

July 26, 2022

Re: Preston Place and Lake Apartments on Manor Road, Chevy Chase MD
Preliminary Plan Number 120220130
Site Plan Number 820220180

Dear Mr. Bossi

Emailed to : Adam.Bossi@montgomeryplanning.org

We are writing to register our concerns with the Toll Brothers proposed development of Preston Place and Lake Apartment on Manor Road in Chevy Chase Maryland (the "Project"). The following are our concerns:

1. Traffic and entrance and exits onto Manor Road. We live in the development, Chevy Chase Park ("CCP"), that is directly across from the Project and very close to the Chevy Chase Lake development at the corner of Manor Road and Connecticut Ave that Montgomery County recently approved ("CC Lake").

CC Lake is a large development and dense with both residential and commercial uses. A large majority of its traffic will enter and exit on Manor Road, very close to the corner of Connecticut Ave. CC Lake has both an entrance and exit on Manor Road as well as a parking garage entrance and exit.

CCP's entrance and exit is in the first $\frac{1}{4}$ of Manor Road and it is very close to CC Lake's entrance/exit onto Manor.

To compound this problem, we understand that Toll Brothers plans to put the Project's proposed entrance and exit where the current Lake Apartments entrance/exit is. This happens to be directly across from CCP and ALSO WITHIN THE FIRST $\frac{1}{4}$ of MANOR ROAD.

Given the density of the CC Lake development with both commercial and residential use and the very close locations of CC Lake's and CCP's entrances and exits, traffic and congestion will reign supreme. All left turns out of any of the 3 developments will be very difficult to make given the high volume of traffic. Right turns may also be difficult given that cars will likely be backed fairly far on Manor waiting for the light at Connecticut Ave. Also note that Manor Road serves as the main exit for much of the larger north chevy chase neighborhood that wants to access Connecticut Ave going south, so the impact is not contained to the developments on Manor Road.

We respectfully ask that the Project's main entrance/exit be placed further down on Manor Road (away from Connecticut Ave) in the remaining $\frac{3}{4}$ of Manor Road. This will alleviate traffic from 3 developments entering and exiting at almost the same spot that is so close to Connecticut Ave (let alone the traffic from the rest of the north chevy chase

area that uses Manor Rd as the main way to access Connecticut Ave going south). Please also consider putting 4 way stops or better yet, a roundabout, to address all of the traffic that will soon be flowing onto Manor Road.

2. Park/Green space. We understand from a Toll Brothers presentation that they will be putting a green space/park/playground in the back of their development. While we are pleased that they are incorporating park/ green space into their design, ***we strongly urge you to require the green space to be moved to the front of the development, fronting Manor Road.*** This is why:

1. The plans for CC Lake that were approved by Montgomery County have only large buildings (not green space) facing Manor Road.
2. As 20 + year residents of the area along Manor Road, we have enjoyed the park-like setting of the current apartments and townhomes that will be demolished in order to build the Project. While we are not contesting the type or size of the townhomes being planned for the Project, they will now take up most of the land.
3. ThriveMontgomery puts an emphasis on green space and green space that the neighborhood can enjoy. If the green space is at the back, then only the residents of the Project will be able to enjoy its use. More importantly, only the residents of the Project will enjoy the visual calm and beauty that green space provides if it remains in the back. Why wouldn't this be shared with the entire neighborhood ? Why wouldn't you stay true to the principles of ThriveMontgomery? The existing north chevy chase neighborhood has had to put up with a lot of from all the development associated with the purple line.
Please let the greenspace shine front and center on Manor Road for all to enjoy.

3. Construction Parking. Construction parking related to the building of CC Lake has been a nightmare and the neighborhood has borne the brunt of it. Despite repeated calls, police rarely ticket on Manor Road even when workers are parked in no parking areas, visibly obstructing the street and the ability to pull out onto Manor in safety. In the Toll Brothers presentation, they promised that their workers would be able to park on the property being constructed, so this would not be a problem in the future. ***Please make as a condition of approval that the construction workers all park on the property being developed.***

Sincerely,

Vanessa Chernick

Olafur Gudmundsson

3821 Village Park Dr./ Chevy Chase MD

Cc: Partap Verma Partap.Verma@mncppc-mc.org

From: [Bogdan, Grace](#)
To: [Al Carr](#)
Cc: [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Kronenberg, Robert](#); [Bossi, Adam](#)
Subject: RE: Question about Preston Place & Lake Apartments
Date: Wednesday, February 8, 2023 3:36:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Mr. Carr-

Thank you for your inquiry. The Preliminary and Site Plan applications are currently scheduled for February 23rd Planning Board hearing. During the review of the applications we determined that undergrounding the utilities along the Manor Road frontage would necessitate removal of all of the mature street trees in that area. To minimize the loss of those trees that contribute so much to the community character, staff is not recommending undergrounding.

