



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.

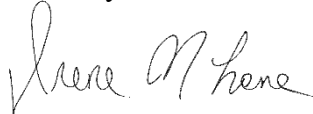
Second, stormwater management for this project is particularly important to the Town given our interest in preventing adverse impacts to neighbors and overburdening the existing storm drain system. We appreciate that the applicant has committed not to increase stormwater runoff as a result of this project.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



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Memorandum

Date: 1/1/2024
To: Todd Hoffman
From: Jason Azar
Subject: Corso Property SWM Concept Review
Job No: 785.002

On December 22, 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, supporting documentation and a comment response spreadsheet. The Plan and Report has 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 and the plan appears to address the Town's previous concerns. We offer a few additional comments/questions:

Plan Comments

- The design now includes 2 structural BMP facilities. They are Stormpod facilities with filter cartridges which store and filter runoff. Each of the facilities is approximately 7000 cubic feet in volume. Based on the color-coded drainage area map, it is not clear how the drainage areas will actually drain into the facility. This is a small detail that can be worked out during final design.
- There is now a separate detention facility for quantity management. The drawdown structure for the detention facility is a series of 8-6" orifices. This seems like a possible maintenance issue down the road compared to 1 large orifice with similar area. This is also a detail that can be worked out during final design.
- Along the existing outfall pipe prior to the twin 18" pipes, there is an existing drainage manhole, it appears there are 2 pipes (other something indicated with a doubled dashed



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line) that are not tied into the new 24" RCP. This should be addressed by tying into the proposed 24" line in some fashion or confirm they are abandoned and no longer needed.



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January 11, 2024

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

RE: Corso Chevy Chase Stormwater Management Plan

Dear Mr. Etheridge,

On behalf of the Town Council, I am writing to thank you and your colleagues for your work in reviewing and accepting the stormwater management concept plan for Corso Chevy Chase.

We greatly appreciate that the concept plan addresses the Town's interest in preventing adverse effects on the existing storm drain system and on neighboring properties. Specifically, the plan proposes facilities to reduce the 10-year peak flow to the pre-project condition, and we trust that these facilities will be required in the final plan.

As detailed plans progress, we ask that the Town's consulting engineer, Jason Azar, be engaged in reviewing and commenting on the plans to represent the Town's interests. As always, your point of contact with the Town will be Todd Hoffman, Town Manager, who is available to discuss your plan review process and expectations.

Thank you again for the time and thoughtfulness you have put into this matter. We look forward to continuing to work with you.

Sincerely,

Irene Lane
Mayor

cc: Tsaiquan Gatling, Planner III, Montgomery County Planning Department
Grant Epstein, President, Community Three