



Irene Lane, *Mayor*  
Barney Rush, *Vice Mayor*  
Rich Brancato, *Treasurer*  
Stephanie Martz, *Secretary*  
Joy White, *Community Liaison*

VIA EMAIL

October 20, 2023

Tsaiquan Gatling  
Planner III, Downcounty Planning  
Montgomery County Planning Department  
2425 Reedie Drive, Wheaton, MD 20902

Re.: Town of Chevy Chase Comments on Corso Chevy Chase (820240030)

Dear Tsaiquan,

Thank you for the opportunity to provide comments on the above-referenced application. We understand that our comments will be transmitted to the applicant along with those of all other regulatory agencies comprising the Development Review Committee. We look forward to working with you and the applicant to address and resolve the matters outlined herein.

1. Site Access & Parking

We understand that Planning staff is coordinating a meeting among the State Highway Administration, Planning staff, the applicant, the Town, and Chevy Chase Section 3 to discuss site access issues. We look forward to participating in that meeting. In the interim, the Town reiterates its requests outlined in our letter to the applicant dated August 8, 2023 (attached).

In short, the Town requests that:

- a) the site access plan provide for left (northbound) turning movements out of the Corso facility via a vehicular-activated signal; and
- b) all parking for this development be maintained on site or managed for special events in case of any capacity-related challenges.

2. Stormwater Management

We understand that MCDPS has submitted comments to the developer on the Stormwater Management Concept Plan and is awaiting a response/resubmission to address the department's comments. In the interim, the Town reiterates its requests outlined in our letter to MCDPS and the applicant dated September 21, 2023 (attached).

In short, the Town requests that:

- a) the applicant provide MCDPS and the Town with sufficient information to review the impact to Town roads or infrastructure.
- b) the applicant provide acceptable documentation related to the storm drainage system's capacity and confirm there are no negative effects on it due to the development.

3. Exterior Lighting

With respect to exterior lighting, the Town requests that:

- a) the applicant provide cut sheets for exterior lighting fixtures;
- b) the applicant be required to install full-cutoff exterior lighting fixtures with shields; and
- c) the applicant confirm and demonstrate that no exterior lighting will bleed beyond the perimeters of the property.

4. Building Materials

With respect to this matter, the Town requests that:

- a) the applicant provide cut sheets for exterior building materials (e.g., building façades and roofs) and confirm that vinyl siding and EIFS will not be used.

5. Phase 2 Landscaping Plan

With respect to this matter, the Town requests that:

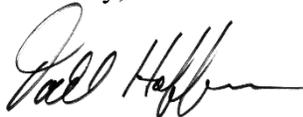
- a) the applicant provide a pre-build landscaping plan for Phase 2 for review and acceptance by MCDPS and the Town.

6. Thornapple Sidewalk

With respect to the width of the Thornapple sidewalk, the Town requests that:

- a) the applicant design and obtain approval from the Town for an ADA-compliant, 4-foot-wide sidewalk that does not impact, or has minimal impact on, established Town street trees along the south side of Thornapple Street.

Sincerely,



Todd Hoffman

Town Manager



Irene Lane, *Mayor*  
Barney Rush, *Vice Mayor*  
Rich Brancato, *Treasurer*  
Stephanie Martz, *Secretary*  
Joy White, *Community Liaison*

August 8, 2023

Dear Grant,

Thank you for providing the Comprehensive Vehicular Site Access Study and Parking Demand Analysis for the Corso Chevy Chase project. The Town of Chevy Chase has reviewed these reports and accepts many of the assumptions and results. However, there are several matters that the Town would like to see addressed further, and they are as follows:

1. **Site Access Study:** We are concerned that left turns are not allowed from Corso onto northbound Connecticut Avenue. We believe a plan should be developed to allow left turns leaving Corso in order to prevent additional cut through traffic in the Town.
2. **Parking Demand Analysis:** The Town would like to further understand the parking analysis for this development and the operations of the parking garage to ensure that all parking is maintained on site or managed for special events in case of any capacity-related challenges.
  - a) For Peak Visitor Days, will Corso institute a Parking Management Plan (in case the garage reaches capacity) so that visitors are not parking on nearby residential streets?
  - b) Since the Retail Shops will be open to the public, how many parking spaces will be available in close proximity to these shops so that motorists do not have to park in the garage or on nearby residential streets?

In addition to the issues identified above, the Town would like to understand how Corso intends to engage both the Town and the SHA in further discussions regarding signalization along Connecticut Avenue.

The Town looks forward to your timely response, and we appreciate your continued engagement.

