

TOWN OF CHEVY CHASE
COUNCIL MEETING
June 12, 2024

- I. GENERAL BUSINESS (7:00-7:30 p.m.)
 - A. Call to Order
 - B. May 2024 Financial Report
 - C. Town Manager's Report
 - D. Public Comments

- II. PUBLIC HEARINGS (7:30-8:15 p.m.)
 - A. [Contribution of \\$10,000 to Wonders Early Learning for Capital Improvements](#)
 - B. [Tree Removal Appeal, 4427 Ridge Street](#)

- III. COUNCIL DISCUSSIONS (8:15-9:00 p.m.)
 - A. Bethesda Market Park
 - B. Purple Line -- CCT Fencing/Barrier Improvements
 - C. Overgrown Vegetation Regulations and Policies
 - D. Leland Street/East Avenue Intersection Improvements

- IV. OTHER BUSINESS/UPDATES (9:00-9:30 p.m.)
 - A. County Attainable Housing Strategies Initiative
 - B. Technical Amendment to State Law to Clarify Municipal Building Authority
 - C. County Growth & Infrastructure Policy
 - D. Bethesda Minor Master Plan Amendment

- V. ADJOURNMENT (9:30 p.m.)

How to Join the Council Meeting

- 1. In-Person
4301 Willow Lane, Chevy Chase, MD 20815

- 2. [Online via Zoom](#)

- 3. By Phone via Zoom
(301) 715-8592
Meeting ID: 301 654 7144
Passcode: 6547144

Wonders Early Learning + Extended Day and Town of Chevy Chase Community Partnership

March 27, 2024

Since 1989, [Wonders Early Learning at Leland](#) has long been a valuable member of The Town of Chevy Chase community. We have educated and cared for many of the Town's children and partnered with their families over the past 35 years. Wonders would like to strengthen our partnership with the Town and its residents. We respectfully request the Town Council consider our request for a recurring grant to Wonders Early Learning at Leland to enhance our learning environment and community connection.

We regularly hear from families that it is the strong sense of community that makes Wonders unique. Our leadership and educators firmly believe in respectful, reciprocal, and caring partnerships with families. We build these partnerships through effective communication, family events, and an open door policy.

Wonders Early Learning at Leland is accredited by the National Association for the Education of Young Children. Only 11% of all early care and education programs in the country have obtained this nationally recognized level of quality. Additionally, Leland has obtained a level 5 EXCELS rating, the highest level in Maryland's child care quality rating system.

Leland Program Information

We serve children who are 18 months to 5 years of age

Three classrooms

MSDE accredited curriculum

Focus on equity teaching and learning practices

Specialists that enhance our curriculum include a music program and pilates

Parent education workshops

Community Partnership Proposal

Wonders as a resource for families:

1. Wonders will contribute a parenting resource to the monthly Town of Chevy Chase newsletter.
2. Town of Chevy Chase parents will be invited to attend bi-monthly parent education workshops offered by Wonders. These are virtual 1-1.5 hour long workshops presented by education and parenting experts.

Enhancing the learning environment (need varies from year to year):

1. New resources for the children who attend Wonders at Leland would include classroom materials such as updated furniture.
2. Expanded curriculum specialist program to include STEAM activities.
3. Replacement of appliances or other infrastructure upgrades (currently, the commercial stove/oven needs to be replaced).

The learning enhancements would include time sensitive items as well as established activities and related staff costs.

Total request

\$10,000 annual grant from the Town of Chevy Chase

(\$4,000 for resource activities and \$6,000 for learning environment enhancements)

From: Joanne Hurt
To: Todd Hoffman
Subject: Fwd: outline of Wonders proposal for a community partnership with the Town of Chevy Chase
Date: Wednesday, March 27, 2024 12:17:32 PM
Attachments: Wonders and Town of Chevy Chase Community Partnership Outline.docx

Hi Todd,
I forgot to add that we have 33 families at Leland and 9 live in the Town.

