

**Land Use Report
Local Map Amendment
Corso Chevy Chase**

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I. Overview

CORSO DC, LLC (the "Petitioner") is submitting this Local Map Amendment application to rezone the property located at 7100 Connecticut Avenue in Chevy Chase, Maryland (the "Property"). Specifically, the Petitioner requests approval of a Local Map Amendment ("LMA") for the application of a Floating Zone to rezone the Property from the R-60 zone to the Commercial Residential Neighborhood Floating Zone ("CRNF") – CRNF-1.5, C-0.25, R-1.25, H-70'.

As discussed more fully below, the proposed rezoning to the CRNF zone will accommodate the desired redevelopment of the Property with a senior living community with up to approximately 700,000 square feet, including a Residential Care Facility (over 16 persons) containing up to 287 independent dwelling units and 190 assisted living beds and 30 memory care beds, and up to 5,000 square feet of commercial/retail use (which, while primarily intended to serve Project residents, will be made available to the public) (the "Project"). The Project layout and architecture has been designed to ensure compatibility with the surrounding neighborhood. Additionally, the proposed use will satisfy all applicable standards of the Zoning Ordinance and substantially conform with the goals and recommendations of the *1990 Approved and Adopted Bethesda-Chevy Chase Master Plan* (the "Master Plan").

There is a significant need for more senior housing in the County, as a whole. As such, the Project provides an important opportunity to develop high-quality senior housing, at varying levels of care, which will serve County residents and allow them to stay in their community, close to family and friends, as they age.

Subsequent to approval of the Local Map Amendment, the Petitioner will seek Site Plan approval from the Montgomery County Planning Board (the "Planning Board") to allow for the redevelopment of the Property.

II. Background

A. Background on Petitioner

Corso DC, LLC is led by a development and operations team that has extensive experience in creating first-class development projects locally and across the country.

Galerie Living is a developer, owner and operator of senior housing facilities across the United States and will operate the senior housing facility on the Property. Galerie Living strives to create "unexpected happiness in life" for seniors, families and communities. Building upon a collection of assisted living residences and communities 20+ years in the making, Galerie Living

has set the standard for the best in senior living across the country. It's core values encourage connection, dignity and joy for residents, families and staff. Given that Galerie is a long-term owner and operator, Galerie is committed to ensuring that every project fulfills the needs of the residents and also is compatible with the surrounding community.

Community Three, a local development company with vast experience in all facets of real estate development is leading the entitlement process for the Project. Community Three and its vast group of industry-leading advisors combines its decades of real estate expertise with seasoned technical ability to create great “places” to live, work, and play. It leverages existing conditions and local input to navigate the balance between a need for progress and a hesitancy for change. Community Three has led dozens of effective redevelopment efforts throughout the County and the greater Washington Metropolitan Area and brings this successful pedigree to this project.

B. Collaboration with the Town of Chevy Chase

The Petitioner has held multiple formal and informal meetings with the Town of Chevy Chase, the municipality in which the Property is located, to solicit feedback on the redevelopment. Through these discussions, the Town of Chevy Chase and its residents have identified several top priorities for the redevelopment, including:

- Traffic Management: avoiding traffic cut-through on surrounding residential streets by limiting vehicular access to Connecticut Avenue;
- Forest Conservation: preserving the existing tree canopy and wildlife environment on the west side of the campus; and
- Balanced Integration: ensuring purposeful and measured pedestrian connectivity and limited shared amenities and programs.

As illustrated in the discussion below, the Petitioner has incorporated these comments into the overall Project. Additional detail on the Petitioner's community outreach efforts is contained in Section IX of this Report.

III. Property Description

A. Site Location and Existing Conditions

The Property is prominently located along Connecticut Avenue, at the southwest corner of the intersection of Connecticut Avenue and Thornapple Street. The Property is more particularly known as Parcel One (1), Block Five (5) in the subdivision known as “Section 4, Chevy Chase” as recorded among the Land Records for Montgomery County, Maryland at Plat No. 9401. The

Property has a net lot area of approximately 535,421 square feet¹ and a gross tract area, including land previously dedicated to public use, of 594,271 square feet.

The Property is a long-standing institutional use. Specifically, the Property is improved with five large, two- and three-story buildings and associated surface parking, most recently operating as the National 4-H Conference Center. Collectively, the existing buildings comprise approximately 250,000 square feet of gross floor area.

The Property was most recently used as a retreat, hotel, conference center, and office space for the National 4-H Council and its guests. Over the past decade, the usefulness of the center diminished as visitors desired greater access to downtown Washington, DC and the cost of maintaining such a facility grew beyond the value of its programs. The existing buildings have resultantly succumbed to years of deferred maintenance and are by many measures, derelict and at the end of their useful life. As a result, the existing buildings will be demolished in connection with the future redevelopment of the Property.

