



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

VIA EMAIL

September 22, 2022

Mr. Grant Epstein, President
Community Three

Mr. Tim Gary, Founder & CEO
Galerie Living

Re: Corso Chevy Chase

Dear Grant and Tim:

As you know, Town officials have spent considerable time working on the proposed binding elements to be included in the LMA. We have had extensive discussions with our residents, benefitted from the recent “walkinar” of your property, and met with Planning Department staff. Finally, the Council has deliberated several times on this matter.

During our review, we discussed some additional points that we do not believe need to be covered in proposed binding elements or in a separate list of items for a declaration of covenants. But we would like to state them here and ask that you consider them as you continue your design of this project.

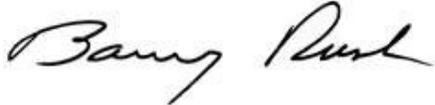
First, residents on Woodside Place have asked for the “wings” of the proposed building on the southeast corner of the Corso property to be set back 80 feet from the property line to provide a larger buffer between their homes and the development. We ask that you consider this request. More generally, we also ask that you consider “step backs” as you continue to evolve your design for Corso, to further a “wedding cake” design that will enhance compatibility with the surrounding residences.

Second, the Council strongly supports establishing connectivity between Corso Chevy Chase and Town streets, with paths from the retirement community to Thornapple Street at the existing curb cut and to Woodside Place. We would like to discuss with you the proposed design and security measures for these paths. We want to ensure adequate surveillance and lighting of the perimeter of the Corso property without being intrusive to neighbors and explore possible further security measures. Our request that there be no direct route from Woodside Place to Connecticut Avenue remains part of our proposed binding elements.

Third, our Town has a long history of promoting environmental stewardship. Therefore, we ask that you design and operate this facility in the most sustainable and energy efficient manner possible. We ask that the energy infrastructure of the facility support a higher level of LEED Certification (above Silver). In short, we want Corso to be a showcase for green building practices in Montgomery County and the state.

We appreciate your consideration of these matters as you prepare to submit your rezoning application, and we welcome the opportunity to discuss them further.

Sincerely,

A handwritten signature in black ink that reads "Barney Rush". The signature is written in a cursive, flowing style.

Barney Rush
Mayor