

## **COUNCIL OF CHEVY CHASE VIEW**

### **Work Session Regarding Engineering Design Services For the Summit Avenue Sidewalk Improvement Project**

Date: November 8, 2018

Place: Christ Episcopal Church, Kensington, Maryland

Present: Paula Fudge, Chair; Tom Brown, Nancy Kehne, Carlos Molina, Council members

Jana Coe, Town Manager

Ron Bolt, Legal Counsel for Town

Joseph Toomey, CCV Building Permit Administrator – Municipal Engineer

Others Present: Jason Azar, Vice President, and Matt Edelman, Project Engineer of Clark/Azar & Associates

Peter Marks, 4213 Franklin Street

Called to Order by Paula Fudge at 6:30 p.m.

**Work Session Regarding Engineering Design Services for the Summit Avenue Sidewalk Improvement Project:** The Council held its second open work session on Thursday, November 8th, at 6:30 pm, at Christ Episcopal Church to discuss the Summit Avenue concept plan (35% schematic design level) with Clark/Azar officials.

#### **General**

- The sidewalk, between each intersection ramp, will be 4 feet wide. ADA compliance requires a 5-foot passing lane every 200 feet. The passing lane can be at a driveway apron, sidewalk section or at an intersection ramp.
- A cost concern to be considered is the need to replace each driveway apron within the project area. Each sidewalk section of each apron must be reviewed to determine if it meets the required ADA standards.

#### **Saul Road to Glenridge Street – West Side**

- This section of sidewalk is slightly higher than the curb and will not present any design challenge.
- 4200 Glenridge Street (Sta 2+75 to 3+60) has shrubbery, hedges, and bushes that are located in, or project into, the right-of-way. The Leland Cypress at 4200 Glenridge Street must be trimmed back away from the sidewalk to meet ADA vertical clearance (84 inches in height) or removed.

#### **Glenridge Street to Glenrose Street**

- A positive cross slope must be designed to achieve proper drainage off of the sidewalk.

### **Glenrose Street to Franklin Street**

- For the section between Glenrose and Franklin Streets, adjacent to 9900 and 9910 Summit Avenue, (Sta 9+00 to 10+50) the plans show that the grass area between the sidewalk and curb decreases to less than 4 feet. Maintaining a uniform 4-foot grass area separation from the curb is desired, but would require some elevation modification of the Sewer MH adjacent to the sidewalk in this section (Sta 10+26.)
- Coordination with the property owner of 9910 Summit Avenue will be required to resolve issues about the front step structure that projects beyond their property line and into the proposed right-of-way sidewalk.

### **Franklin Street to Everett Street**

- Further review of the right-of-way/property line boundary must be made to determine if the tree near the sidewalk at 4201 Franklin Street is a right-of-way tree.
- The right-of-way/property line between the rear corner of 4201 Franklin Street and the right front corner of 10002 Summit Avenue (Sta 14+37) has a 3+/- foot offset. This offset creates a greater distance between the right-of-way line and the curb from that point to the corner of Summit Avenue and Everett Street. This offset is inconsistent with the original 1910 Plat No. 124, but is consistent with the property line layout of Everett and Dresden Streets, possibly due to errors in original, early surveys. Jason Azar will follow up with the surveyor.
- Can this be adjusted on the plans which would provide greater distance to accommodate the severe grade change in this section?
- The design considerations at 4200 Everett Street (Sta 15+25 to 16+25) include severe elevation differences between the street, sidewalk and adjacent properties. The grade change design may create a significant impact on this series of right-of-way trees.
- 4200 Everett Street has shrubbery that is in or projects into the right-of-way. The grade change design may require the removal of this shrubbery and construction of a retaining wall. 10002 Summit Avenue owners must be notified that the sprinkler heads are in the right-of-way and will need to be relocated.

### **Everett Street to Dresden Street**

- 4112 Dresden Street (Sta 19+00 to 20+50) has shrubbery, bushes, and possibly a chain link fence, that projects into the right-of-way and will require removal.
- The sidewalk in this area must be raised to achieve proper drainage.
- The utility poles, in this section, restrict the distance that the sidewalk must be offset from the curb.

### **Dresden Street to Cleveland Street**

- Drainage issues at the Cleveland Street intersection must be addressed in order to tie into the handicap ramps.
- The sidewalk area adjacent to the utility pole will be enlarged to wrap around the pole.

**Cedar Lane sidewalk (west side) nearly extending to 10114 Summit Avenue driveway**

- The consensus of the Council was that the sidewalk should be removed at the Town property line.

**Saul Road to Glenridge Street – East Side**

- The Council agreed to include the reconstruction of the sidewalk of this one block as part of the sidewalk upgrade project.

The meeting adjourned at 8:15 pm.

Respectfully submitted,  
Jana S. Coe, Town Manager