The Project will succeed in redeveloping of the dilapidated existing institutional uses with a compatible, residential-scaled, senior housing community. An existing tree canopy exists along the northern, western and portions of the southern boundaries of the Property. The Project retains this existing canopy, which will continue to provide both a physical and visual buffer from the surrounding homes.

No change is proposed to the existing site access. Vehicular access to the Property will continue to be provided via two, one-way access points along Connecticut Avenue.

B. Zoning and Permitted Uses

This Local Map Amendment requests approval for the application of a Floating Zone to the Property, to rezone the Property from the R-60 Zone to the CRNF-1.5, C-0.25, R-1.25, H-70' Zone.

Sections 5.3.3.A.1 and 3.1.6 of the Montgomery County Zoning Ordinance (the "Zoning Ordinance") permit Retail/Service Establishments up to 5,000 square feet by right in the CRNF Zone. A Residential Care Facility (Over 16 Persons) is permitted as a limited use in the CRNF Zone, subject to compliance with the requirements in Section 3.3.2.E.i of the Zoning Ordinance. The Petitioner will subsequently seek Site Plan approval from the Montgomery County Planning Board, in compliance with the limited use standards.

¹ The net lot area is based on the ALTA Survey, which reflect an additional 221 square feet of land area, as compared to the underlying Plat.

C. Surrounding Zoning and Land Uses

The Property is a long-standing institutional use that is surrounded by single-family residential uses, zoned R-60, on all sides. The surrounding homes range in size from approximately 3,000 square feet to 5,100 square feet. Additionally, confronting the Property across Connecticut Avenue is the Chevy Chase United Methodist Church, also zoned R-60.

IV. Proposed Development

The Petitioner is proposing to redevelop the Property with a residential-scaled senior housing development. The Project will contain up to approximately 700,000 square feet, including a Residential Care Facility (over 16 persons) containing Independent Living, Assisted Living and Memory Care services, and up to 5,000 square feet of commercial/neighborhood-serving retail use (which, while predominately intended for use by Project residents, will be made publically available), along with associated structured and ancillary surface parking, open space, and amenities. The senior housing component of the Project will provide three levels of care, support, and special assistance to residents 62 years of age and older. Currently the Project is anticipated to include up to 287 independent dwelling units and 190 assisted living beds and 30 memory care beds, with 15 percent moderately priced dwelling units ("MPDUs") (or up to 63 MPDUs)². The co-location of these different senior housing uses on the Property will allow residents to age in-place, by providing a continuum of varying levels of support and care to meet the evolving needs of residents as they age.

The design of this Project is residential in nature and includes several buildings with heights ranging from four- to five-stories, with the taller heights oriented toward the center of the Property and lower heights adjacent to the perimeter of the site. The Petitioner has strategically designed the Project to maintain much of the existing tree canopy along the northern, southern and western property boundaries to preserve the natural screening that exists today. This natural buffering and the resulting building setbacks (which significantly exceed the minimum setbacks required in the CRNF Zone) will provide extensive screening from the surrounding residential uses and ensure compatibility of the Project with the surrounding neighborhood. While this natural buffer will be generally maintained on three sides, the proposed buildings will be appropriate oriented towards Connecticut Avenue to help activate and define this prominent street frontage. As reflected in the Binding Elements, the building heights along Connecticut Avenue will be limited to 60 feet. As shown on the Floating Zone Plan, this height limit will carry into the site for a distances of eighty feet (80') from Connecticut Avenue. The ancillary neighborhood-serving

² MPDUs are provided for the Independent Living and Assisted Living units (420 total units), as full kitchens will be provided. No MPDUs are required for the Memory Care suites as they do not have kitchens and thus, are not classified as dwelling units.

commercial uses proposed, while predominately intended for use by Project residents, will be located along Connecticut Avenue to also serve as a benefit to the surrounding community.

The Project will provide other private, indoor and outdoor amenities for building residents, and spaces to create opportunities for residents to socialize and host visitors not only within the Property, but with the greater neighborhood at-large. These amenity spaces include, but are not limited to, a small theater, spa, pool, green house, clubhouse, multiple lounges, and various restaurants that serve three-chef prepared meals daily. The Project also will provide formal programs for residents, and coordination of various services, including: transportation services for off-site excursions; wellness programs and services; organized community service and volunteering events; holiday celebrations; and other planned social events. The Project also provides significant landscaping and outdoor amenities for use by the residents, including outdoor walking paths, courtyards, and activity areas.

The design flexibility and allowed uses in the CRNF zone will facilitate this compatible, infill development.

A. Architecture Design

The site layout and building architecture have been designed to be compatible with and complementary to the surrounding residential neighborhoods. The Project follows multiple cues established by the former, National 4-H Conference Center use. The Project presents itself as a new campus — an assemblage of building masses spread throughout the site. This new campus respects the boundaries of its predecessor and preserves the existing and mature tree canopy on the Project's north, west, and south sides. The fragmented massing of the Project allows for this green buffer to extend into the site as well, through a series of open plazas, gardens, and intimate courtyards. Additional elements such as fountains and follies enliven the landscape and bring stimulation and joy to residents and their families. This design promotes the pedestrian over the car by limiting vehicular access and locating all parking below grade.

