

TOWN OF CHEVY CHASE  
COUNCIL MEETING  
November 10, 2021

- I. GENERAL BUSINESS (7:00-7:30 p.m.)
  - A. Call to Order
  - B. Approval of Meeting Minutes
  - C. Acceptance of October 2021 Financial Report
  - D. Town Manager's Report
  - E. Public Comments
  
- II. PUBLIC HEARINGS (7:30-8:30 p.m.)
  - A. [Public Hearing on a Request for American Rescue Plan Act \(ARPA\) Funds from Wonders Early Learning and Extended Day](#)
  - B. [Public Hearing on a Proposed Financial Contribution to the Farm Women's Market Parks Creation Project](#)
  
- III. COUNCIL DISCUSSIONS (8:30-9:30 p.m.)
  - A. Zimmerman Park Redevelopment
  - B. Town Voting Eligibility and Election Regulations
  - C. Maple Avenue Traffic Management/Calming
  - D. Thrive Montgomery 2050/Attainable Housing Strategies Initiative
  
- IV. ADJOURNMENT (9:30 p.m.)

Join Online

<https://us02web.zoom.us/j/3016547144?pwd=NnJvS1BpM3ZkSFA4bXBwbWZhWVM2UT09>

Meeting ID: 301 654 7144

Passcode: 6547144

Join by Phone

(301) 715-8592 US

Meeting ID: 301 654 7144

Passcode: 6547144

# MEMORANDUM

II-A

TO: Town Council  
FR: Todd Hoffman, Town Manager  
RE: Public Hearing on a Request for American Rescue Plan Act (ARPA) Funds from Wonders Early Learning and Extended Day  
DATE: November 10, 2021

On November 10, the Town Council will hold a public hearing on a request from Wonders Early Learning and Extended Day (“Wonders”) for \$125,000 from the Town’s \$2.4 million allotment of American Rescue Plan Act (ARPA) funds.

Wonders is a nonprofit provider of accredited early childhood education, before/after school, and summer camps with eight locations in the metropolitan D.C. area. Wonders runs two programs in the Town of Chevy Chase -- one at CCES and the other at the Lawton Center -- and both programs are expected to realize a combined deficit in FY22 in the same amount as the requested allocation.

Wonders applied for Town ARPA funds in September, and the Council heard a presentation and discussed the request at its October 13 meeting. Because the request meets federal eligibility guidelines and the Town’s policy regarding allocating ARPA funds, the Council agreed to hold a public hearing on the request at its November 10 meeting.

Residents who are not able to attend the November 10 Council meeting, which begins at 7 p.m. via Zoom video conference, may submit comments to [townoffice@townofchevyCHASE.org](mailto:townoffice@townofchevyCHASE.org).



early learning + extended day

The Town of Chevy Chase Council  
4301 Willow Lane  
Chevy Chase, MD 20815

October 8, 2021

Dear Council members,

Thank you very much for considering our proposal for funding from the Town of Chevy Chase's ARPA funds. Wonders Early Learning + Extended Day requests \$125,000, to be used during our current fiscal year, ending August 31, 2022.

The Town residents will benefit from the award of these funds by ensuring the continuity and availability of nonprofit, high quality early learning and extended day programming within the Town's boundaries. Between the two programs, Wonders is providing care and education for children from 18 months to 12 years of age. The continuum of care that Wonders offers beginning at Leland and progressing to Chevy Chase Extended Day, provides families who live in the Town access to age appropriate social/emotional learning as well as cognitive and skill development for their children while also accommodating the schedules of working parents. The work of Wonders supports today's workforce while educating and caring for tomorrow's workforce.

COVID-19 had a significant negative economic impact on our nonprofit organization. The initial shutdown, followed by restricted enrollment capacities, and now the resumption of "normal" operations amid the spread of the Delta variant have all impacted our tuition revenue, which typically comprises 99% of our revenue. Our current enrollment is 75% of capacity at Leland and 33% of capacity at Chevy Chase Extended Day. It will take more than one year to build enrollment to meet our licensed capacity level at both programs.

The combined income loss projected for Leland and Chevy Chase Extended Day is \$125,000. This equals the amount of our request.

In addition to this request, Wonders has applied to the state for a child care stabilization grant, which will be used to support and enhance the professional development of our workforce, which has provided essential services throughout the pandemic. Grant amounts are based on a formula that reflects licensed capacity. Wonders is conducting its annual giving campaign, which will provide nondedicated funding to Wonders.

Wonders provides critical economic infrastructure to the Town through our high quality programs. Families are able to work while their children learn and grow in a safe and caring environment.

Sincerely,

Joanne Hurt

**NON-PROFIT SINCE 1976**

**main office**

5272 river road, suite 530, bethesda, maryland 20816 • (301) 654-5339 • fax (301) 652-9533 • [wonderslearning.org](http://wonderslearning.org)

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# MEMORANDUM

II-B

TO: Town Council  
FR: Todd Hoffman, Town Manager  
RE: Public Hearing on a Proposed Financial Contribution to the Farm Women's Market Parks Creation Project  
DATE: November 10, 2021

At its November 10 meeting, the Town Council will hold a public hearing on a proposed financial contribution to the parks creation project as part of the redevelopment of the Farm Women's Market site. In October, the Council unanimously agreed to propose contributing 25% of the public funds needed for the park project, up to a maximum of \$4 million, and discussed conditions related to this contribution. As of June 30, 2021, the Town had an unrestricted fund balance of over \$10 million.

