

TOWN OF CHEVY CHASE
COUNCIL MEETING
December 10, 2025

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. The Council voted unanimously to enter closed session. The closed session adjourned at 7 p.m.

COUNCIL REGULAR SESSION

I. GENERAL BUSINESS

- Heard November 2025 financial report.
- Heard Town Manager's report.
- Heard public comments. Residents commented on East Avenue traffic calming, public notification requirements for variance hearings, and the Town's speed hump policy.

II. PUBLIC HEARINGS

- Held a public hearing on variances for a front yard fence and a front yard and right-of-way hedge at 6801 West Avenue. Voted unanimously to approve the front yard fence in its proposed location or at a location that is farther from the property line. Deferred a decision on the front yard and right-of-way hedge and asked the applicant for more detailed drawings showing the proposed hedge in relation to other improvements.

III. COUNCIL DISCUSSIONS

- Discussed a speed hump request for the 6700/6800 blocks of East Avenue and the results of a speed/volume study. While the results of the study did not meet the threshold for speed humps per the Town's policy, the Council agreed to hold a public hearing on the request at the January 14 meeting, considering other mitigating factors that may warrant speed hump installation. Asked the Town's Public Services Committee to review the Town's speed hump policy to determine if the threshold criteria for speed humps are appropriate.
- Discussed potential speed camera vendors and contracts. Town Manager Todd Hoffman reviewed major provisions of the contracts available to the Town. Directed the Town Manager to draft a contract with the preferred vendor for consideration by the Council at the January 14 Council meeting.

IV. OTHER BUSINESS/UPDATES

- Discussed the status of the Bethesda Market Park project.

One of the developers, the Bernstein Management Corporation, has just purchased the building at 7101 Wisconsin Avenue, (known as the Donahoe, or Ford, building). The developers intend to demolish this structure and erect a new residential building that will be integrated with the other planned buildings for the project. This acquisition signals the developers' commitment to the overall mixed-use redevelopment and expands opportunities to optimize the site and enhance the project's economic viability.

The effort to acquire the new building explains the decision by the developers, taken this past June, to pause further work on the site plan, as they wanted to know if they would be able to take advantage of this expanded opportunity before proceeding with further design work. A renewed start to the site plan design work, including reviewing existing plans for the Bethesda Market Park, is expected in the first quarter of 2026. Mayor Rush suggested that when planning recommences, the Town should seek further enhancements of public benefits, such as widening the park where it abuts Leland Street.

Due to the redesign prompted by the recent acquisition, a revised site plan is unlikely to be filed with the Planning Department until fall 2026, with Planning Board review in early 2027, and major construction likely beginning in 2028 and continuing into 2031.

Town funds dedicated to the project continue to earn interest, and the Town will remain actively involved to ensure community priorities are reflected in the final park design.

- Discussed a proposed crosswalk across West Avenue at Ridge Street. Agreed to hold a public hearing at the January 14 Council meeting.

V. ADJOURNMENT

- The meeting was adjourned at 9:15 p.m.