Further sensitivity has been applied to the architectural language and expression of the Project. To root the Project in the neighborhood, the design incorporates many elements found in the surrounding context: gabled roofs, dormers, oriel and bay windows, chimneys, and a predominantly masonry material palette. These parts are composed into an English-Romantic architecture that is sympathetic to the Colonial Revival, Tudor, and similar vernacular styles in the surrounding neighborhood. While the proposed residential components are a mix of four- and five-stories, the campus also includes one-, two-, and three-story connector and amenity spaces which result in a pleasing composition of buildings at a variety of scales. The Project's height steps down as it approaches the single-family neighborhoods surrounding the Property and incorporates strategies such as bays and recessed balconies to further diminish the scale of the façades. Additionally, the pitched slate roofs hide the top floors, turning them instead into livable attics,

thus lowering the perceptible building height. The façades are enriched with detail and craft, leading to an elevated level of human-scaled design.

While the Project promotes the quality of life of its occupants above all, it includes numerous programmatic elements intended to fully integrate the Project into the broader community. Shopfronts and city home entrances activate a pedestrian-oriented frontage along Connecticut, which, along with a central fountain, draw visitors into the Gatehouse and Central Plaza. Other community amenities are sprinkled throughout the campus in a variety of boutiques, a pool and spa, and a small theater. New exterior paths enhance circulation within the campus and connectivity to the surrounding sidewalks, allowing the project to blend into the neighborhood.

The final building design will be determined during the Site Plan approval process.

B. Open Space

In accordance with the requirements of Sections 5.3.5.D.2.a and 4.5.3.C of the Zoning Ordinance, the Project will include a minimum of 10% (or 53,542 square feet) of public open space on-site. Currently, the Project is anticipated to provide approximately 57,895 square feet (or 10.81%) public open space. As required by Section 6.3.6.B of the Zoning Ordinance, this public open space will abut a pedestrian route, be a minimum of 15 feet wide, include seating and shade, and be in a contiguous space. The proposed public open space is primarily located on the north side of the Property, adjacent to Thornapple Street, adjacent to a proposed sidewalk connection, and along Connecticut Avenue. The proposed open space will provide diverse opportunities for the public to gather and socialize (along Connecticut Avenue) and connect with nature (along Thornapple Street). Given the nature of the Project, a significant amount of additional active and passive open space will be maintained throughout the Project, in excess of zoning requirements.

C. Parking and Circulation

To ensure the Project will minimize adverse impacts on the surrounding neighborhood, the Project will provide adequate parking on-site to accommodate all users of the Property.

Section 6.2.4 of the Zoning Ordinance requires, for a Residential Care Facility, a minimum of 0.5 vehicular parking spaces per dwelling unit or 0.25 parking spaces per bed, plus 0.50 vehicular parking spaces per employee. The Project will have a total of 287 independent living units, 190 assisted living beds and 30 memory care beds, with a maximum of 150 people on staff at any one time. For Retail/Service Establishments, a minimum of 3.5 spaces and a maximum of 6 spaces are required for each 1,000 square feet of gross floor area. The Project will provide up to 5,000 square feet of commercial, Retail/Service uses on-site. As such, utilizing the parking reductions in Section 6.2.3.I, collectively, the Project is required to provide a minimum of 310 parking spaces on-site and a maximum of 532.5 parking spaces. The Petitioner is currently

proposing to provide approximately 503 standard parking spaces plus 42 tandem parking spaces on-site. The parking in the Project will exceed the minimum requirements, with the final parking counts to be determined at the time of Site Plan approval.

The Project will comply with the Montgomery County Department of Permitting Services ("DPS") Loading Space Guidelines. This will be more fully addressed during the subsequent Preliminary Plan and Site Plan approval process.

As previously mentioned, vehicular access to the Property will remain unchanged. Access is currently provided via two one-way curb cuts along Connecticut Avenue, which will continue to serve the Project.

D. Civil Engineering

The Project complies with the following requirements and goals of the CRNF Zone.

1. Natural Resource Inventory/Forest Stand Delineation

The Property is subject to the requirements of Chapter 22A of the Montgomery County Code (the "Forest Conservation Law"). A Natural Resources Inventory/ Forest Stand Delineation ("NRI/FSD") (No. 420222220) was submitted for the Property on May 27, 2022, which denotes certain forested areas, significant trees, and steep slopes on the Property. A Preliminary Forest Conservation Plan has been submitted concurrently with this Application. The Project meets the forest conservation requirements through the placement of 2.94 acres of Category I Forest Conservation Easements on-site.

