



Forecast

SEPTEMBER 2021

NEWSLETTER FOR THE TOWN OF CHEVY CHASE

East and West: Opportunities for Redevelopment and New Parks

We have many tasks to take up this fall, but two projects will be particularly important given their potential for providing additional amenities and green space for our Town and Bethesda: the redevelopment of the 4-H property and the Farm Women's Market project, which includes converting the adjacent surface parking lots to parks.

4-H Site Redevelopment: Galerie Living, a senior living community developer, and Community Three, a real estate developer, have completed a Purchase and Sale Agreement for the 4-H property. **On Thursday, September 9 at 6 p.m. by Zoom, the buyers have offered to make a presentation to the Town on the general concept for the use of the land.** After this introductory meeting, and while a specific site plan is prepared, we expect to engage with the buyers to seek accommodation of our objectives and concerns, drawing from the survey that many residents responded to, resident comments received to date, and further consultations that we will hold with residents during this period. Upon completion of this proposed plan -- the conclusion of a process that could take several months -- we will ask the buyer to present its plan to the Town, in open session, for further public comment.

Farm Women's Market and Parks: The developers, EYA and Bernstein Management Corporation, are now set to restart work after 18 months of dormancy. This project would refurbish and expand the Farm Women's Market and result in a much-needed expansion of park and green space for the benefit of Bethesda. Most of the surface parking lot directly behind the Market would become a park, as would the entire parking lot between Leland and Walsh streets.

A key step for this fall will be putting together a financial plan to pay for a new underground garage and the park development. This must be in place before EYA can proceed to the Planning Board, a step they would like to take in the first months of 2022. Funds would come from many sources, including the developers, the County, and amounts previously paid by developers who have acquired additional density to build in Bethesda. In addition, County officials have advised us that they will ask the Town for a contribution. We have informed the parties that before the Town can come to any decision, we need to undertake an intensive level of engagement with residents regarding project benefits and funding, to determine how much we may be willing to contribute from our current reserves. We may also wish to consider use of a portion of the ARPA funding that the Town is receiving, if permissible.

We also are encouraging the Parks Department to proceed with a charette process so that the neighboring communities, including the Town, can comment on the proposed amenities for the park space. And we have asked the County Department of Transportation for a presentation of its final recommendation of the size of the new underground garage.

We will begin this engagement with a presentation from EYA of the current design for the project, which residents last saw in September 2019. **We have scheduled this presentation for Monday, September 20 at 7 p.m. by Zoom.** County officials also will attend.

We encourage all residents to listen and participate as we determine our way forward with these important and potentially transformative projects.

-- Mayor Barney Rush

4-H Redevelopment Presentation and Q&A: September 9, 6 p.m.

Farm Women's Market Project Presentation and Q&A: September 20, 7 p.m.

Visit www.townofchevy Chase.org for more information and a complete calendar of events

NEWS & NOTES

Residents Encouraged to Comment on Prospect of Building Multi-Family Housing By-Right in Town

Before its August recess, the Planning Board began its review of the Planning staff's recommendations for residential zoning changes (also known as the Attainable Housing Strategies Initiative). Thus far, two decisions have been made that will impact residential buildings within the Town (if adopted by the County Council).

1. Establishing "Priority Housing Districts" for larger multi-family housing types. The entire Town would be in a Priority Housing District, defined as an area within 1 mile "as the crow flies" of a Metro or Purple Line station and/or within 500 feet of major roads (which include Connecticut and Wisconsin Avenues).
2. Allowing "house-scaled" duplexes, triplexes, and quadplexes to be built by-right on all lots in the Town.

