



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

VIA EMAIL

December 18, 2023

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

Re.: Town of Chevy Chase Approval Letter for Corso Chevy Chase (820240030)

Dear Mr. Gatling,

The Town Council of the Town of Chevy Chase supports conditional approval by the Planning Board of the above-referenced site plan application. We appreciate that the applicant has worked with the Town to address our concerns related to the redevelopment of the property in question. However, there are two outstanding issues on which we ask the Planning Board to seek additional assurances in its approval of the application.

First, safe and adequate circulation for vehicles and pedestrians is a critical component of this development and its compatibility with the surrounding neighborhoods. We believe this can only be achieved with a signalized intersection at the access point to the development that allows for safe pedestrian crossings and safe vehicular turning movements, including a dedicated turning movement from the property onto northbound Connecticut Avenue. This specific vehicular turning movement is important to the surrounding communities to prevent cut through traffic in our neighborhoods and to prevent dangerous U-turn movements along the Connecticut Avenue corridor between Bradley Lane and East West Highway.

The latest site access concept plan that includes the features mentioned above is supported by the Town, Chevy Chase Section 3, the applicant, and has been acknowledged by the State Highway Administration (see attached letter). Therefore, the Town requests that the Planning Board condition its approval of the site plan application on implementation of a site access plan that substantially conforms to the latest concept.

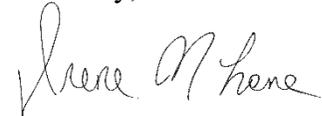
Second, stormwater management for this project is particularly important to the Town given our interest in preventing adverse impacts to neighbors and overburdening the existing storm drain system. We appreciate that the applicant has committed not to increase stormwater runoff as a result of this project. However, we do not believe this has been adequately demonstrated in the

applicant's resubmitted Stormwater Management Concept Plan and Report. The Town's consulting engineer reviewed the applicant's resubmission and provided the attached comments and questions, which were sent to the County's Department of Permitting Services (DPS), Water Resources Section, and to Planning Department staff.

Consequently, the Town requests that the Planning Board condition approval of the site plan application on a stormwater management concept plan that demonstrates the applicant's commitment not to increase stormwater runoff and that is approved by DPS. We also ask that the Planning Board include a condition requiring the applicant to provide its sediment control permit application to the Town for review and comment at the same time that it submits this permit application to DPS.

We appreciate all the hard work that has gone into making the Corso development a compatible and welcome addition to our community, and we thank the Planning Board for its attention to this goal.

Sincerely,

A handwritten signature in cursive script that reads "Irene Lane".

Irene Lane  
Mayor

cc: Grant Epstein, President, Community Three

December 7, 2023

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

Dear Mr. Gatling:

Thank you for the opportunity to review the **Conceptual Drawings and Preliminary (120240020)** and **Site Plans (820240030)** for the **Corso Chevy Chase** development (**SHA Tracking no. 23APMO022XX**) on Connecticut Ave (MD 185), which include access and signal improvements. The State Highway Administration (SHA) has reviewed the drawings and is pleased to share our feedback.

Based on preliminary review of the drawings, we would like to mention that the proposed signal should be justified and supported by the data provided via the requested analysis. No commitments to the signal can be made or implied until the need has been demonstrated and validated through those studies. If a signal is warranted with conceptual crossings approved, then the SHA is in support of the improvements in the State's right of way but reserves the right to comprehensively review and provide comments on the detailed engineering plans once they become available.

An Access Permit will be required for the proposed improvements in the State's right of way. Final approval of the improvements will be subject to review/ approval of the access and signal plans as part of the Access Permit process, which includes review/ approval a Design Request (DR), and subsequently, the signal plans, by Office of Traffic and Safety (OOTS).

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov).

Sincerely,



Derek Gunn, P.E.  
District Engineer, District 3, MDOT SHA

DG/kw

cc: Ms. Stephanie Dickel, Montgomery County Planning Department  
Mr. Todd Hoffman, Town of Chevy Chase Town Manager  
Ms. Katherine Mencarini, Montgomery County Planning Department



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## Memorandum

**Date:** 12/12/2023  
**To:** Todd Hoffman  
**From:** Jason Azar  
**Subject:** Corso Property SWM Concept Review  
**Job No:** 785.002

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On December 4, 2023, Clark Azar & Associates, Inc. (CAA) received a copy of the resubmitted Stormwater Management Concept plan for the Corso Chevy Chase site from Grant Epstein via email. The email contained a revised SWM Concept Report and SWM Concept Plan Set, a geotechnical report, an approved NRI/FSD, a geotechnical report and a comment response spreadsheet. The Plan and Report have a county-issued application number of #289888.

As requested by the Town, CAA has reviewed the plans and report and in general all previous comments have been addressed. We offer a few additional comments/questions:

### Plan Comments

- The report and comment responses indicate that the underground pipe system provides both water quantity and quality control (CPv and 10-year Peak Attenuation). However, it should be confirmed with DPS that quantity and quality can be provided in the same structure. The Stormfilter structure does not indicate a staged riser and notes that if peak discharge exceeds 1.8 cfs an upstream bypass is required. No upstream bypass is provided, and it is unclear how peak flow will be attenuated with this structure with no control at the outlet.
- The downstream analysis provided with the resubmission indicates the flows in the existing condition from MH-03 to MH-04 is 20.86 cfs (split evenly between twin 18" pipes). The previously submitted downstream analysis indicated that the same pipe section has a flow of 31.44 cfs (split evenly between twin pipes). The existing drainage area to this point has changed substantially. The capacity of the twin 18" pipes is 29.65 cfs per the currently submitted computations. The hydraulic grade line for this segment



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is currently shown above the pipe (dashed red line) however this is likely based on the 20.86 cfs flow rate. The report or plan should include an explanation as to why the existing flows dropped almost 11 cfs and the drainage area changed so dramatically with this resubmission. It appears that a large portion of the existing site actually drains toward Conn Ave.

- An evaluation of the proposed conditions should also be included in the downstream analysis to verify impacts of the development on the storm drain network. Under the proposed conditions, the entire site is redirected toward Meadow Lane