Joanne

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

From: Joanne Hurt
Date: Wed, Mar 27, 2024 at 12:09 PM
Subject: outline of Wonders proposal for a community partnership with the Town of Chevy Chase
To: Todd Hoffman

Hi Todd,
I have mapped out a rough proposal for tonight's meeting. I decided it would make the most sense to propose a recurring grant request. The request would essentially contribute to two buckets: Wonders being a resource for the Town and enhancing the learning environment at Leland.

Please let me know if you have any questions and thank you for sharing this idea. I am open to suggestions. Anne Patterson is a current parent at Leland and is also one of our alumni. She and I have discussed the idea of strengthening the partnership with the Town because she believes that many residents are not aware this resource is right in the Town. I plan to speak to Anne before the April meeting to refine details, too.

Thanks,
Joanne

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Joanne Hurt (she/her/hers)
Executive Director
Wonders Early Learning + Extended Day
5272 River Road, Suite 530
Bethesda, MD 20816

From: Joanne Hurt
To: Todd Hoffman
Subject: items for Leland
Date: Wednesday, April 17, 2024 3:58:37 PM

Hi Todd,

I wanted to confirm with our Early Learning Program Director before sending the list.

Here are the items we use the grant for:

commercial stove/oven

window blinds for all windows in the center

activity tables in the three classrooms

shelving for classroom activity materials

carpeting in the preK classroom

carpeting for the office and staff lounge

replace storage unit and tiling repair in the staff bathroom

Please let me know if you have any questions and thanks!

Joanne

--

Joanne Hurt (she/her/hers)
Executive Director
Wonders Early Learning + Extended Day
5272 River Road, Suite 530
Bethesda, MD 20816

WONDERS EARLY LEARNING + EXTENDED DAY Statement of Activity

	Chevy Chase		Leland	
	Chevy Chase	Chevy Chase	Leland	Leland
	3/31/2024	Projection	3/31/2024	Projection
		FY2024		FY2024
Revenue				
400 Tuition				
Total 4000 Early Learning	\$ 0.00	\$ 0.00	\$ 523,224.61	\$ 859,583.29
Total 4010 Extended Day	\$ 205,033.51	\$ 272,259.05	\$ 0.00	\$ 0.00
Total 400 Tuition	\$ 205,033.51	\$ 272,259.05	\$ 523,224.61	\$ 859,583.29
Total 410 Fee Revenue	\$ 3,193.01	\$ 4,105.30	\$ 1,957.05	\$ 2,795.79
Total 420 Tuition Discounts	\$ (9,009.16)	\$ (12,870.23)	\$ (23,139.61)	\$ (38,841.49)
Total 500 Gov't Grant Revenue	\$ 0.00	\$ 0.00	\$ 4,500.00	\$ 4,500.00
Total Revenue	\$ 199,217.36	\$ 263,494.12	\$ 506,542.05	\$ 828,037.59
Gross Profit	\$ 199,217.36	\$ 263,494.12	\$ 506,542.05	\$ 828,037.59
Expenditures				
700 Salaries				
Total 700 Salaries	\$ 87,265.18	\$ 124,664.54	\$ 301,702.52	\$ 517,204.32
Total 740 Employee Benefits	\$ 7,790.57	\$ 13,355.26	\$ 26,853.27	\$ 46,034.18
Total 750 Payroll Taxes	\$ 7,197.78	\$ 9,536.84	\$ 24,427.09	\$ 41,875.01
Total 760 Professional Development	\$ 586.59	\$ 1,086.00	\$ 937.99	\$ 1,940.00
Total 770 Contracted Staff	\$ 650.00	\$ 1,500.00	\$ 820.75	\$ 1,500.00
Total 780 Other Staff Expense	\$ 202.65	\$ 300.00	\$ 523.89	\$ 950.00
Total 800 Occupancy Rent Expense	\$ 8,673.53	\$ 12,390.76	\$ 10,974.88	\$ 18,814.08
Total 900 Direct Student Expense	\$ 8,281.06	\$ 10,300.00	\$ 24,067.63	\$ 41,258.79
Total 910 Office Expense	\$ 1,139.24	\$ 1,652.98	\$ 7,304.80	\$ 12,522.51
Total 920 Business Expense	\$ 11,007.28	\$ 18,869.62	\$ 18,150.85	\$ 31,115.74
Total 930 Dues, Fees & Losses	\$ 943.65	\$ 1,348.07	\$ 806.12	\$ 1,381.92
9990 Indirect Administration Cost	35,147.00	50,210.00	89,367.00	153,200.57
Total Expenditures	\$ 168,884.53	\$ 245,214.07	\$ 505,936.79	\$ 867,797.13
Net Operating Revenue	\$ 30,332.83	\$ 18,280.05	\$ 605.26	\$ -39,759.55
Net Revenue	\$ 30,332.83	\$ 18,280.05	\$ 605.26	\$ (39,759.55)

