

## October

**Wednesday, October 5**  
Bethesda Downtown Plan  
Special Committee  
Town Hall, 7 p.m.

**Thursday, October 6**  
Bethesda Downtown Plan  
Community Meeting  
Town Hall, 7:30 p.m.

**Thursday, October 6**  
Community Relations  
Committee  
Lawton Center, 7 p.m.

**Monday, October 10**  
Climate & Environment  
Committee  
Town Hall, 7 p.m.

**Thursday, October 13**  
Town Council Meeting  
Town Hall, 7 p.m.

**Thursday, October 13**  
Public Services Committee  
Lawton Center, 7 p.m.

**Monday, October 17**  
Long Range Planning  
Committee  
Town Hall, 7 p.m.

**Wednesday, October 19**  
Bethesda Downtown Plan  
Special Committee  
Town Hall, 7 p.m.

**Thursday, October 27**  
Land Use Committee  
Town Hall, 7 p.m.

## Message from Mayor Scott Fosler

This month's Forecast has a special insert prepared by the Town's Special Committee on the Bethesda Downtown Plan. This will bring you up-to-date on the fast-moving events that will culminate in the County Council's vote on the Bethesda Plan within the next few months.

We will hold a general community meeting on October 6<sup>th</sup> in the Town Hall to air all the issues regarding Bethesda and to elicit resident input. This will prepare us for the public hearings before the County Council on October 18<sup>th</sup> and 20<sup>th</sup> at the Council Office Building in Rockville, which we hope you'll be able to attend, and perhaps also testify. I used to be on the County Council, and I can assure you that the Council members will take note of how many residents feel strongly enough to come out to the public hearing.

Town Councilmembers Mary Flynn, Barney Rush and I recently testified before the County Council on September 13<sup>th</sup> on the proposed Subdivision Staging Policy (SSP), which would alter the way the County tries to balance development with supportive infrastructure. This new policy will have a significant impact on how development occurs in Bethesda. All this testimony is available on the Town's website, as well as a link to the video of the public hearing.

The Town continues to develop relationships with Purple Line officials. In response to residents' concerns about certain pre-construction activities, and to establish a baseline of information, the Town recently sent letters to state transportation officials which you can view on the Town's website. These communications have been acknowledged, and state officials are working on responses, which we will share with the community once received.

In case you missed the Town Crier announcement, you can now sign up to receive notices of Purple Line construction activities. A link to this sign-up page is provided on the Town's website.

Finally, the Town's Special Committee on Purple Line Mitigation has mapped the extensive "P3" (Public Private Partnership) contract the state has signed with the concessionaire that will build and operate the Purple Line. The special committee is organizing into subcommittees to develop mitigation advice to the Town Council related to such things as water runoff and quality, noise and vibration, public well-being, and safe access to the Capital Crescent Trail and Montgomery Avenue.

Hope to see you at the Town's community meeting on the Bethesda Downtown Plan on October 6<sup>th</sup> at the Town Hall, and at the public hearings before the County Council on October 18<sup>th</sup> and 20<sup>th</sup>.

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# TOWN EVENTS

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## Sign-Up for the Flu Clinic - MedStar Visiting Nurses

Tuesday, October 18, 4 – 7 p.m., Town Hall

Please e-mail the Town office at [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org) or call 301-654-7144 by Wednesday, October 12 to sign up for the clinic. **You must sign up to receive a flu shot or pneumonia vaccine.** More information is available on the Town's website.

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## Breakfast and a Walk with the Town Arborist

Saturday, October 22, 9 a.m., Town Hall

Join residents of all ages at the Town Hall for breakfast with Dr. Tolbert Feather, the Town arborist, followed by his annual walk and talk through the Town. This event gives residents the opportunity to learn more about Town trees and how the weather affects trees in this climate. Come loaded with questions! Please RSVP to the Town office at 301-654-7144 or [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org).



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## Discussion & Desserts: Finding Your Family History

Thursday, October 27, 7:30 p.m., Town Hall

Curious about your family history? On Thursday, October 27, at 7:30 p.m. in the Town Hall, Town resident Susan Goodman will discuss how to explore the vast amount of free information about your ancestors using only your computer. Billions of pages of documents, books, and official records have been scanned over the past 20 years by libraries, archives, and governments, with more coming online every day. Susan will explain how you can explore this digital world and how she tracked down pictures and stories of her family that had been unseen, unread, and unknown for decades.