If you have any further questions please do not hesitate to reach out to me or Adam Bossi (cc'd), who is co-leading the Project review.

Thanks,

Grace



Grace Bogdan, AICP (she/her/hers)
Planner III, DownCounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



From: Al Carr <alfred.carr@gmail.com>
Sent: Wednesday, February 8, 2023 9:04 AM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: Re: Question about Preston Place & Lake Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Grace,

Can you provide any updates on this application?

Will the applicant be going before the planning board before their extension expires?

Did the applicant agree to bury the wires?

Thanks,

Al

On Fri, May 27, 2022, 11:33 AM Bogdan, Grace <grace.bogdan@montgomeryplanning.org> wrote:

Good Morning Delegate Carr-

I apologize for my delayed response, as I was out of the office. This project has just been assigned to me and is at the very beginning of the review process and we will be reviewing it closely in the next couple of weeks for conformance with the Zoning Ordinance and Sector Plan. We will be asking the Applicant to explore undergrounding utilities and expand the tree canopy as noted in the Sector Plan.

The application materials are available for viewing online and linked below

Preliminary Plan 120220130: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=120220130&projname=Preston%20Place%20&%20Lake%20Apts>

Site Plan 820220180: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820220180&projname=Preston%20Place%20&%20Lake%20Apts>

If you have additional questions please feel free to reach out.

Grace



Grace Bogdan, AICP
Planner III, DownCounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



2D690ACD



From: Al Carr <alfred.carr@gmail.com>
Sent: Wednesday, May 25, 2022 9:06 AM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Delegate Al Carr <alfred.carr@house.state.md.us>
Subject: Question about Preston Place & Lake Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Grace,

I see that Preston Place and Lake Apartments is on the DRC agenda for June 7, 2022.
(Site Plan Number: 820220180 & Preliminary Plan Number: 120220130)

The Chevy Chase Lake Sector Plan has language about protecting/expanding the tree canopy and about placing utilities underground.

Have there been conversations between staff and the developer about placing the utilities on Manor Road underground in order to maximize the potential tree canopy there?

Thanks,

Al

Del. Al Carr
Maryland's 18th Legislative District
301 641-8460

2/20/2023

Dear Chairman Zyontz,

When you consider the Preston Place Preliminary Plan 120220130 and Site Plan 820220180 on February 23rd, 2023, please add conditions requiring that environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

The applicant must:

- *Bury the overhead wires along Manor Rd
- *Plant tall overstory street trees on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.
Thank you for considering my views.

Sincerely,

Carlos Torres
3569 Hamlet Pl
Chevy Chase, MD 20815

2/20/2023

Dear Chairman Zyontz -

As a neighbor who lives across the Purple Line from Preston Place, I am shocked at the amount of variances being proposed concerning the mature trees on the site. How can the Dept of Environmental Protection call themselves environmental protectors when they agree to the felling of 34 large-caliber mature trees? I am not sure if that number includes the areas to the north of Preston Place where they intend to put in stones instead of trees to fortify the Coquelin Run tributary, another travesty.

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and primarily by clear cutting for the Purple Line. We need to keep all mature trees. Replacing them with saplings and fees does nothing for our tree canopy.

If Preston Place is required to pay MoCo, the money would be put to much better use in modifying the site plan to accommodate our trees. No amount of money can bring a mature tree canopy back.

When you consider the Preston Place Preliminary Plan 120220130 and Site Plan 820220180 on February 23rd, 2023, please add conditions requiring that mature trees not be felled.

- *Modify the plans around the mature trees
- *Plant tall overstory street trees on Manor Rd

Thank you for considering my views.