The Planning Staff is proposing four additional changes that are of particular interest to the Town. These changes, which will be reviewed by the Planning Board in September, include:

1. Allowing quadplexes to be bigger than "house-scale" if they contain an affordable dwelling unit.
2. Reducing on-site parking requirements from 2 parking spaces per dwelling unit to ½ per dwelling unit.
3. Creating a new optional method of development that would allow townhouses and small apartment buildings (and possibly larger buildings) to be built on properties within 500 feet of Connecticut Avenue or "adjacent" to properties zoned for commercial development (this could affect properties in the Town along 46th Street and West Avenue, and those on Elm Street, Lynn Drive, and Oakridge Lane that abut the Purple Line) or properties that are within 300 feet of properties zoned for commercial development.
4. Allowing the division of existing lots into smaller pieces to permit ownership of individual dwelling units and the land they are on.

While the Town does not have the zoning authority to regulate the types of residential buildings that can be built within the Town or the subdivision of lots, it does have the authority to regulate setbacks (front, rear, and side), building height, mass, lot coverage, impervious surface, parking, water drainage, and tree canopy.

Residents are encouraged to email their feedback, questions, concerns, and suggestions to townoffice@townofchevy Chase.org.

Proposals for Using American Rescue Plan Act Funds

Last month, the Town Council solicited input from residents on how to spend funds allocated to the Town under the American Rescue Plan Act (ARPA). ARPA established the Local Fiscal Recovery Fund to help municipalities control the spread of COVID-19, bridge budget shortfalls resulting from economic impacts of the pandemic, fund selected types of infrastructure, and lay a foundation for a strong, equitable economic recovery.

We thank all residents who shared ideas, opinions, and specific proposals for either using the funds or declining to use the funds. Councilmembers Ellen Cornelius Ericson and Joy White followed up with potential recipients of grants under ARPA, including Chevy Chase Elementary School, Wonders Childcare, and Chevy Chase @ Home, for more input on their needs for COVID-19 recovery. Other proposals dealing with stormwater management and green infrastructure were vetted with the Town's municipal counsel to determine which proposed projects would be fundable under ARPA rules. We have compiled a comprehensive list of projects and constructive suggestions that will be discussed at

the September 9 Town Council meeting. While we don't expect to make any decisions at this meeting, we want to make progress in establishing priorities for allocating ARPA funds.

2021-2023 Parking Permit Renewals

The extension of the 2018-2020 parking permits will expire on September 30, 2021. Parking permits are issued only for cars belonging to residents who live on a street within a designated permit parking area. A permit parking map is available on the Town website.

If you are renewing permits or registering vehicles for the first time, simply complete the form on the Town website under *Quick Links*. If registering for the first time, you must provide a copy of the car registration and proof of residency (if the car is not registered at a Town address) with the completed form. If you need assistance, please contact the Town office at 301-654-7144. In addition to parking permits, one guest permit will be issued per household. Residents may request a second guest pass.

There will be a change in the placement of parking permits in the coming term. The parking permit should be permanently affixed on the left rear (driver's side) bumper of the vehicle so as to facilitate the frequent checks made by the Town's parking enforcement officers. The guest permit should be placed on the dashboard of the visitor's car and retrieved after the visit. Vehicles that do not display the most recent decals or guest passes will be ticketed.

Fall Tree Planting Program -- Request a Tree

The Town is preparing its fall tree planting list. If you have a spot in your yard suitable for a tree, you might want to take advantage of the Town's Private Tree Planting Program. Under this program, the Town will purchase and plant a tree on your property at no cost to you. The Town Council recently expanded the offerings under this program to include understory and evergreen trees in addition to more canopy trees. Residents are responsible for the long-term care of the trees once installed.

You also may request to have a tree planted along the street in front of your home. Residents always will be consulted before a public tree is planted in front of their home. Once the trees are planted, the Town will care for them for the first year by ensuring that they are watered. To request a tree, complete the form on the Town website under *Quick Links* or email townoffice@townofchevy Chase.org.

SPECIAL EVENTS

September Book Club Meeting

Sunday, September 19, 7 p.m. via Zoom

Join the Town of Chevy Chase Book Club on Sunday, September 19 at 7 p.m. to discuss *This Is Happiness* by Niall Williams. The novel is centered in an Irish village in the 1950s and the stories it contains. If you want to join in, email townoffice@townofchevy Chase.org to receive your Zoom link. This event is sponsored by the Community Relations Committee.