Sponsored by the Town's Community Relations Committee, the event has an RSVP deadline of October 24. Please e-mail the Town at [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org) or call 301-654-7144.

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# TOWN UPDATES

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## Town Committees, Boards & Commissions

The Town's committees, boards and commissions have been organized for the coming year. A membership roster of each group can be found on the Town's website.

## Leaf Collection

Leaf vacuuming will begin in mid-October and will continue through mid-December. Please rake leaves to the edge of the curb to be vacuumed. Leaves must be free of debris such as sticks, bottles, cans and rocks. A map of the leaf collection schedule can be found on the Town's website.

## Household Organic Waste Collection

The Town continues to offer curbside household organic waste collection in partnership with the Compost Crew. Residents must choose to receive this service. Participants receive a 5-gallon bin with gamma seal lid and compostable liner. Every Tuesday, Compost Crew collects the bins at the curb, wipes them down, replaces the liner and returns the bins to the curb.

## Town Teen List

For the most current list, please email [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org) or call the Town office at 301-654-7144.

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# AROUND CHEVY CHASE

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## CHEVY CHASE AT HOME IS GROWING!

As of October 1, 2016, CC@ H will expand its service area to include our neighbors in Chevy Chase West and the Village of Drummond, both of whom responded very positively to interest surveys circulated by community members. Several volunteers from CCW and VOD have already been trained and more are waiting in the wings. All of us at CC@ H are delighted to welcome even more Neighbors Helping Neighbors Live At Home!

On **Thursday, October 13**, drop by the Olympia Cafe on Brookville Road for the monthly **Brunch Bunch** gathering from 10 to 11:30 a.m. Just grab a cup of coffee and pull up a chair for some lively conversation with neighbors. No need to be a CC@ H Member -- everyone is invited!

CC@ H would like to remind you that **Saturday, October 22 is National Prescription Take-Back Day**. There is a permanent take-back bin in the Chevy Chase Village Hall, which is probably the closest location. No liquids, needles, or illegal drugs are accepted.

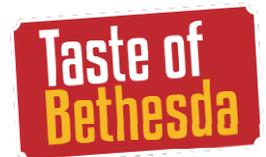
And why not enjoy a lovely autumn stroll through the town and visit the benches dedicated to the memory of our CC@ H Co-Founder, Naomi Kaminsky? They are located at the Town Hall, Lynn Drive at the path to Tarrytown Road, Zimmerman Park, Virgilia and Meadow, and Rosemary and Meadow. The whole circuit is about 2 miles and is a bit hilly.

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## 27<sup>th</sup> Annual Taste of Bethesda

**Saturday, October 1, 11 a.m. - 4 p.m., Woodmont Triangle**

Bethesda's famous food and music festival brings 60 restaurants and five stages of entertainment to Bethesda's Woodmont Triangle. For more information, visit [www.bethesda.org/bethesda/taste-bethesda](http://www.bethesda.org/bethesda/taste-bethesda).



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## B-CC Rescue Squad Open House

**Saturday, October 1, 11 a.m. - 4 p.m.**

The Bethesda-Chevy Chase Rescue Squad will hold its free annual Open House, "Rescue Day," on Saturday, October 1 from 11 a.m. to 4 p.m. at the station on Battery Lane and Old Georgetown Road.



Rescue Day 2016 will feature fire and rescue activities and displays for all ages, including tours of the station; live demonstrations of emergency medical, rescue, and firefighting equipment; free kids' firefighter hats; a moon bounce; and more. The Rescue Squad's most advanced firefighting and rescue equipment, including emergency vehicles, will be on display.

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## Chevy Chase Fire Department Open House

**Saturday, October 8, 10 am. - 3 p.m.**

The Chevy Chase Fire Department will hold its annual open house from 10 a.m. to 3 p.m. on Saturday, October 8.

The open house will feature supervised fire engine rides for children and adults, demonstrations by members of specialized teams, a fire truck slide, Ronald McDonald, tattoos for children, balloons, hot dogs and drinks, and much, much more.