The Property contains no protected soils, endangered species, or other natural features not mentioned above that would impact development. The site is not located within a Special Protection Area.

2. Stormwater Management Concept Plan

The Project will comply with the requirements of Chapter 19 of the Montgomery County Code. Because the Project will result in more than 5,000 square feet of disturbance, the Petitioner will submit a Stormwater Management Concept Plan prior to submitting the subsequent Site Plan application. The Stormwater Concept must be approved by MCDPS prior to applying for a Sediment Control and Stormwater Management Permit. In accordance with 2010 MDE Stormwater Management Regulations, the site will implement Environmental Site Design ("ESD") practices to the maximum extent practicable.

In order to manage the required stormwater volume, the Petitioner proposes to utilize a mix of stormwater management practices which will include environmental site design features such

as micro-bioretenion facilities and permeable pavements, supported in series by underground structural facilities providing water quality and channel protection. The majority of the volume will be managed with micro-bioretenion facilities. Permeable pavements are proposed for walkways where appropriate, and micro-bioretenion planter boxes are proposed to treat runoff from the roof tops and hardscape in order to achieve the maximum practicable volume. The Stormwater Strategy Plan included in this Application shows the approximate location, number, and size of stormwater management practices required to meet the target ESD. The proposal will be further refined when the Conceptual Stormwater Management Plan is submitted to MCDPS for approval.

It is expected that the proposed layout of the Project will fully accommodate stormwater management facilities that meet/exceed applicable County and State requirements.

3. *Sediment and Erosion Control*

A Sediment and Erosion Control Plan will be prepared and submitted to DPS for approval after Stormwater Management Concept approval and prior to commencement of construction on the Property.

4. *Adequate Public Facilities*

The public facilities are adequate to support and service the proposed development. As discussed above, a Site Plan will be filed subsequent to Local Map Amendment approval. As such, the Montgomery County Planning Board ("Planning Board") will be responsible for determining whether Adequate Public Facilities ("APF") exist to support the proposed development of the Property at the time of Site Plan.

a. Traffic

The Property falls within the Orange Policy Area in the current FY 2020-2024 Growth and Infrastructure Policy. An analysis of peak hour person trips generated by the proposed development was performed in accordance with the 2022 update to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) Local Area Transportation Review (LATR) Guidelines. A Traffic Statement prepared by Wells and Associates has been submitted in connection with this Application. The Traffic Statement demonstrates that the public facilities are more than adequate to support and service the Project. As discussed above, the National 4-H Conference Center has existed on the Property for quite some time. Per the LATR Guidelines, "if the proposed use will be replacing an existing land use and that land use was occupied for more than 12 years, the applicant may take credit for the existing site trips based on the current LATR trip generation methodology." The National 4-H Conference Center use generated 285 AM peak hour and 299 PM peak hour person trips, while the proposed Project will generate 164 AM peak

hour and 239 PM peak hour person trips. Accordingly, the proposed use will reduce traffic on surrounding roads by generating 121 fewer AM peak hour person trips and 60 fewer PM peak hour person trips than the longstanding National 4-H Conference Center use. The Traffic Statement is being submitted concurrently with this Land Use Report.

The Property is not located within the boundaries of a Transportation Management District ("TMD"). Accordingly, no Traffic Mitigation Agreement (TMA) is required.

b. Schools

Although the Project provides new residential density, the proposed senior living facility use will not generate any new students. Thus, the Project will have no impact on public school capacity.

c. Other Services

The Property will be served by existing water and sewer mains. The majority of the Property is located within water and sewer categories W-1 & S-1. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission ("WSSC") through connections to the existing water and sewer lines located in the abutting right-of-ways. WSSC will evaluate the water and sewer capacity through a Hydraulic Planning Analysis.

Electric, gas and telecommunications services are also available to serve the Property. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently available in the vicinity of the Property and will continue to be sufficient following construction of the Project.

In conclusion, the public facilities will be more than adequate to support and service the Project.

V. Master Plan Conformance

The Property is located within the *1990 Approved and Adopted Bethesda – Chevy Chase Master Plan*. It is worth noting that this Master Plan is over 30 years old and was intended to look ahead only 20 years (*see* Master Plan, page 1). Additionally, countywide land use policies and zoning changes have occurred in the years since the passage of the Master Plan. Nonetheless, the Project substantially conforms with the goals and recommendations of the Master Plan, and also is reflective of more current land use policies for the County.

The Master Plan does not include any site-specific recommendations for the Property. At the time, the National 4-H Center was a long-term, fully functioning and stable use, which was not envisioned to change within the lifespan of the Master Plan (*i.e.* 20 years). However, the Master

Plan “endorse[d] housing as the primary future alternative use” if the institutional uses within the Master Plan area were ever redeveloped (*see* Master Plan, page 3).

