

**Corso Chevy Chase  
7100 Connecticut Avenue  
Chevy Chase, MD**

**Statement of Justification  
Preliminary Plan No. 120240020  
Site Plan No. 820420030  
Forest Conservation Plan No. F20240110**

**I. Introduction**

CORSO DC, LLC (the "Applicant") is submitting this Preliminary Plan and Site Plan application (the "Applications") for consideration by the Montgomery County Planning Board (the "Planning Board"), for the property located at 7100 Connecticut Avenue in Chevy Chase, Maryland (the "Property"). The Applicant is proposing a senior living community of 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").

**II. Background**

**A. Collaboration with the Town of Chevy Chase**

From the inception of this matter, the Applicant 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 and on the plans submitted concurrently with this Statement, the Applicant has incorporated these comments into the overall Project. Additional detail on the Applicant's community outreach efforts is contained in Section X of this Statement.

## **B. Prior Approval**

The Montgomery County Council, sitting as the District Council, approved Local Map Amendment (“LMA”) H-148 on June 13, 2023, by Resolution No. 20-197 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'. The Declaration of Covenants, containing the approved Binding Elements, were recorded among the Land Records of Montgomery County, Maryland on June 22, 2023 at Book 67118, Page 390. As discussed in this Statement, this Preliminary and Site Plan Application are fully consistent with the approved Floating Zone Plan and Binding Elements.

## **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 532,733 square feet<sup>1</sup> and a gross tract area, including land previously and proposed to be dedicated to public use, of 594,271 square feet.

The Property has existed as 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 the somewhat 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.

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<sup>1</sup> 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, and proposed dedication of 2,688 square feet along Thornapple Street.

The Applicant is proposing to largely retain the existing site access on Connecticut Avenue. As discussed in greater detail below, in accordance with Binding Element No. 2, the Applicant has prepared a Comprehensive Vehicular Site Access Study, which proposes three different options for site access, based on previous discussions with the Maryland State Highway Administration (“SHA”). The Applicant will continue to work with the various reviewing agencies and the Town of Chevy Chase on the design of the Property’s site access off of Connecticut Avenue through this Preliminary Plan application. The Applicant will also coordinate with Section 3 of the Village of Chevy Chase to address traffic-related impacts to that municipality.

#### **B. Zoning and Permitted Uses**

The Property was originally developed under the R-60 zone. As discussed above, the Property was recently rezoned to the CRNF-1.5, C-0.25, R-1.25, H-70' Zone in connection with Local Map Amendment No. H-148. 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.2.c.i of the Montgomery County Zoning Ordinance (the “Zoning Ordinance”), which requires Site Plan approval. Sections 5.3.3.A.1 and 3.1.6 of the Zoning Ordinance permit Restaurants and Retail/Service Establishments up to 5,000 square feet by right in the CRNF Zone. Additionally, Telecommunications Tower (Section 3.5.2.C) and Antenna on Existing Structure (Section 3.5.14.C) are permitted as limited uses in the CRNF Zone.

#### **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 Applicant 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. The Project includes 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 59 MPDUs)<sup>2</sup>. 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 three - 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 Applicant 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 appropriately 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 extend into the site for a distance of eighty feet (80') from Connecticut Avenue. The ancillary neighborhood-serving 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.

There are existing telecommunication antennas located on the existing buildings that were previously approved by Special Exception Nos. S-2196. These facilities now are permitted by right in the CRNF zone and will be retained as part of the Project. Specifically, the Project proposes a temporary telecommunication tower during construction to maintain this existing

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<sup>2</sup> Assisted Living Suites will have full kitchens and thus will be classified as dwelling units only for purposes of Chapter 25A of the Code. MPDUs are provided for the Independent Living and Assisted Living units (388 total units). No MPDUs are required for the Memory Care suites as they do not have kitchens and thus, are not classified as dwelling units.

regional service and, in the ultimate condition, telecommunication antennas atop the new building(s), as further discussed in this Statement.

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 building envelop 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 Property 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 (with the exception of a small amount of short-term on-street parking).

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. Consistent with Binding Element No. 17, 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-style 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. Stone with voissior arches, brick veneers with stone accents and slate-style roofing will give the Project a durable, timeless appearance.

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 Avenue, which, along with a central fountain, draw visitors into the Gatehouse and Central Plaza. Other 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.<sup>3</sup>

## **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 provides a minimum of 10% (or 53,542 square feet) of public open space on-site. Currently, the Project is anticipated to provide approximately 53,539 square feet 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 staff members 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 295 parking spaces on-site and a maximum of 508 parking spaces. The Applicant is currently proposing to provide approximately 464 parking spaces plus 55 tandem parking spaces on-site. As such, the parking in the Project will exceed the minimum requirements of the Zoning Ordinance.

The Applicant also has engaged Wells & Associates, its traffic consultant, to prepare a Parking Demand Analysis, which has also been prepared and circulated prior to submission of these Applications, in accordance with Binding Element No. 3. This Parking Demand Analysis

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<sup>3</sup> The external pathway connections will be fully consistent with Binding Element No. 6.

confirms that more than sufficient parking will be provided on-site to accommodate the anticipated demand.

The Project will comply with the Montgomery County Department of Permitting Services ("DPS") Loading Space Guidelines. The Zoning Ordinance requires one Loading Spaces. The Project exceeds this requirement and provides two Loading Spaces integral to the below-grade parking garage.

