

TOWN OF CHEVY CHASE
COUNCIL WORK SESSION
April 16, 2025

*All Councilmembers were in attendance.
The recording of this meeting is available on the Town website.*

OPEN SESSION TO VOTE TO ENTER CLOSED SESSION

At 6 p.m., the Town Council met in open session for the purpose of voting to enter a closed session pursuant to the Open Meetings Act, Maryland Code, General Provisions Article, Section 3-305(b)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction. Mayor Lane moved to enter closed session. Vice Mayor Rush seconded the motion, which passed unanimously. The Council discussed performance bonuses for Town staff. The closed session adjourned at 6:40 p.m.

COUNCIL WORK SESSION

At 6:45 p.m., the Town Council met with Corso representatives to discuss the status of redeveloping 7100 Connecticut Avenue. Corso officials reviewed the timeline for redevelopment and the status of obtaining building permits for the project. Corso officials also answered questions related to the Town's garage lease and the construction management agreement. The work session adjourned at 7 p.m.

COUNCIL REGULAR SESSION

I. GENERAL BUSINESS

- Heard March 2025 financial report.
- Heard Town Manager's report.
 - Town staff has been involved in several major efforts, including tracking proposed state legislation related to municipal regulatory authority, housing, and speed cameras; analyzing and responding to the County's proposed workforce housing legislation; and responding to the Bethesda Downtown Plan Minor Master Plan Amendment.
 - Staff also addressed the redevelopment of 7100 Connecticut Avenue (Corso); continued Zimmerman Park renovations; completed a parking analysis in the northwest quadrant of Town; met with PEPCO officials to discuss street light conversion and ownership; developed the proposed FY26 budget; and planned for the 2025 Town election.

II. PUBLIC HEARINGS

- Held a public hearing on a request for speed humps in the 6900/7000 blocks of Maple Avenue. Discussed the request and asked the Town engineer to review the locations of the proposed speed humps, based on resident feedback. Agreed to schedule another public hearing at the May 14 Council meeting.

III. COUNCIL ACTIONS & DISCUSSIONS

- Discussed a Declaration of Covenants between the Town and Corso DC, LLC. Voted unanimously to execute the document without amendments.

- Discussed a garage lease agreement between the Town and Corso DC, LLC. Voted unanimously to execute the agreement without amendments.
- Discussed a construction management agreement between the Town and Corso DC, LLC. Voted unanimously to execute the agreement without amendments.
- Discussed a request for a contribution towards an outdoor classroom at Rosemary Hills Elementary School. Agreed to hold a public hearing at the May 14 meeting on a \$10,000 contribution and a \$10,000 maximum matching contribution. Also agreed to assist with fundraising for the project.
- Discussed a request for a contribution to the Chevy Chase Fire Department (CCFD). Requested additional financial information from the CCFD before further consideration of the request.
- Discussed Bradley Lane pedestrian and vehicular traffic management. Vice Mayor Rush reported on several developments related to improving safety on Bradley Lane and Connecticut Avenue.
- Discussed Stanford Street vehicular traffic management. Howard Berkof, chair of the Town's Public Services Committee (PSC), reported that the PSC has studied options to improve traffic management on Stanford Street, specifically to address compromised vehicular sight lines and perceived excessive speeds. The PSC recommends instituting parking restrictions at the crest on Stanford Street between East Avenue and Oakridge Avenue and installing speed humps on either side of the crest. The PSC also suggests consideration of expanding entry restriction hours from Bradley Lane onto Maple Avenue and East Avenue. The Council agreed to hold a public hearing on the proposed parking restrictions and speed humps at the May 14 meeting.
- Discussed a proposal to eliminate reversible lanes in Rock Creek Park. Howard Berkof briefed the Council on the proposal by the National Park Service (NPS). Mr. Berkof requested that the Town Council consider sending a letter to NPS by May 2 opposing the elimination of reversible lanes. Mr. Berkof agreed to draft a letter for the Council's consideration.
- Vice Mayor Rush reported on the permit parking study that Town staff conducted in the northwest quadrant of Town. He reported that on-street parking availability was most limited on 46th Street between Willow Lane and Elm Street and on Elm Street between 46th Street and 45th Street. The Council agreed to ask the PSC to consider options to address this issue.

IV. OTHER BUSINESS/UPDATES

- Discussed the County's proposed Workforce Housing legislation. Mayor Lane reported on the Town's public forum with Councilmember Friedson and on the County Council's schedule for further consideration of the legislation.
- Discussed a technical amendment to state law to clarify municipal regulatory authority. Mayor Lane reported that the bill was passed by the General Assembly thereby clarifying that Montgomery County municipalities without zoning authority, such as the Town, may regulate multifamily properties with 4 or fewer dwelling units as they would single-family homes. Agreed to publicize this achievement.
- Discussed the Bethesda Market Park project. Vice Mayor Rush reviewed progress on the various development and funding agreements for the project.
- Discussed the Bethesda Downtown Plan Minor Master Plan Amendment. Mayor Lane reported that the County Council recently approved the amendment with a

mandatory 5-year comprehensive review of the plan, as recommended by the Town and others.

- Vice Mayor Rush briefed the Council on the effort to review PEPCO's LED street light conversion and ownership options. He reported that the conversion to LED would not result in cost savings to the Town and suggested that the Town send a letter to the Maryland Public Services Commission about this matter.

V. ADJOURNMENT

- The meeting was adjourned at 9:45 p.m.