

# Development in or near the Town

## Open-Text Questions

**Question #2: In your opinion, what is the most important issue that the Town should address in order to improve the environment and long-term livability of this community?**

1. Rethinking zoning to consider higher density. Some of town is in very walkable area but we have very low density considering how 'urban' we are.
2. I don't think it can or should do much in re the environment (see above). Continued attention to development surrounding the Town (Bethesda, Chevy Chase Lake, Purple Line) is the most important thing it can do to maintain the Town's liveability. I think the efforts it makes to encourage social interaction among residents is commendable, and hope it makes many people feel that the Town is a friendlier, and more 'liveable' place as a result.
3. Maintain or reduce density caps in the areas immediately surrounding the Town. We could also slightly increase density caps within the Town, since large per person square footage isn't environmentally sound. But the increased density of people, businesses and traffic at our borders is going to overwhelm anything we do within Town borders.
4. Lot coverage relative to house size
5. Much stricter building codes against tear downs and mansionization and development. Strong activism to protect the Crescent Trail. Stopping the development of the CC shopping center on Conn ave. (I'm forgetting the name now). It will have a terrible impact on congestion and the environment. Enough! We have enough!
6. Keep a limit on teardowns and house size -- replacing smaller houses with much larger ones promotes un-green practices, results in removal of trees, and stresses Town and local power, sewer, and stormwater capacity.
7. Pay attention to the development that is encroaching on the neighborhood at the perimeter.
8. Co-existence with the extreme development occurring all around our borders (Purple Line, condos, etc.) and climate emergency preparedness.
9. I believe the Town already gave up on this issue several years ago by allowing the size of homes to become so much larger which also decreased the green around each home's plot. This has meant that smaller homes are regularly bulldozed and replaced with larger, more expensive ones. Additionally, there are few smaller homes left for those who wish to stay in Town but are looking to downsize.
10. Reducing the destruction of existing houses. These buildings represent the epitome of waste and environmental destruction. While new homes may be more energy efficient than many existing homes, because they are two, three or even four times as big as the homes they replace, they consume far more overall energy for the same number of household residents. In addition, they result in massive additional landfill and contribute to stormwater runoff as more of the Town's limited land is made impermeable.
11. Support public transportation such as the Purple Line; and steady support for its operating costs. Support higher density residential such as apartments and condos at Chevy Chase Lake and next to Bethesda and Medical Center Metro.
12. Close monitoring of and participation in debates on wider community development that affects our environment, as the Town has been doing with the Purple Line, the Chevy Chase Lake Development and Bethesda downtown, and continuing to update Town residents on what is happening and what action we can take to preserve the long-term livability of the Town and surrounds.
13. The most important aspect that makes the town vital and low impact is the close walkable location of critical services like food stores and public transportation. We are lucky to have Trader Joe's the post office and a drug store as well as many restaurants in walking distance. The town should advocate for services that

benefit town residents rather than taking positions opposing growth and density in surrounding communities.

14. Assuring the long-term survival of the Capital Crescent Trail.
15. Maintain the tree canopy and kill the purple line

**Question #3: Being realistic, what do you think are the three most important things the Town might do to help you and your family reduce your negative impacts on the environment?**

1. don't oppose development in surrounding areas that could bring additional shopping or services within walking or short auto trip distances.
2. I note that one of the attractions of the Town for me is the diversity of its architecture from the 1890's into the 1930's, and the interest of many Town residents to preserve that architecture. I cringe when I look out and see a whole roof of solar cells on a 1920's house. There are some tradeoffs between historic preservation and environmental impact that I do not think the Town is adequately addressing; environmental impact receives the bulk of attention, preservation issues receive somewhat of a back seat.
3. oppose purple line

**Bottom of Question #1: Feel free to provide comments on the topics above or suggestions for additional environmental issues you feel the town might address”**

1. Most of the initiatives above are beyond the scope of the Town's responsibilities, and need to be implemented, if at all, on a national, state, or, at the very least, county-wide level. Some that are simply not proper functions of the Town include lifestyle, locally-produced foods, and transportation issues. I believe strongly in exercise, but anyone who hasn't gotten that message isn't going to change because of anything the Town does. Exceptions (things the Town might do) include the few items marked above that fall within the Town's purview (e.g., use of salt on the roads in winter, street lights). I foresee a wasteful, bureaucratic process, and see this as another example of excess tax receipts 'burning a hole in the town's pocket,' so to speak. No harm in encouraging the use of native plants and fertilizer reduction in the Town newsletter and on its website, however. That shouldn't cost anything...
2. I wish the TOCC would concentrate on assuring citizens that the future of the Capital Crescent Trail is assured, that the tunnel to Bethesda stays open, and that Wisconsin Avenue is safe to cross. This is an unsophisticated survey -- who wouldn't favor 'Better preparedness for climate related emergencies, better street and sidewalklighting, etc. etc.
3. One way to support public open space would be to oppose the purple line.

**Bottom of Question #4: Feel free to tell us other actions you have taken to reduce your environmental impact.**

- No answers

**Final Question: Please briefly describe any issues you would be interested in discussing further.**

- No answers