## Town of Chevy Chase

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Chevy Chase, MD 20815

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### TOWN COUNCIL

*Scott Fosler, Mayor*  
*Mary Flynn, Vice Mayor*  
*Fred Cecere, Secretary*  
*Barney Rush, Treasurer*  
*John Bickerman, Community Liaison*



This newsletter is printed on recycled paper

## Bethesda Downtown Plan Community Meeting

Thursday, October 6, 7:30 p.m., Town Hall

On October 6 at 7:30 p.m. in the Town Hall, the Town will host a community meeting on the Bethesda Downtown Plan. The Town's Special Committee on the Bethesda Downtown Plan is organizing this meeting to review and discuss the Plan. This Forecast includes an insert with more information on this meeting and issues related to the Plan.



*Looking north from Bradley Lane, building heights along Wisconsin Avenue as proposed in the Bethesda Downtown Plan are shown in pink. Buildings in yellow are existing heights. This image was provided by the Town's Special Committee on the Bethesda Downtown Plan as an approximate representation.*

# BETHESDA DOWNTOWN PLAN

## *Coming Near You: The New Bethesda*

**H**ow will it look? What will be the impact on traffic, safety, schools, our town and our quality of life? The Plan will determine development in downtown Bethesda over the next 20 years. Over the coming months, the County Council will consider and vote on the draft plan. If we want any changes to the Plan, time is running out. We need to take action now.

### According to the Plan

- Downtown development would be permitted up to 32.4 million square feet — 37% above what is currently built. That additional space is significantly greater than the size of the Pentagon.
- The height of proposed buildings could reach far beyond what you see now. The tallest building bordering our Town is 14 stories, at Wisconsin and Leland. The Plan would allow 29- and 25-story buildings on the three blocks south of the Metro along both sides of Wisconsin Avenue. Farther south, a 14-story structure is planned next to St. John's Church at Bradley Lane. (The Plan allows 145 feet; 10 feet of height is approximately one story.)



*Looking south from the Farm Women's Market (at left) to Bradley Lane, this view imagines building heights along Wisconsin Avenue as proposed in the Plan. Buildings in yellow show current heights. While maximum heights are designated for each property, the amount of density is still to be determined. All images were provided by the Town's Special Committee on the Bethesda Downtown Plan as approximate representations.*

- To mitigate the impact, the Plan recommends a "greenway" along the western border of our Town. Design standards—not yet drafted—are expected to provide guidelines recommending that heights taper down towards single-family homes.

The Town's Special Committee on the Bethesda Downtown Plan has met since June to assess the Plan and its impact. The committee produced this special section and will host a community meeting on October 6 at the Town Hall, 7:30 pm. Come find out more, ask questions, and express your views. You can also send your comments to the Town Council at [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org).

### **BETHESDA PLAN PUBLIC MEETING -- OCTOBER 6, Town Hall, 7:30 pm**

Become better informed and share your views before the Town takes positions on the Bethesda Plan, and before the County Council passes this legislation over the next few months.

# DEVELOPMENT IMPACT

The Plan proposes raising the limit on building development by 4.4 million square feet above the previous plan's cap. That's 8.8 million square feet more than what is on the ground now.

The Plan anticipates that the number of housing units in downtown Bethesda would increase by approximately 8,500.

The Plan envisions high-rise development along the entire length of Wisconsin Avenue and along East-West Highway and Old Georgetown Road in Bethesda, including properties far from the Metro station.

## Key Questions

The Town's Special Committee on the Bethesda Downtown Plan has raised questions and developed initial recommendations for your consideration:

### ***Can area public schools support this level of development?***

The Montgomery County Board of Education sent a letter to the Planning Board objecting to the level of development in the Plan. The Board of Education noted that the Plan, when combined with other area plans, would require construction of a new elementary school and would pose significant challenges at B-CC and other area high schools, which are already at or over capacity.



*This rendering approximates the height and rear step-down proposed for development next to St. John's Church at Bradley Lane. All images were provided by the Town's Special Committee on the Bethesda Downtown Plan as approximate representations.*

### ***Can roads sustain proposed development without unreasonable congestion?***

The County Planning Department concluded that intersections within downtown Bethesda can sustain the development proposed by the Plan, while noting that four nearby intersections will be over-congested. Rather than using state-of-the-art modeling, the Planning Department's analysis used a traditional traffic model, which considers the entire downtown area. The Planning Department did not use more precise modeling, which can estimate impacts on individual intersections.