The Master Plan includes several overarching goals and recommendations which are pertinent to this Project, including an emphasis on the need to meet the housing and service needs of the elderly. The Project promotes the following goals of the Master Plan (*see* Master Plan, page 2):

1. *Provide for a balanced housing supply so that persons of varying income levels, age, backgrounds, and household characteristics may find suitable housing appropriate to their needs.*

The Project provides diverse housing opportunities on-site that will help to meet the needs of the surrounding community. As discussed in this Land Use Report, the Project includes a variety of unit sizes and layouts, with three levels of care (*i.e.* Independent Living, Assisted Living and Memory Care), to allow residents of the surrounding community to age-in-place. The Project also complies with Chapter 25A of the Zoning Ordinance regarding MPDUs.

2. *Protect the high quality residential communities throughout the Planning Area as well as the services and environmental qualities that enhance the area.*

The Project layout has been carefully designed to protect and retain the existing tree canopy that exists along the northern, western and southern property boundaries. This natural screening provides a significant physical and visual buffer from the surrounding residential communities, but also serves to protect the environmental features on-site.

3. *Protect the natural resources and environmental qualities of the Planning Area.*

The Project will preserve and enhance the natural resources that exist on-site and the environmental qualities of the Planning Area. As mentioned, the Project preserves a majority of the existing tree canopy that exists on-site today and will provide for its permanent protection through Category I Forest Conservation Easement(s). The Project also includes the protection of the steep slopes that exist along the western property boundary (as specifically recommended by the Master Plan; *see* page 5) and natural habitats found within these areas. The Project also will provide stormwater management on-site, where no known facilities exist today.

4. *Contribute to a strong sense of community and help reinforce community cohesion.*

As described in detail in the architectural narrative above, the Project has been thoughtfully designed to be compatible with, and complement, the character of the surrounding residential neighborhood. The proposed building architecture takes cues from the architectural styles prevalent in the surrounding neighborhood, and also incorporates traditional residential design elements to evoke an inviting residential quality of “home.” The Master Plan recognizes that “[t]he way we meet the special needs of the elderly...also relates to our sense of a community that cares about its residents.” The Project accomplishes this by providing a range of services for residents

ages 62 years and older, which will serve County residents and allow Chevy Chase residents to stay in their community as they age.

The Master Plan also supports “increased housing densities and types, where compatible with nearby properties,” (*see* Master Plan, page 21) and emphasizes the need to meet the housing and services needs of the elderly (which has also been identified as a need County-wide). The Project accomplishes both of these objectives through the redevelopment of this long-standing institutional use with a residential, senior housing development that is compatible with the surrounding neighborhood.

VI. Zoning Ordinance Conformance

Section 5.1.2. - Intent

Section 5.1.2 of the Zoning Ordinance states that Commercial/Residential Floating zones are intended to provide an alternative to development under the restrictions of the Euclidean zones mapped by Sectional Map Amendment. The Project embodies the following specific intentions of the Floating Zones:

- A. Implement comprehensive planning objectives by:*
- 1. furthering the goals of the general plan, applicable master plan, and functional master plans;*
 - 2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements ; and*
 - 3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property;*

As discussed in detail in Section V of this Report, the Project furthers the goals and recommendations of the Master Plan. The Project is also supported by existing infrastructure and will provide compatible in-fill development in furtherance of smart growth principles. Further, area public facilities will be adequate to accommodate the proposed development. The application of this floating zone to the Property will allow it to be integrated into the existing community and it will enhance the same. It will provide needed additional senior housing and some neighborhood-serving retail (although such “commercial” uses are predominately intended for use by Project

residents). Importantly, the Project will maintain the existing tree canopy and steep slopes that surround the Property to the north, south and west, which will continue to provide a physical and visual buffer from the surrounding neighborhoods.

B. Encourage the appropriate use of land by:

- 1. providing flexible applicability to respond to changing economic, demographic and planning trends that occur between comprehensive District or Sectional Map Amendments;*
- 2. allowing various uses, building types, and densities as determined by a property's size and base zone to serve a diverse and evolving population; and*
- 3. ensuring that development satisfies basic sustainability requirements.*

The proposed Floating Zone will allow the Petitioner the flexibility to redevelop this now derelict, long-standing institutional use with a more compatible mixed-use, predominately residential development. The Project promotes sustainability and smart growth principles through infill redevelopment of the Property, which is already served by existing infrastructure and public transportation. The Project will provide needed, additional senior housing within the Town of Chevy Chase to serve both surrounding residents and the County at large. As discussed in this Statement, the Project has been carefully designed to preserve the existing natural buffers that exist today and to provide compatible building architecture that will complement the surrounding neighborhood.

C. Ensure protection of established neighborhoods by:

- 1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density and uses;*
- 2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and*
- 3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.*

The Project has been carefully designed, with feedback from the Town of Chevy Chase, to ensure compatibility with the surrounding neighborhood. As discussed above, the proposed layout preserves the existing tree canopy and natural screening that exists around the perimeter of the site.

