

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
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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

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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