September with Chevy Chase at Home

Tuesday, September 7, 1 p.m. -- *Virtual Tour of "Charles Rennie Mackintosh and the Glasgow Style" at the Frist Art Museum.* Join a Frist Museum docent for a virtual tour by registering on the Events page of our website at www.chevy Chaseathome.org to receive your Zoom link.

Thursday, September 9, 1:30 p.m. - 2:30 p.m. -- *Zoom with Susan Stockdale: a Local Children's Book Author and Illustrator.* Susan discusses her large body of work, including artwork which has been featured not only in her books, but also on puzzles, calendars, and other products and featured in art shows. No need to register but find the Zoom link on the Events page of the CC@H website.

Town of Chevy Chase

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Climate & Environment Tip of the Month

Reduce Gas-Powered Leaf Blower Use

Please support the Town's efforts to dramatically reduce the use of gas-powered leaf blowers this year and create a quieter and greener town this fall. To achieve this goal, the Town has taken the following actions:

Subsidies are available now through June 30, 2022, to support the purchase of battery-powered and electric leaf blowers, and related accessories.

Quiet Hours are in effect during which time gas-powered leaf blowers may not be used. Gas-powered leaf blowers may be used only between 10 a.m. and 6 p.m. weekdays, and between 12 p.m. and 6 p.m. on weekends and holidays.

Gas-powered leaf blowers will be prohibited beginning in 2022 at any time from January 1 to October 14, in parallel with D.C. and Chevy Chase Village. Battery-powered and electric leaf blowers may be used all year. The subsidy is intended to help speed this transition.

To help ensure compliance:

- **Residents may call the Town Office** during work hours at (301) 654-7144 or submit a noise complaint on the Town website to report suspected violations: <http://bit.ly/3jRm12r>.
- **Residents also may contact Montgomery County** regarding noise issues: <https://www.montgomerycountymd.gov/DEP/contact/noise.html>
- **Please help notify landscape companies** of these restrictions.

TRASH & TREASURES

The Town's fall Trash and Treasures is scheduled for the weekend of **October 2 & 3**. The Town offers this bulk trash pickup so that residents can dispose of items that are no longer usable, such as appliances (doors must be removed for safety), furniture, rolled rugs, mattresses, games, and bikes. If the items are usable, we encourage you to review the list of **Alternatives to Trash and Treasures** (see reverse). We have tried to give you a variety of options.

GUIDELINES

- Please remember to bag, box, or contain all of your discards.
- Please do not put items on the curb before Friday afternoon, October 1.
- The following items will not be picked up:
 - NO construction debris
 - NO parts of junked automobiles (engines, transmissions), boats or trailers
 - NO loose glass of any kind
 - NO firewood or fencing of any kind
 - NO paint cans
 - NO flammable or hazardous liquids or solids
 - NO recyclable items, such as newspapers, mixed paper or cardboard, landscape pots, old books and magazines, large plastic bins -- please recycle!
 - NO shrubbery cuttings, yard clippings, leaves or grass -- recycle with yard trash!

If you have questions about how to discard any of these items, please call the Town Office at **301-654-7144**.

PICK-UP SCHEDULE: At 7 a.m., **Monday, October 4**, a crew will begin clearing feeder streets to Chevy Chase Elementary School. During non-rush hours, the peripheral streets will be cleared. After these priority streets are cleared, the truck will proceed according to a pre-arranged schedule. Once a street has been cleared, the contractor will *not* return to that street. Residents who discard items after the street has been cleared will have to arrange for a special pickup.

Hazardous Waste Disposal

The Household Hazardous Waste receiving area at the Shady Grove Transfer Station is located in the recycling drop-off section of the Public Unloading Area, 16101 Frederick Road, Derwood, MD 20855. Please use the car entrance to the facility. The drop-off is open Monday - Friday, 7 a.m. to 8 p.m.; Saturday, 7 a.m. to 5 p.m. and Sunday, 9 a.m. to 5 p.m. Household hazardous waste can be received only during these hours -- please do not drop off this material at other times. Batteries are accepted (alkaline batteries may be put in regular trash) as are fertilizers with herbicides; fluorescent light tubes and bulbs, including CFLs; herbicides; insecticides; mercury containing items; oil-based paints; paint thinners; pesticides; and used motor oil and most other oils. For a complete list of items accepted or for more information, search online for "Montgomery County Maryland Hazardous Waste Disposal."