Sincerely,
Aletta Schaap
3515 Hamlet Place
Chevy Chase MD 20815

2/22/2023 7:30 PM

Received Email

Email from: Allie Arias

Re: [Chevy Chase Hills] Re: Note from Pat Leibowitz [EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

What a shame to hear more trees are going down. Since there are some new families in the neighborhood I wanted to resend this link for Montgomery County's Free Shade Tree program! You can literally type in your address and get on their list to get a free shade tree.

I went through the process and they came and planted it today. Got to pick the type of tree I wanted out of about 20 or so that they offered. Super great program! At least we can try and make a difference on our own private properties.

<https://www.montgomerycountymd.gov/green/trees/tree-montgomery.html>

Allie

2/21/2023 5:51 PM

Received Email

Email from: Lewis Leibowitz

Trees are important. Keep them.

Lewis Leibowitz

lewis.leibowitz@gmail.com

From: Pat Leibowitz <pleibowitz@yahoo.com>

Sent: Tuesday, February 21, 2023 12:38:05 PM

To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>

Cc: cchills@googlegroups.com <cchills@googlegroups.com>

Subject: Note from Pat Leibowitz

Il really think that the planning board should come and look at the development near Conn. Ave and Manor Road. Our open spaces have been decimated and now the project on Manor Road will be taking away affordable housing as well as cutting mature trees. I really feel that our local government has turned a blind eye to what is going on here in our neighborhood. Are there no environmental rules in place for Maryland and our Chevy Chase Lake area?! I would like to discuss this with someone on the council. Thank you, Pat Leibowitz

Created on: 2/21/2023 6:24 PM

Received Email

Email from: Suzie Moss

Dear Chairman Zyontz,

The environmental and bike/pedestrian provisions must be followed when planning Preston Place 120220130 and Site Plan 820220180.

*Bury the overhead wires along Manor Rd

*Plant tall overstory street trees on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco and clear cutting for the purple line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

Thank you for considering my views.

Sincerely,

Susan Moss

3517 Hamlet Pl

Chevy Chase

Created on: 2/21/2023 8:49 PM
Received Email
Email from: Alexandra Kennedy

Dear Chairman Zyontz,

I'm a Chevy Chase resident in the Manor Road neighborhood writing to you with concerns about the future of Preston Place. While I'm very worried about the Toll Brothers and Chevy Chase Land Company's redevelopment plans in terms of affordability (planning to knock down 133 dwellings for luxury housing with only 15% affordable units), I am writing to you today chiefly about sustainability. The developers' plans to cut down more of our local tree canopy is alarming.

At tomorrow's hearing, when you consider the Preston Place Preliminary Plan 120220130 and Site, I urge you to add conditions requiring that environmental and cyclist and pedestrian provisions of the Chevy Chase Lake Sector Plan be followed:

The applicant must:

- *Bury the overhead wires along Manor Rd
- *Plant tall overstory street trees on Manor Rd

The tree canopy near Chevy Chase Lake has been devastated in recent years by road widening, development, Pepco, and clear cutting for the Purple Line. After losing our beloved portion of the Capital Crescent Trail, it's hard to countenance more tree canopy loss. Signs of the climate crisis are hard to ignore even here in our backyard. It's only late February, but already daffodils and cherry trees are in bloom, crocuses are shooting up, and we have a forecasted temperature pushing 80°F this coming Thursday. Trees remain an excellent way to naturally capture carbon, preserve animal habitats, purify air, prevent soil erosion, and provide temperature control (cooling and wind blocking). I am begging you to consider these environmental imperatives. I understand that the area of our neighborhood is changing and growing, but there surely must be ways that we can achieve growth while protecting crucial elements of our natural environment.

In closing, it is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety, and water quality.

Thank you for your time and consideration of my views.

Yours sincerely,

Alexandra Kennedy
4002 Laird Place, Chevy Chase, MD 20815

Created on: 2/21/2023 8:10 PM
Received Email
Email from: Tom Kennedy

Dear Chairman Zyontz:

When you consider the Preston Place Preliminary Plan 120220130 and Site Plan 820220180 at your afternoon hearing on Feb. 23, (item 7), I would respectfully ask that you add conditions requiring that the environmental and bike/pedestrian provisions of the Chevy Chase Lake Sector be followed completely,

In particular the applicant must: 1) Bury the overhead wires along Manor Road, and 2) Plant tall overstory street trees along Manor Road.