This vegetation provides both a physical and visual buffer. This physical buffer results in side and rear yard setbacks that are substantially greater than what would otherwise be required in the CRNF Zone. Additionally, the commercial uses and walk-up residential units, have been oriented toward Connecticut Avenue, to activate and enliven this major thoroughfare. The Petitioner has designed the building architecture to ensure compatibility with the surrounding neighborhoods, even though the buildings will largely be screened from view from the surrounding residential neighborhood, and primarily only visible Connecticut Avenue.

Section 5.1.3. - Applicability

- A. *A Floating zone must not be approved for property that is in an Agricultural or Rural Residential Zone;*

The Property is zoned R-60 and is not in an Agricultural or Rural Residential Zone.

- B. *If a Floating zone is not recommended in a master plan:*
 - a. *The maximum allowed density is based on the base zone and on the size of the tract as stated in Division 5.3.*

Pursuant to Section 5.3.5.A.2, given the Property’s R-60 base zone and Tract area larger than 3 acres, the maximum total density allowed on the Property is 1.5 FAR. Within the overall maximum permitted density, both the commercial and residential density are limited to a maximum of 1.25 FAR. The total density proposed by this Project is approximately 1.18 FAR; with the commercial density proposed at approximately 0.01 FAR and residential density proposed at approximately 1.17 FAR, well within the overall density allowed by the Zoning Ordinance.

- b. *When requesting a Commercial Residential Neighborhood Floating zone for a property with a Residential base zone, the Property must front on a nonresidential street or must confront or abut property that is in a Commercial/Residential, Employment, or Industrial zone; and must satisfy a minimum of 2 prerequisites for each of the categories under Section 5.1.3.D.*

The Property fronts onto Connecticut Avenue, a non-residential street. The Application also satisfies at least two pre-requisites in each of the categories as follows:

Category	Prerequisite Choices	Satisfied
Transit & Infrastructure	At least 75% of the site is within 1/4 mile of a Level 3, 1/2 mile of a Level 2, or 3/4 mile of a Level 1 transit station/stop.	

	The site has frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.	✓
	The site is served by existing water and sewer infrastructure that will not require either an upgrade to the service line or installation of a pump station due to the proposed development.	✓
	All signalized intersections within 1/4 mile of the site boundary are operating below the applicable congestion standard.	
	The project is age-restricted or senior housing, or if proposing development that may generate students, the site must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development. For any site within 2 school clusters, only the portions of the site that satisfy this requirement can proceed.	✓
Vicinity & Facilities	The site is in a transitional location between property in an existing Residential Multi-Unit, Residential Townhouse, or non-Residential zone and property in a Residential Multi-Unit, Residential Townhouse, or Residential Detached zone.	
	The site is adjacent to a bicyclist route that provides access to commercial services within 3 miles.	✓
	The site is adjacent to a route that provides access to an existing or master-planned school within 1/2 mile.	✓
	The site is adjacent to a pedestrian route that provides access to existing public park and recreation facilities that satisfy a minimum of existing public park and recreation facilities that satisfy a minimum of 30% of the recreation demand under the Planning Board's Recreation Guidelines, as amended, within 3/4 mile.	✓
	The site is adjacent to a pedestrian route that provides access to an existing grocery store or County-permitted farmer's market within 1/4 mile.	
	The limits of disturbance for the development will not overlap any stream, floodplain,	✓

Environment & Resources	wetland, or environmental buffer or any slopes greater than 25% or slopes greater than 15% where erodible soils are present.	
	The site does not contain any forest or, if forest is present, the limits of disturbance for the development will not reduce the forest cover to less than an area of 10,000 square feet and width of 35 feet at any point.	✓
	The site does not contain any rare, threatened, or endangered species or critical habitats listed by the Maryland Department of Natural Resources.	✓
	The site is on land containing contaminated soils and is developed in conjunction with an environmental Voluntary Cleanup Program under the Maryland Department of Environmental Protection.	
	The site is currently developed with more than 75% impermeable surfaces, including paving and roofed-structures, and does not currently provide stormwater management meeting the standards applicable on the date of filing.	

