

**Town of Chevy Chase  
Long Range Planning Committee  
June 20, 2011**

Minutes prepared by Leslie Hill

Members present: Tina Coplan, Charles Duffy, Leslie Hill, John Midlen, Jim Roy, Steve Seidel

The meeting was called to order at 7:00 pm.

**County Planning Issues**

Chevy Chase Lake Sector Plan: The committee discussed County Planning Department recommendations for the Chevy Chase Lake Sector Plan, presented at the Village of Chevy Chase Hall on June 16. Following community-preference workshops held by the staff, the staff recommended balanced growth and redevelopment at a scale compatible with surrounding residential neighborhoods. The recommended mixed-use development would proceed in two phases. The first stage would include 250,000 square feet. The second phase, to begin when the Purple Line is under construction, would be rezoned to allow an additional 800,000 square feet of development with the same maximum height. Connecticut Avenue would not be widened.

CR Zone amendments: The County Council's first work session on the proposed Zoning Text Amendment for commercial/residential (CR zones) was discussed. The County planning staff identified misunderstandings associated with the proposed legislation. Council members noted concerns by residents about the impact of proposed mixed-use development in proposed CRN zones adjacent to single-family homes.

Building heights near Metro: An informal LRP survey of Bethesda, Friendship Heights and Silver Spring high rise buildings near Metro stops found no buildings taller than 15-floors in height, except for the Chevy Chase Trust building at East-West Hwy. and Wisconsin Ave., which reaches 17 stories stepping down to 15. This contrasts with the Chevy Chase Land Company's Chevy Chase Lake proposal for three buildings of 19 floors.

### **Bethesda Development**

It was noted that Bethesda construction on lots 31 and 31A is expected to be in the fall with closing of Woodmont Ave. John Murtagh alerted the Town's Public Service Committee about possible spillover parking in the Town as a result.

### **Purple Line Mitigation**

There was little to report, pending a meeting with the committee in September concerning the MTA's agreement with the University of Maryland, College Park.

Jim Roy noted that the annual Trail event was a success with more than 300 participants.

**Town Strategic Plan:** Karen DePew is working with the town manager and talking to each Town Council member about their goals for the coming year. These goals will be incorporated for the committees.

The meeting was adjourned at 8:00 pm.