The tree canopy near Chevy Chase Lake has been decimated by road construction (widening) in the area, as well as by development (the Bozzuto project), Pepco incursions, and serious clear-cutting to make room for the Purple Line. It has been very frustrating to watch as protections disappear thanks to developments that seem intent on systematically overturning the Sector Plan's recommendations for environmental, bicycle and pedestrian accommodations that were so much a valued part of our previous pre-development existence.

My wife and I have lived in our Chevy Chase Hills neighborhood since 1987 and raised our daughter here at this locathetion. As a family, we depended on the Capital Crescent Trail for easy access to Bethesda as well as all manner of recreational activity. While promises have been made regarding the Purple Line and restoration of pedestrian/bicycle access that would mimic what previously existed, I have little confidence that will occur.

I think it is imperative that you ensure that the Sector Plan be followed with respect to environmental, pedestrian, and bicycle access recommendations and that our tree canopy be fully restored in the neighborhood, particularly along Manor Road. I see these steps as vital to preserving quality of life in our neighborhood as well as supporting health, public safety, and water quality in the watershed.

Thank you in advance for your consideration and attention.

Sincerely,
Thomas R. Kennedy

Thomas R. Kennedy
4002 Laird Place
Chevy Chase, MD 20815
240.601.8041 Cell

Created on: 2/21/2023 8:52 PM

Received Email

Email from: Tom Mitchell

Dear Chairman Zyontz:

I have resided at 8507 Longfellow Place, Chevy Chase, Maryland for about 15 years.

You are scheduled to consider the Preston Place Preliminary Plan No. 120220130, and Site Plan No. 820220180 on February 23, 2023.

I have learned from numerous reports, including Maryland State Delegates, that the developer wants permission to further degrade aspects of my neighborhood by requesting an exception to the Plans that would allow them clear cut trees on Manor Road in order to avoid the necessity of burying power lines, as required in the original site plan for further development. I urge you in the strongest terms to add conditions requiring that the environmental and bike/pedestrian provisions of the Chevy Chase Lake Sector Plan be followed.

More specifically, you must ensure that the developer/builder (applicant): (1) bury all overhead wires along Manor Rd., and (2) plant tall overstory street trees on Manor Rd. You should allow any deviation from these requirements.

Over the past several years, the old trees in the Chevy Chase Lake area have been cut down by road widening, development, Pepco, and clear cutting for the Purple Line. It is vitally important that the Sector Plan's environmental and bicycle and pedestrian recommendations be followed so that the tree canopy can be restored and to protect our health, safety and water quality.

There is no good reason to allow the wealthy developer and builder to cutdown any more established trees and to avoid having to bury power and utility lines. you should require them to adhere to the plans that they do so.

Thank you for considering my views. I look forward to seeing you at the public hearing.

Sincerely,

Thomas W. Mitchell

8507 Longfellow Place

Chevy Chase, MD 20815

THOMAS W. MITCHELL

MITCHELL FIRM, PLLC

7625 Wisconsin Avenue

Third Floor

Bethesda, Maryland 20814

240-482-3597 (direct)

240-482-3599 (fax)

tmitchell@themitchellfirm.com

Created on: 2/21/2023 9:11 PM
Received Email
Email from: Darko Filipi

Dear Chairman Zyontz,

I am writing to request your attention to the upcoming consideration of the Preston Place Preliminary Plan 120220130 and Site Plan 820220180 on February 23rd, 2023. I would like to request that you add conditions to the approval of these plans, which require that the environmental and bike/ped provisions of the Chevy Chase Lake Sector Plan be followed.

Specifically, I ask that the applicant is required to bury the overhead wires along Manor Rd and plant tall overstory street trees on Manor Rd. The tree canopy in the Chevy Chase Lake area has suffered greatly in recent years due to road widening, development, Pepco, and clear cutting for the Purple Line. It is crucial that the Sector Plan's environmental and bicycle/pedestrian recommendations be followed to restore the tree canopy and protect the health, safety, and water quality of the community.

Thank you for considering my views on this matter.

Sincerely,

Darko Filipi
3905 Larid Place
Chevy Chase, MD 20815