As shown in the table above, and described in more detail below, the Application satisfies a minimum of two (2) prerequisites under each of the three categories listed in Section 5.1.3.D.

i. Transit & Infrastructure

The Property has frontage along Connecticut Avenue, Thornapple Street and Woodside Place, all of which provide pedestrian access to the Property. Vehicular access is restricted to Connecticut Avenue, which is classified as a non-residential street. The Property is currently served by existing water and sewer. The water and sewer needs for the Project will be met through connections to these existing lines. Additionally, the residential component of the Project is age-restricted for residents 62-years of age and older, which has a low vehicular transit load.

ii. Vicinity & Facilities

The Property fronts on Connecticut Avenue, which serves as a bicycle route to the Chevy Chase Lake center. The Chevy Chase Lake center has several existing and proposed commercial services (including medical offices; grocery store; restaurants and other retail shops). The Property is also adjacent to a route that provides access to an existing school, the Chevy Chase Elementary School, within ½ mile. The Property is also adjacent to a pedestrian route that provides access to

the Chevy Chase Local Park within ½ mile and the Jane E. Lawton Community Recreation Center within ¾ miles, which contain diverse indoor and outdoor recreation opportunities.

iii. Environment & Resources

As mentioned above, the Project has been designed to preserve the existing environmental features around the perimeter of the site. As such, the limits of disturbance for the Project will not overlap any stream, floodplain, wetland, or environmental buffer. While there is existing forested areas on the Property, the limits of disturbance for the development will not reduce the forest cover to less than an area of 10,000 square feet and width of 35 feet at any point. Additionally, the Property does not contain any rare, threatened, or endangered species or critical habitats listed by the Maryland Department of Natural Resources.

Section 5.3.2. - Purpose of the CRNF Zone

The CRNF Zone is an appropriate zoning classification for the Property. The intent of the CRNF Zone is to allow mixed-use development at a range of densities and heights flexible enough to respond to various settings. It also allows flexibility in uses, and seeks to provide mixed use development which is compatible with adjacent development. As described previously in this Report, the proposed CRNF Zone facilitates the construction of desirable, additional senior housing at this prominent site, in support of the Master Plan’s goal of providing additional housing and services for the elderly. Furthermore, the flexible design standards of the CRNF Zone allow for a Project layout that promotes compatibility with the surrounding fully established neighborhood.

Section 5.3.5. - Development Standards

As the following table illustrates, the proposed Project will satisfy the development standards for standard method of development in the CRNF Zone:

Chapter 59 Section		Permitted/ Required	Provided
5.3.5.A	Density of Development	Established by Floating Zone	CRNF-1.5, C-0.25, R-1.25, H-70'
	(a) Maximum Overall FAR		1.18 FAR (or 700,000 square feet)
	(b) Commercial or Residential Density		0.01 FAR Commercial density (or 5,000 square feet)

			1.17 FAR Residential density (or 695,000 square feet)
5.3.5.B	Bldg. Height	Established by Floating Zone Plan	70 feet
5.3.5.B	Bldg. Setbacks (minimum) from the boundary	Established by Floating Zone Plan, except as required by 4.1.8.A (all others set by Site Plan)	From Public Street: 15 foot minimum from Connecticut Avenue (18 feet provided) 15 foot minimum from Thornapple Street (81 feet provided)
4.1.8.A	Setback Compatibility	Side Yard Setback (from residentially improved, R-60 Zoned property): 12 feet required Rear Yard Setback (from residentially improved, R-60 Zoned property): 30 feet	Side Yard Setback (Minimum): 12 feet minimum (45 feet provided) Rear Yard Setback (Minimum): 30 feet minimum (45 and 145 feet provided)
4.1.8.B	Height Compatibility	45 degree angular plane required, measured from a height equal to the height allowed for a detached house in the abutting R-60 Zone at the required site and rear yard setback line (per Section 4.1.8.A)	Complies.
5.3.5.C	Lot Size (minimum)	Established by site plan.	N/A
5.5.3.D	Open Space Provided Under Section 4.5.3.C.1 (a) Minimum percentage of net lot area devoted to public open space for multi-use, general and apartment building types	10% (or 53,520 square feet)	10.8% (or ± 57,895 square feet)

6.5.3	Landscape Screening Requirements for an Apartment Building Over 60 Feet in Height or Multi Use Building Over 40 Feet in Height	Required along southern and western property boundaries (and a small portion of the northern property boundary, where single family residential homes abut) See Options A, B, C, or D.	Southern Property Boundary: Complies Western and Portion of Northern Property Boundary: May seek alternative compliance due to Forest Conservation Easements Final details to be determined at time of Site Plan.

VII. Findings for Approval

Pursuant to §59.7.2.1.A. a zoning map change to apply a Floating Zone to an individual property requires approval of a Local Map Amendment. Under §59.7.2.1.E., the District Council must find that the floating zone plan will:

- a. *substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans;*

As discussed in Section V above, the Project substantially conforms to the recommendations of the Master Plan.

- b. *further the public interest;*

As described more fully in this Report, the Project will further the public interest by transforming this long-standing (now derelict) institutional site into a residential-scaled senior housing development specifically tailored to serve area residents. The Project has been carefully designed to complement the surrounding neighborhoods, preserve the existing environmental features on-site, and implement the County's land use objectives. The proposed Project will contribute to the diversity of housing options in this area and the County. The Project will serve County seniors and allow the Town of Chevy Chase residents to remain in their community, close to family and friends, as they age.