The parks project includes the cost of constructing an underground garage behind the current market and the creation of parks above that garage and on the lot between Leland and Walsh streets. It does not include the refurbishment and expansion of the Farm Women's Market building or land, which is being financed separately by the developers and fees collected from other development in Bethesda.

At its October meeting, the Council discussed proposed conditions related to this contribution, including the commitment of funds by all parties to build both parks in their entirety; establishment of the parks in perpetuity; a community engagement process by the developers and the Parks Department on park amenities; Town involvement in ongoing decisions regarding the regulations and programming of the parks; and County/Parks Department responsibility for ongoing maintenance of the parks.

The Council agreed to communicate this proposal to Town residents, invite further public comment in October, and hold a public hearing on the proposal at the November meeting. In September and October, the Town held three listening sessions to hear from residents about this proposal and to answer questions.

Residents who are not able to attend the November 10 Council meeting, which begins at 7 p.m. via Zoom video conference, may submit comments to [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org).

Resolution No.

Adopted: November \_\_, 2021

Effective: November \_\_, 2021

**RESOLUTION OF  
THE TOWN OF CHEVY CHASE**

SUBJECT: RESOLUTION TO APPROPRIATE FUNDS FOR PARKS  
CREATION PROJECT

WHEREAS, the properties known as 7121 Wisconsin Avenue, the Farm Women's Market, the parking lots located between Willow Lane and Leland Street, and between Leland Street and Walsh Street (Lot 24 and Lot 10, respectively), are proposed to be re-developed;

WHEREAS, On September 20, 2021, at an open meeting hosted by the Town Council, Town residents received an update on the project from Montgomery County and the developers, EYA, LLC and Bernstein Management Corporation;

WHEREAS, as more fully reflected by the PowerPoint presentation provided at said meeting, the project, as currently proposed, would refurbish and expand the Farm Women's Market and result in a much-needed expansion of park and green space immediately adjacent to the Town's borders for the benefit of the Town and the larger Bethesda area;

WHEREAS, as proposed, most of the surface parking lot directly behind the Market would become a park, as would the entire parking lot between Leland and Walsh Streets, and a new underground garage would be constructed under the parking lot behind the Market;

WHEREAS, as proposed, the project would include much needed storm water drainage infrastructure to help address growing drainage issues in the area and provide resiliency to climate change; the project would include a significant "intensive" green roof above a below-grade parking garage, incorporating a deep soil section designed to retain stormwater, and the project would further treat stormwater through rain gardens and microbioretention;

WHEREAS, efforts of the Town and other neighboring communities to have the size of the buildings reduced and the size of the parks and stormwater drainage infrastructure increased, has resulted in the financial contribution for the parks from the developers being decreased commensurate with the reduction of the size of the project; and, as a further result, other sources of funding must be located to pay for the desired expansion of green space and creation of parks;

WHEREAS, the Town Council requested input from Town residents on the project and the Town's potential participation in its funding;

WHEREAS, the Town Council discussed the project and the comments received from Town residents at the Town Council's open meeting held on October 13, 2021;

WHEREAS, the Town Council finds that the proposed project presents significant value for the Town as the project would substantially increase available green space; provide stormwater drainage infrastructure; offer shopping and dining; re-vitalize retail trade along Wisconsin Avenue; and create active parks with many amenities for Town residents to enjoy;

WHEREAS, the Town Council finds that the Town is presented with a rare opportunity to help in the creation of parkland and significant stormwater drainage infrastructure in a densely-developed urban area;

WHEREAS, the Town Council finds that the Town's contribution should be conditioned upon such requirements that ensure the Town receives the value paid for and that the value endures; and

NOW, THEREFORE, BE IT RESOLVED this \_\_\_\_ day of November, 2021, by the Council of the Town of Chevy Chase that:

1. The Town of Chevy Chase Council hereby authorizes the appropriation of up to \$4,000,000.00, subject to the following conditions:
  - (a) The Town's contribution shall not exceed twenty-five percent (25%) of the total contribution needed from public sources. As used herein, public sources refers to the funding from government sources, and does not include any payments from the developer(s) or from the fund created with Park Impact Payments from Bethesda developers;
  - (b) The sum total of funds committed by the Town, County, and developers are sufficient to build the parks, stormwater drainage infrastructure, and otherwise complete the project, as currently designed, in its entirety, including the parks on both Lot 24 and Lot 10;
  - (c) The developers and the Parks Department of the Maryland-National Capital Park and Planning Commission will engage in an active charrette process with the surrounding communities to determine the amenities that the parks will offer;
  - (d) The Parks Department and the County will provide assurance that they will properly maintain the new parks;
  - (e) The parks will be maintained in perpetuity, and the Town may purchase an interest in the land of both parks to ensure such condition.; and
  - (f) The Town will be involved in all future decisions regarding the regulations and programming of these parks.
2. The Town's commitment to fund remains subject to review and approval by the Town Council of all terms, conditions, and documents which the Town may be required to execute.

3. This resolution is effective as of this \_\_\_\_ day of November, 2021.

We, the undersigned Mayor and Secretary of the Town Council, hereby certify that the foregoing Resolution was adopted by the Council at its open meeting on the \_\_\_\_ day of November, 2021.

Witness:

\_\_\_\_\_  
Joel Rubin, Secretary  
Town Council  
Town of Chevy Chase, Maryland

\_\_\_\_\_  
Barney Rush, Mayor  
Town of Chevy Chase, Maryland