



Barney Rush, *Mayor*
Joel Rubin, *Vice Mayor*
Irene Lane, *Treasurer*
Rich Brancato, *Secretary*
Joy White, *Community Liaison*

VIA EMAIL

June 15, 2022

Mr. Grant Epstein, President
Community Three

Mr. Tim Gary, Founder & CEO
Galerie Living

Re: 7100 Connecticut Avenue/Corso Development

Dear Grant and Tim,

Thank you for your presentation of your Corso Chevy Chase project to the Town on June 2. We appreciated receiving this update and take it as a demonstration of your continued willingness to work closely with the Town throughout the entitlement processes. Subsequent to the June 2 meeting, the Council has heard from many residents and received advice from our special committee of residents with professional expertise, formed to advise the Council on this project.

The presentation has raised significant and widely shared concerns regarding the compatibility of the Corso project with the Town. These concerns center on the building heights and density of the proposed development, especially along the perimeter where the relationship of Corso Chevy Chase with the established single-family community is of particular importance. In order for us to provide specific comments on these concerns, we need to receive the following information:

1. 3D modeling information depicting heights and sightlines from all portions of the perimeter. The model can be a simple digital massing model, with roof slopes and setbacks. It does not need to include materials, fenestration, or details at this time;
2. A dimensioned site plan with existing and proposed building footprints, heights and stories noted, setbacks from all property lines, total project FAR, and any other site data that will be important in establishing binding elements at the time of rezoning;
3. Multiple cross sections with existing and proposed building heights (in feet rather than stories), including a building silhouette along Connecticut Avenue facing west (and ideally extending all the way through to include the nearest existing homes); and including in relevant sections the outlines of existing 4-H buildings, for comparison purposes.
4. Gross square foot area tabulations for each building;

5. Phasing plans that clearly delineate what you are presently contemplating for each of the two phases that you have discussed, along with accompanying descriptive comments that will help us fully understand what is involved in each phase, the anticipated timing for initiating each phase, and any other narrative that will allow us to understand the phases and phasing more completely;
6. While we can appreciate that landscaping and details relating to landscaping is more typically a site plan review issue than a sketch plan issue, receiving additional detail regarding the planned garage surface planter soil depths will be most helpful at this stage of the process to assuage concerns relating to the viability of necessary vegetated growth and preservation; and
7. Detail regarding how Corso proposes during construction to fulfill its leasehold obligations to the Town, which is to provide parking and access for Town service vehicles.

This multi-family community with its hundreds of independent living, assisted living, and memory care units along with commercial/retail space is a very significant departure from the scale and density of the existing 4-H structures and vastly different than the single-family dwellings that comprise the rest of the Town. Accordingly, how Corso will prove that its plans will relate to nearby residents and the remainder of the Town and its surroundings without conflict will be the focus of the Town's review. Most of the items listed above are needed for us to assess the project's compatibility.

We appreciated the "check lists" that you provided among your slides, indicating your response on various points in our letter of April 15. However, we also note some other items from our letter that were not covered. The most significant of these other points are:

- Confirmation that potential signalization will be studied by the developer (with input by the Town) irrespective of the level of traffic analyses that will ensue for the rezoning and later entitlements;
- Confirmation that a Town-appointed civil engineer will be a party to the discussions between you and the County regarding Storm Water Management and have a recognized role in establishing appropriate measures to achieve ESD to the MEP as required by law; and
- The number and types of commercial shops and associated square footage.

Also, you had set out in your February presentation a plan for space for the Town to continue to garage its vehicles on the site. We would like to see a specific proposal regarding this, and also learn how you intend to address our need for garage space during the period from when on-site development begins through the end of the current lease term.

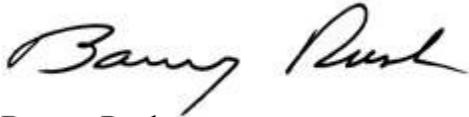
The requests that we are making at this time are timely and necessary so that the Town can review and comment before you file for rezoning. We reserve the right to raise other issues as we learn more about the project, but we wish to be clear at this time that the Town's support for the application will depend significantly upon our determination that our concerns regarding compatibility have been addressed.

Finally, we look forward to receiving your proposed draft Letter of Intent, so that we can memorialize our understanding of the process and documents for this project, as well as the draft

LMA written justification and application materials. Given the onset of summer and the amount of material that must be produced and reviewed, including your responses to our requests in this letter and the documents just mentioned, we do not believe that our review and effort to find agreement with you on these matters can be completed in August. It is important for residents to have their opportunity to adequately participate in pre-filing vetting. We therefore ask that Corso defer submission of the LMA until late September at the earliest, and the work could take us into October.

We look forward to your written response to this letter and to continuing our engagement with you to ensure a compatible project is developed in the Town of Chevy Chase.

Sincerely,

A handwritten signature in cursive script that reads "Barney Rush". The signature is written in black ink and is positioned above the typed name.

Barney Rush
Mayor