal post Purple Line with the Purple Line's close proximity to the Property, and the County's goal of having increased density near transit. Thus, should the Purple Line proceed, the Property can be developed at the Planning Board recommended, and more appropriate post Purple Line zoning of CRT 1.5, C0.25, R1.50, H55.

We also suggest a minor change to Staff's modified language dealing with maintenance of existing vegetative screening. A Board Certified Master Arborist has evaluated trees on the Property and per his evaluation approximately half of the trees that border the Newdale Mews Property have rot and other integrity issues. Thus, we suggest the following modification to page 28 of Staff's January 11, 2012 redline:

“Particular attention should be paid to solar access and shading, as well as ~~maintaining and~~ extending building setbacks from the existing homes, maintaining where feasible or planting vegetative screening, and establishing views between the new buildings. The design guidelines provide further recommendations to promote compatibility.”

Regards,

Stacy Plotkin Silber

--

Stacy P. Silber - Attorney

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From: O'Neil, Patrick L. <ploneil@lercheearly.com>
Sent: Wednesday, January 16, 2013 5:15 PM
To: Hisel-McCoy, Elza; Hisel-McCoy, Elza
Cc: O'Neil, Patrick L.
Subject: Revised Planning Board Draft: HHMI

Elza – After our review of the Zoning Ordinance’s definitions and the LSC Zone’s permitted uses, here is proposed Sector Plan language to describe our mutually intended limitation on HHMI’s uses of its campus:

The sector plan recommends limiting development at HHMI to a maximum of 0.5 FAR for administrative and conference center functions. Additional uses are limited to accessory uses, including housing and commercial uses, for the benefit of HHMI staff and guests.

This language would replace the first two sentences of the HHMI description in the current version of the Planning Board Draft. Please let me know if this works for you.

Thank you.

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