



VIA EMAIL

March 25, 2022

Mr. Barney Rush
Mayor
Town of Chevy Chase, Maryland

Re: *Corso Chevy Chase*

Mr. Mayor:

Thank you for your letter dated March 16, 2022, which included a series of questions pertaining to the Corso Chevy Chase redevelopment effort, specifically relating to the concept plan shared on February 17, 2022 (Concept Plan). We have prepared responses and are including them here for your distribution:

Sketch Plan/Model

1. When do you plan to file an application with the Planning Department?

We anticipate the first formal submission to the County, which will be the application for a Local Map Amendment (LMA), to occur on or about June 1, 2022. This will be the first of several applications which will occur over the next 18-24 months. This application will likely include a change of the existing zoning category for the property from R-60 to CRNF. Changing the zone will afford the ability to redevelop the property as a senior living use while affording the flexibility to create a design that is specifically crafted to the property, taking into account the conceptual and programmatic elements discussed thus far.

We anticipate review of the LMA by the County will take approximately seven months and will culminate in a public hearing on the application sometime in the first quarter of 2023.

An intermediate step before the LMA submission is filing a National Resource Inventory Plan (NRI). This plan shows an inventory of all of the trees on the property and is used as a basis for assessment of the location of forest conservation easements during the LMA and Site Plan processes. The NRI should be ready in a couple weeks and will be shared with the Town upon completion.

We anticipate the next formal milestone application after LMA approval will be the Site Plan submission to the County. This submission is intended to codify the details of the site plan



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including, pedestrian, vehicular, and fire access, building location, height, and density, landscaping, stormwater management, and other exterior elements of the site in compliance with the new zoning category. This is a public process with several rounds of revisions that also culminates in a public hearing.

The final submission will be a Building Permit submission the County and Town. In this process, the application will comply with the approved Site Plan. The Town will also be involved in this part of the process as it will review and approve the Building Permit. As you are aware, the Town's building permit regulations are tailored to accommodate single family residential construction, not the redevelopment of this special project or site. As such, and when we get to that point in the process, we will collaborate with the Town to find the best approach, whether through variance or other means, to grant a Town building permit for this special condition.

There are also a series of smaller submissions to various County and State agencies that run concurrent with and are consistent with the above.

2. What is the FAR?

The Floor Area Ratio (FAR) of the Concept Plan is approximately 1.20. This equates to 642,000 gross square feet (building area) divided by 535,400 gross square feet (approximate lot area).

3. What are the maximum heights of the buildings?

The County zoning ordinance measures building height to the midpoint of a sloped roof. The Concept Plan contains a series of one, two, three, four and five story buildings with the highest building height being 74 feet above grade.

4. How many units are planned?

Senior living doesn't typically count number of units the same way a multifamily residential building might because of the differing levels of care (which results in different configuration of living spaces). The Concept Plan contains approximately 360 Assisted/Independent Living residences and approximately 50 Memory Care rooms.

5. When can you provide a 3D physical model of the development?

We will work on this, but given the large site, it takes a considerable amount of time to get a 3D model accurate, even in concept form. We anticipate having at least some views from the surrounding vicinity ready in the next 45-60 days.



6. Will the project have any explicit environmental features, such as green roofs? Will the project be LEED certified?

Yes. The redevelopment will comply with the County's green building standards which will necessitate a minimum LEED Silver rating (or equivalent). To meet these standards, the redevelopment will include bioretention facilities and areas of green roofs, as well as energy efficient systems and materials. The amount and configuration of compliance have not been determined at this time.

Retail/Commercial Facilities

1. What is the type and number of planned retail/commercial establishments?

The Concept Plan anticipates a small coffee shop/market, a florist, and a creperie/ice cream shop. These type and size of shops are intended to only draw from Corso Chevy Chase and the immediate vicinity by foot.

2. How big will they be (square footage, height, attached/detached, etc.)?

The Concept Plan anticipates all of the shops incorporated into the ground floor of the building(s) and not as stand-alone elements. Each of the three shops would be approximately 1,000-1,500 square feet each.

3. Where will they be located, and how will they be accessed?

The Concept Plan anticipates all of the shops located near the main entry along Connecticut Avenue or adjacent to the theater element.

4. Who will be allowed to use/access them?

Anyone, during their respective hours of operation.

Community Integration

1. How can the senior living facility be integrated into the Town and the larger community (pedestrian pathways, shared amenities, etc.)?

Integration can be in many forms. Some ways the Concept Plan has begun to do so include:



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- **Pedestrian pathways and connections** – through the interconnection of existing Town sidewalks to new pathways throughout the natural and formal areas of the property.
- **Appropriate and contextual architecture** – through varied roof forms, detailing and elements characteristic of the local vernacular and rational organization of entrances, walkways, and service functions.
- **Use of local materials** – though the use of non-invasive plant species and building materials typically found throughout the region.
- **Interaction among residents** – through being a patron of the shops and having a conversation with others while there, seeing a local school performance in the theater, or visiting a friend for lunch who lives at Corso Chevy Chase.
- **Regional connectivity** – though shuttle service for Corso Chevy Chase residents to visit nearby restaurants, shopping, and other regional transit facilities.