- c. Satisfy the intent, purposes, and standards of the proposed zone and requirements of this Chapter;*

As described in section VI of this Report, the Project will satisfy the intent, purpose and specific standards of the CRNF Floating Zone and the Zoning Ordinance. For all the reasons discussed in this Report, the requested Floating Zone is appropriate at this location.

- d. Be compatible with existing and approved adjacent development;*

The Project will transform this long-standing, institutional use into more compatible residential-scaled senior housing development that will contribute to the diversity of housing in the Town of Chevy Chase. The layout of the Project has been carefully designed to preserve the natural buffer that surrounds the Property, which will continue to provide a physical and visual distance from the surrounding residential homes. A small amount of the amenities provided on-site will be made available for use by the public to provide desirable neighborhood serving commercial uses within walking distances of the surrounding community. As discussed in this Report, these “commercial” uses will be located along Connecticut Avenue, to be easily accessible by residents of the surrounding neighborhoods.

- e. Generate traffic that does not exceed the critical lane volume or volume/capacity ratio standard as applicable under the Planning Board's LATR Guidelines, or, if traffic exceeds the applicable standard, that the applicant demonstrate an ability to mitigate such adverse impacts; and*

As discussed in this Report, the Petitioner’s traffic consultant, Wells + Associates, has prepared a Traffic Statement that confirms the proposed Project will generate 121 fewer AM peak hour person trips and 60 fewer PM peak hour person trips, as compared to the long-standing National 4-H Conference Center use. As such, the Project will not generate any additional traffic and will not have any adverse impacts on the surrounding intersections.

- f. When applying a non-Residential Floating zone to a property previously under a Residential Detached zone, not adversely affect the character of the surrounding neighborhood.*

The proposed Project will not adversely affect the character of the surrounding neighborhood. In fact, the Project will provide a more compatible use by transforming this long-standing institutional use into a residential-scaled, age-restricted community. Furthermore, as discuss in detail above, the Project’s architecture and building layout has been carefully designed to promote compatibility with the surrounding residential communities and the architectural character and scale found therein. The Petitioner is, and will continue to, work closely with the Town of Chevy Chase to ensure compatibility is addressed at all levels.

VIII. Phasing

The proposed development will be constructed in two phases, with the intent to keep the time between phases to a minimum.

IX. Community Outreach

The Petitioner recognizes the importance of community engagement to a successful Project and has embraced it since the inception of the Project. Although no formal community outreach is required, the Petitioner has held many formal community meetings with the Town of Chevy Chase, notably in September 2021, February 2022, and June 2022 where it shared its vision for the Project and answered questions from the Town Council and members of the community at large. The public meetings were webcast, well attended with between 100 and 200 attendees each, and all of the presentations posted to the Town of Chevy Chase's website. In addition, the Petitioner held many smaller meetings with the immediately surrounding neighbors to discuss the Project. The Petitioner also facilitated a "walkinar" at the Property in September 2022 that focused mainly on forest stand delineation, stormwater management and landscaping strategies. The "walkinar" was open to the public and was shared on the Town of Chevy Chase's website calendar.

To further facilitate community interaction and understanding of the Project, the Petitioner invited several of the Town Council Members and members of the Town Council's special committee on the Project to one of its similar projects in Atlanta, GA in April 2022. The Petitioner also provided the Town of Chevy Chase a draft of this Land Use Report and all supporting exhibits in June 2022 for their review and comment prior to the filing of the LMA Application.

In August 2022, and at the request of the Town of Chevy Chase, the Petitioner supplied the Town with thirty-six (36) additional aerial and ground level three-dimensional views of the Project in both summer and winter settings. These views depict the Project in context from 360 degrees and at a variety of ground level points surrounding the Property. They were also posted on the Town of Chevy Chase's website.

The Petitioner also reached out to the adjacent community group, Section Three of the Village of Chevy Chase, and held a virtual meeting with several members of the Village Council and the Village Manager. The Petitioner requested to present the Project at a subsequent public meeting and one was scheduled for July 13, 2022, but was ultimately cancelled by the Village.

Community outreach unquestionably has been and will continue to be one of the Petitioner's top priorities as the Project moves forward with its Local Map Amendment application and other land use entitlement processes. And outreach efforts will by no means end there. The Petitioner fully intends to enhance the relationships it has made with the surrounding communities

and The Town of Chevy Chase throughout the construction phase and ultimately as a productive and valued neighbor in the community.

X. Conclusion

The proposed development conforms to the Intent and Purpose of the CRNF Zone and complies with all Development Standards within the Zoning Ordinance. The Project substantially conforms to the Master Plan's recommendations and promotes many important land use objectives of the County. The Local Map Amendment will facilitate the development of this dilapidated, long-standing institutional use with a more compatible age-restricted residential development that will advance the Master Plan's objectives of providing additional services and housing opportunities for the elderly, as well as the County's policies of smart growth. For these reasons, we respectfully request approval of this Local Map Amendment.