Sincerely,

Irene N. Lane  
Mayor



Irene Lane, *Mayor*  
Barney Rush, *Vice Mayor*  
Rich Brancato, *Treasurer*  
Stephanie Martz, *Secretary*  
Joy White, *Community Liaison*

September 21, 2023

Mr. Mark C. Etheridge, Manager  
Water Resources Section, Montgomery County Department of Permitting Services  
2425 Reddie Drive, 7<sup>th</sup> Floor  
Wheaton, MD 20902

RE: Corso Chevy Chase Stormwater Management Concept Plan and Report

Dear Mr. Etheridge,

The Town Council and staff have reviewed and discussed the Stormwater Management Concept Plan and Report submitted by Corso Chevy Chase on September 1, 2023. We also asked our consulting civil engineer, Jason Azar from Clark|Azar & Associates, to review and provide comments on the plan and report. Jason's comments are attached for your consideration.

Without a downstream analysis as noted by our engineer, we do not feel that the Town has sufficient information to review the impact to Town roads or infrastructure. We would ask that you work with the applicant to provide acceptable documentation related to the storm drainage system's capacity and confirm there are no negative effects on it due to the development.

Thank you for your attention to this matter, and we look forward to receiving and reviewing a revised concept plan and report.

Sincerely,

Irene Lane  
Mayor

cc: Grant Epstein, President, Community Three



CLARK | AZAR & ASSOCIATES

## Memorandum

**Date:** 9/13/2023  
**To:** Todd Hoffman  
**From:** Jason Azar  
**Subject:** Corso Property SWM Concept Review  
**Job No:** 785.002

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On September 7, 2023, Clark Azar & Associates, Inc. (CAA) received a copy of the Stormwater Management Concept plan for the Corso Chevy Chase site from Grant Epstein via email. The email contained a SWM Concept Report and SWM Concept Plan Set. The Plan and Report have a county-issued application number of #289888. It appears, based on the coversheet of the report, that the first submission of the package was made to the Montgomery County Department of Permitting Services (MCDPS) on September 1, 2023.

As requested by the Town, CAA has reviewed the plans and report and offers the following comments/questions:

### Plan Comments

- The plan set does not show any proposed grading or contain any visible spot elevations; therefore, it is not feasible to verify all the drainage areas depicted on the plans.
- There appears to be an area near the main entrance from Connecticut Avenue that does not drain to an ESD facility or storm drain structure. It appears the water may flow out to Connecticut Avenue. Further detail needs to be provided on whether or not this area will be treated or not. Additionally, if this area flows into Connecticut Avenue, then MDOT-SHA should approve this run-on area.
- The area within the Connecticut Avenue right-of-way indicates that it is subject to the state's MS4 requirements; however, there is no indication of how this requirement will be met.
- The plans do not seem to indicate the extent of the underground parking garage.



- There are no inverts or flow arrows on the storm drain structures or piping, so it is difficult to understand which direction the pipes are flowing and whether the piping is below the parking structure or going through the structure above grade.
- Sections or typical profiles of how the piping works with the underground structure would be helpful to understand how the system functions. It is a very complex pipe network, and understanding how water flows from east to west would aid in verifying the feasibility of concept.
- There appear to be several retaining walls on the plans although not called out specifically. Some of the walls are in close proximity to the proposed limits of disturbance (LOD). Some indication of the grades for the tops and bottoms of those walls would be helpful to assist in understanding the feasibility of constructing the walls in such close proximity to the LOD.
- There appears to be a new sanitary sewer connection to Thornapple. The existing sewer connection, if abandoned within the roadway, should be included in the LOD.

### **Report Comments**

- The report does not include a discussion related to the capacity of the downstream receiving storm drain system, which outfalls toward Meadow Lane. This is a standard component of a SWM Concept Report that should be addressed.
- A downstream analysis of the receiving storm drain system in accordance with the Montgomery County Department of Transportation (MCDOT) Storm Drain Design Manual should be included to verify the receiving pipe has the capacity to accept the runoff from the proposed development.
- Alternatively, an onsite detention system can be designed and included in the concept to ensure the post-development runoff is reduced to pre-development flow rates.

### **General Comments**

- Copies of the certified mailers or the mailing list of adjacent, confronting and downstream property owners were not included in the material provided to CAA.
- A geotechnical investigation was not included with the supplied information.
- A copy of the NRI/FSD was not included in the supplied information.
- The large number of facilities will create a tremendous amount of maintenance. At the time of permit, the plans should identify maintenance requirements and frequency.
- The condition of the existing dual 18" outfall pipes is not known. A video inspection of the pipes would confirm that the pipe condition is acceptable and that there is nothing that restricts flow.