New Homes for Old Bikes



Bikes for the World's mission is to collect valuable but unwanted bicycles and related material -- parts, tools, and accessories -- in the United States and deliver them at low cost to community development programs assisting the poor in developing countries. If you have a bike you would like to donate, please take it to City Bikes Tenleytown, 4810 Wisconsin Avenue, **202-558-0055**. A \$10/bike donation is suggested to defray shipping to overseas charity partners. Receipts will be provided for all material and cash donations. For more information, please visit www.bikesfortheworld.org.

(See reverse side for **Alternatives to Trash & Treasures**)

ALTERNATIVES TO TRASH AND TREASURES

Donate Books

The Town will be collecting books for *Friends of the Library, Montgomery County* (FOLMC) on **Saturday, October 2 from 10 a.m. to 1 p.m. at the Town Office**. There are 17 FOLMC chapters at branches throughout the county, including Chevy Chase, Little Falls and Bethesda. Please bring gently used books (no damaged or mildewed books accepted) in a box or bag. Textbooks are welcome, but no magazines or encyclopedias will be accepted. The donations will benefit the libraries in Montgomery County.



Recycle Clothing and Home Goods



Recycle your gently used clothing and home goods and preserve our planet while helping your Montgomery County neighbors in need. The *Interfaith Works* Clothing Center provides clothing/home goods free of charge to low-income County residents. Please put items in secured plastic bags. Your donations are tax deductible. *Interfaith Works* will have a truck in the Lawton Center parking lot on **Saturday, October 2 from 10 a.m. to 12 p.m.**

Donate Furniture and Household Items

If you have furniture or household items that you would like to donate, please bring them to the Lawton Center parking lot on **Saturday, October 2 from 10 a.m. to 1 p.m.** The Town will accept donations for *A Wider Circle*, which collects gently used items for families in need. Accepted items include beds, clean mattresses, dressers, tables and chairs, living room furniture, bedding, dish sets, baby items, professional clothing, and children's clothing up to size 4T. If you have items that are too large to bring to the drop-off, please contact *A Wider Circle* at furnish@awidercircle.org or **301-608-3504**, and they would be happy to schedule a pick-up date.

Shred Your Documents

Back by popular demand! The Town has contracted with *Patriot Shredding* to have a truck in the Lawton Center parking lot on **Saturday, October 2 from 10 a.m. to 1 p.m.** to shred paper for residents. Staples and paper clips are okay. *Patriot Shredding* is bonded and insured. If you have additional questions, please call the Town Office at **301-654-7144**.



Recycle Electronic Equipment

The Town has contracted with *Patriot Shredding* to have a truck in the Lawton Center parking lot on **Saturday, October 2 from 10 a.m. to 1 p.m.** for the collection of the following electronic equipment: TVs, monitors, printers, copiers, stereos, VCRs & DVD players, camcorders, CD players, fax machines, calculators, scanners, electronic toys, and cellphones. *Patriot Shredding* does not provide tax deduction receipts. If you have a question about items not listed, please call the Town Office at **301-654-7144**.

Donate Sports Equipment



Leveling the Playing Field (LPF) gives underprivileged children the opportunity to enjoy the mental and physical benefits of youth sports participation. They do this through the donation of used and excess sporting equipment to programs and schools serving low-income communities. LPF will collect sporting equipment in the Lawton Center parking lot on **Saturday, October 2 from 10 a.m. to 1 p.m.**

Donate Building Supplies

Habitat for Humanity Metro Maryland (www.habitatmm.org; (301) 990-0014) and *Community Forklift* (www.communityforklift.org; (301) 985-5180) are accepting donations of building materials.