## Initial Recommendation

The Plan should include a multistage-development approach specifying interim limits that, once reached, would stop further development until it could be demonstrated that schools and roads could accommodate more development. Staging is not a new idea—the County Council recently established a multistage-development approach for White Flint and Chevy Chase Lake.

# BUILDING HEIGHTS

The Plan authorizes significant building-height increases in all areas adjacent to the Town. Currently, the tallest buildings along our borders are the 14-story “Ford” building (7101 Wisconsin at Leland), and the 13-story “Air Rights” building (7315 Wisconsin at Elm). The Plan would allow buildings considerably higher, for example:

- 25 stories at 7121 Wisconsin (Panera)
- 20 stories at 7201 Wisconsin (Villain and Saint, next to Farm Women’s Market)
- 14 stories North of Bradley at 6801-6807 Wisconsin (Bray and Scarf/Jaffe property)
- 12 stories at 6831 Wisconsin (Trader Joe’s)
- Next to our northern boundary, 14 stories at 4424 Montgomery (PNC), and 12 stories at 4400 Montgomery (Bethesda Sport and Health)

Many of these properties are just across a street from homes in our town.

## Key Question

***Are the proposed heights in Bethesda reasonable?***

In the last Plan, the most intense development and tallest buildings were concentrated around the Bethesda Metro, while tapering down away from it. The new Plan is based on a pattern of hills and valleys, which brings very tall buildings to the Town’s borders, and almost to Bradley Lane.



*Looking north from Bradley Lane to Bethesda Metro, this image represents how buildings along Wisconsin Avenue could shape up as proposed in the Plan. While maximum heights are designated for each property, the amount of density is still to be determined. All images were provided by the Town’s Special Committee on the Bethesda Downtown Plan as approximate representations.*

## Initial Recommendations

The Town should work to reduce proposed building heights on the Town’s borders, and advocate for density and heights concentrated near the Metro station. The Town also should support mandatory building design guidelines that will require new buildings to taper down toward the edges of residential communities. The guidelines would help retain Bethesda’s appeal as a walkable community.

# PARKS, OPEN SPACE, BUFFERS

Currently, 2.2% of downtown Bethesda's 450 acres are dedicated to public parks and open space. That compares to nearly 20% public open space in New York City.

Parks and open spaces rank first among the Plan's overarching goals. But under the most optimistic scenario proposed, open space in Bethesda would increase to only 4.4%.

The Town's western and northern borders are now buffered from excessive commercial development by public parking lots and properties where development is strictly limited. The Plan eliminates these buffers. By up-zoning the public parking lots, as well as properties on West Avenue and some on Montgomery Avenue, more intense development next to our homes will be allowed.

## Key Questions

### ***What parks are proposed near the Town?***

- A "civic green" would replace surface parking around the Farm Women's Market.
- A narrow "greenway" is recommended along 46th Street and West Avenue.
- A recreational space is proposed for a portion of the 4300 block of Montgomery Avenue, where small businesses now stand.

### ***What mechanisms assure parks will be added?***

The Plan allows developers several options for the right to acquire additional square footage to fill out buildings beyond the densities designated in the Plan. One option would require developers to pay into a park fund; proceeds would be used to buy land for parks. The order and timing of adding parks in Bethesda has not been determined.

### ***What will happen to the two public parking lots behind Wisconsin Avenue?***

Lot 24 (behind the Farm Women's Market) and Lot 10 (behind the "Tudor" shops) are operated by the County's Department of Transportation. The Plan offers DOT a way to raise funds from Lot 10 without having to sell the property for development. It sets the stage for the land to remain as open space, but does not guarantee that it will. The Plan does not provide a similar arrangement for Lot 24, which has been considered for development with a relatively narrow "greenway" along 46th Street.

## Initial Recommendations

The Town should advocate for reinstating the buffer zones between our homes and commercial development. The Town should support keeping both parking lots as open space and oppose efforts to permit large-scale development in buffer zones.

### **COUNTY COUNCIL HEARINGS ON OCTOBER 18 & 20**

The County Council will hold public hearings on the Bethesda Downtown Plan on October 18 and 20. Your attendance matters. So does your voice. Send your comments to County Council members; email links are posted on the Town website ([www.townofchevy Chase.org](http://www.townofchevy Chase.org)). Or to testify, call 240-777-7803.