2. How have you integrated other senior living facilities into surrounding residential communities?

The level and type of integration is certainly unique to the specific location and community, but primarily in the same ways outlined above.

3. What is the extent of the planned fencing around the property?

As mentioned previously, the design of site security requires a delicate balance between keeping the residents of Corso Chevy Chase safe while at the same time, keeping the residents who need extra care contained in an appropriately managed environment. As the Concept Plan evolves, we will certainly work with this balance in mind.

4. What specific impacts of development and use do you anticipate on neighboring residential properties?

There will be noise and activity during the contraction phase of the redevelopment. We will certainly strive for the impact to be as minimal as possible and will develop a specific plan for construction activities during the Building Permit process.

Streets/Traffic

1. What are your plans for providing on-site parking for residents, visitors, staff, retail employees, and retail users? How many spaces will be provided?

All Chevy Chase Corso residents, staff and visitors will have space for parking in the underground garage. The Concept Plan contains approximately 525 parking spaces.



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2. What are plans for signalization or other traffic control measures on Connecticut Avenue to facilitate property ingress/egress?

We are planning to meet with the County and State departments of transportation in the coming weeks to discuss this intersection further, but as of now, by keeping the existing curb cuts we hope to minimize any impact to the traffic patterns.

3. Will a traffic study be conducted, and when?

Yes, as part of the LMA and Site Plan process, a traffic impact analysis is required.

4. Are any lane closures planned on Connecticut Avenue or other surrounding roads during staging or construction?

We do not believe so but a Traffic Control Plan (TCP) has not been prepared yet. The TCP will be prepared during the Building Permit process.

5. What will be the timing and pattern of services: trash removal, food deliveries, laundry, etc.

Once Corso Chevy Chase is fully occupied, trash pickup is likely to occur twice a week during daytime hours. Food service deliveries will likely occur three to four times per day. Laundry will likely be picked up/dropped off twice a week, also during daytime hours.

Open Space & Amenities

1. What amenities are you planning in addition to the pool and theater (ball courts, tot lots, playgrounds, etc.)?

Corso Chevy Chase residents will have access to walking paths, seating areas, indoor swimming pool, shops (currently planned as a florist, café/market, and creperie/ice cream shop), greenhouse, landscaped areas, theater, several restaurants, wine tasting room and storage, as well as a variety of interactive planned activities.

2. What amenities will Town residents be able to access/use and under what conditions?

Town residents will be able to access the walking paths, seating areas, shops (currently planned as a florist, café/market, and creperie/ice cream shop) as well as any events or activities that are open to the public. Such activities can be as broad or as narrow as the community (both Town and Corso residents) desire.



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In the event the pool and/or spa is determined to have excess capacity, Corso Chevy Chase may open limited portions of the facility to age-restricted Town residents.

3. What additional open space could be provided for general community recreational activities?

The open space proposed is limited to what is shown in the Concept Plan. This includes approximately 3.00 acres of passive open space (forested areas) and approximately 3.30 acres of active open spaces (landscaped and hardscaped areas around the buildings). In total, approximately 6.30 acres is open space, or approximately 52% of the total property.

Trees & Stormwater Management

1. Have you completed a tree inventory and assessment, and what are the results? How many trees will be requested for removal, and what are the species, size, and condition of those trees?

The tree survey is in process and will be ready for the NRI submission. It will include location, species, and condition, of all of the trees with a DBH (diameter and breast height) greater than 25”.

In general, based upon preliminary analysis, the vast majority of the significant trees are located along the north and western portions of the property where no redevelopment activities will occur. Some trees that are in poor condition and others in the center of the property will be removed so as to construct the underground parking garage and new buildings above.

2. What is the expected change in impermeable surface compared to current use, and what plans will be made to ensure that neighboring homes will not be affected by storm water runoff? What stormwater management devices will be used, and where will they be located?

Since we are still quite early in the process, formal stormwater management calculations are not yet available, so it is hard to tell exactly what measures will be needed/desired for this purpose. Whether through green roofs, bioretention areas, treatment/detention facilities, or other means, a large emphasis will be put on appropriate stormwater management during the Site Plan process. As the design evolves through that process, which measures used, or combination thereof, will become clearer. Regardless, the County has very stringent stormwater management requirements, much more stringent than when the property was originally built with its vast surface parking lots, so we anticipate a more conservative treatment of stormwater than exists today.



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- 3. How will you address water, sewer, and storm drain conveyance/capacity to ensure that pressure isn't changed, that the capacity of off-site pipes is adequate, and that no choke points are being created with an intensification in use?**

Any new or redevelopment must calculate and confirm that it will not put an undue burden on public facilities, including the utility system. This detailed analysis occurs during the Site Plan process and takes into account all utilities including domestic and storm water, electricity, and gas. The applicant works with the Montgomery County Public Works Departments (DPW) as well as the individual utility providers to ensure adequate capacity not only for the redevelopment, but also for the surrounding conditions.

We look forward to receiving the Town's comments to the Concept Plan, continuing this open dialogue and ultimately making this redevelopment a great part of the Town.

Best Regards,

Grant Epstein
President
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