STAFF REPORT

II-B

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Terra Innovations, 4427 Ridge Street (Current Vacant Lot), Tree Removal Appeal
DATE: June 12, 2024

Terra Innovations, 4427 Ridge Street, has filed an appeal of a denied tree removal permit for a pin oak in the public right-of-way adjacent to the property.

Background:

On April 11, 2024, the applicant filed a permit application with the Town to remove a pin oak tree in the public right-of-way in front of the subject property. The Town Manager found that the tree is a canopy tree that is not dead, dying, in danger of falling, or a hazard to the safety of persons or property; therefore, the permit application was denied.

Staff Note: The following assertions are a partial summary of the materials provided by the applicant in support of the appeal record. Their inclusion in the Staff Report does not intend to convey staff support for the approval or denial of the appeal. The applicant should indicate to the Council if any arguments have been misrepresented. The Council should consider the entire record in considering the appeal.

Procedure:

The Town Council shall consider the following factors in deciding whether to approve or deny an appeal of a denied tree removal permit. The record of the appeal is attached.

1. The reasons cited by the applicant for wanting to remove the canopy tree.
The applicant requests permission to remove the tree to facilitate the construction of a conventional driveway to provide off-street parking and provide access to a proposed detached garage to be constructed at the rear of the narrow, unusually shaped lot. A driveway is necessary due to the lack of available on-street parking. Other driveway options that were explored would be unusually configured and require Town or County variances.
2. The applicant's intention to plant replacement trees, with consideration of the number, size and desirability of species, and with a minimum goal of replacing the canopy tree to be removed.
The applicant proposes to plant two replacement trees in the public right-of-way. One tree is proposed to be planted in front of 4427 Ridge Street, and the other tree is proposed to be planted in front of 6801 West Avenue, which is also owned by the applicant.
3. The applicant's intention to retain and protect existing trees.
There is a willow oak tree in the right-of-way on the west side of the property that will be protected during construction. A mulberry tree on the shared property line with 6803 West Avenue also will be protected. Other trees on the property are not protected under the Town's Urban Forest ordinance due to their size, species, or condition and have been approved for removal.

4. The facts in support or opposition presented by Town residents.
As of June 5, 2024, the Town has not received any correspondence related to the appeal from Town residents.
5. Information provided by the Town arborist.
The denied tree removal permit application, which includes a detailed condition report, is attached. A tree inventory of the property also is attached.
6. The extent to which no alternative to canopy tree removal exists that would allow the proposed development, construction, or land use otherwise permitted under the town building code.
The applicant addresses this extensively in their letter of appeal.
7. The desirability of preserving a canopy tree by reason of its age, size or outstanding qualities, including uniqueness, rarity or species.
A description of pin oak trees from the Manual of Woody Landscape Plants is attached.
8. The overall effect on the tree canopy of the adjacent properties, the neighborhood, and the town.
While the applicant acknowledges that the removal of the pin oak tree will affect the immediate tree canopy and the overall canopy of the Town, the applicant feels that the loss of the tree will be mitigated by the installation of the proposed replacement trees.
9. The aggregate or cumulative effect of the proposed canopy tree removal(s), including any and all canopy tree removals from the property within the prior two-year period.
No canopy trees have been removed from the property in the past two years. Other trees proposed for removal have been approved by the Town due to their species/condition.

The supporting documents for this agenda item have been omitted in order to protect personally identifiable information. If you would like to review the supporting documents, please contact the Town office at townoffice@townofchevy Chase.org.