As previously mentioned, vehicular access to the Property will remain largely unchanged. Access is currently provided via two one-way curb cuts along Connecticut Avenue, which will continue to serve the Project. The Applicant has prepared a Comprehensive Vehicular Site Access Study, in conformance with Binding Element No. 2, which has been circulated prior to the submission of these Applications. The Applicant has proposed three different site access configurations in the Comprehensive Vehicular Site Access Study, which are based on previous discussions with SHA. The Applicant will continue to work with the various reviewing agencies and Town of Chevy Chase during the Preliminary Plan review to finalize the design for the Property access on Connecticut Avenue. The Applicant also will continue to coordinate with the Village of Chevy Chase, Section 3, regarding the submitted studies.

#### **D. Temporary Telecommunications Tower and Antenna on Existing Building**

As mentioned above, the Property is subject to Special Exception No. S-2196, which permits antennas and associated equipment on the existing buildings. These facilities will remain on the Property and will be temporarily located on a Telecommunications Tower during construction, until the facilities can be relocated to the final location, on the rooftop, following construction of the Project. Under the CRNF zone, Telecommunications Tower and Antenna on an Existing Building are limited uses in the CRNF zone. As such, the existing Special Exception is no longer required, and will be vacated following the Planning Board's approval of this Application.

#### **V. Master Plan Conformance**

The Property is located within the *1990 Approved and Adopted Bethesda – Chevy Chase Master Plan*. 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, as the Planning Board, Hearing Examiner and County Council previously found in approving the LMA, the Project substantially conforms to 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 Statement, 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 the Property 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**

### **A. Objectives**

Section 59-5.3.2 of the Zoning Ordinance sets forth the specific purposes of the Commercial/Residential Floating Zones, including:

- a) *Allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;*
- b) *Allow flexibility in uses for a site; and*
- c) *Provide mixed-use development that is compatible with adjacent development.*

As the Planning Board, Hearing Examiner and County Council previously determined in recommending/approving the rezoning of the Property to the CRNF Zone, the Project satisfies the intent of the CRNF Zone. The Project 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. As discussed in this Statement and illustrated on the Site Plan, the buildings will be generously setback from the surrounding community, well in excess of zoning setback requirements. Additionally, the Project largely preserves the existing forest on the northern, southern and western property boundaries, which provides both a physical and visual buffer of the Project from the surrounding community. The site layout and building architecture have been carefully designed to promote compatibility with the surrounding development.

### **B. Section 5.3.5. - Development Standards**

As the table on the Cover Sheet for the Site Plan illustrates, the proposed Project will satisfy the development standards for the Standard Method of Development in the CRNF Zone, as provided in Section 59-5.3.5 of the Zoning Ordinance.

## **VII. Findings Required for Preliminary Plan Approval**

This portion of the Statement provides justification that the Preliminary Plan satisfies the applicable provisions of Section 50, et seq., of the Montgomery County Code (the "Subdivision Regulations").

### **A. Subdivision Regulation Compliance**

The Preliminary Plan reflects that the size, width, shape and orientation of the proposed lot will be appropriate for the location of the proposed subdivision. The Property will be re-platted to accommodate the minor 2,688 square foot dedication along Thornapple Street. Otherwise, the Property will retain the same shape and orientation that exists today.

### **B. Substantial Conformance to the Sector Plan**

The Project substantially conforms to the *1990 Approved and Adopted Bethesda – Chevy Chase Master Plan* as addressed in Section V above.

### **C. Adequate Public Facilities**

The public facilities are adequate to support and service the proposed development.

#### *1. Traffic*

The public facilities will be more than adequate to accommodate the proposed development. The Applicant is submitting a traffic statement prepared by Wells and Associates, the Applicant's transportation consultant. The traffic statement confirms that the Project will generate a total of 164 AM peak hour person trips and 239 PM peak hour person trips, compared to the existing institutional uses, which generates 285 AM peak hour person trips and 299 PM peak hour person trips (the applicable trip credit). Thus, as the District Council, Hearing Examiner, Planning Board and Technical Staff all found as part of the approved LMA application, the Project will reduce traffic by generating 121 fewer AM and 60 fewer PM peak hour person trips than the existing use on-site. The traffic statement provides a summary of the trip generation calculations and confirms that the Property is exempt from providing an LATR study.

#### *2. Schools*

The Development is assigned to Rosemary Hills/North Chevy Chase Elementary School, Silver Creek Middle School, and Bethesda Chevy-Chase High School. While 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.

### 3. Water and Sewer

The Property already is served by existing water and sewer. The Property is located within water and sewer categories W-1 and 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. WSSC will evaluate the water and sewer capacity through a Hydraulic Planning Analysis in connection with the building permit.

### 4. Other Services

Electric, gas and telecommunications services also will be available. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently operating in accordance with the Growth and Infrastructure Policy and will continue to be sufficient following construction of the Project.

#### **D. Forest Conservation**

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 approved for the Property on 420222220, which denotes certain forested areas, significant trees, and steep slopes on the Property. A Preliminary Forest Conservation Plan was approved by the Planning Board on March 9, 2023 (Resolution No. 23-030, date of mailing March 17, 2023) in conjunction with the LMA application. The Final Forest Conservation Plan has been submitted concurrently with this Application, which is consistent with the Board previous approval. The Project meets the forest conservation requirements through the placement of 2.97 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.

#### **E. Sediment Control/ Water Quality**

The Project will comply with the requirements of Chapter 19 of the Montgomery County Code. Applicable requirements under Chapter 19 are addressed in a Concept Stormwater Management Plan submitted to the Montgomery County Department of Permitting Services ("DPS"). As illustrated on the Concept Stormwater Management Plan, the Project will provide Environmental Site Design ("ESD") to the maximum extent practicable through the use of 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.

A Sediment and Erosion Control Plan will be submitted to DPS for approval prior to commencement of construction.

### **VIII. Findings Required for Site Plan Approval**

The purpose of this portion of the Statement is to provide justification that the Site Plan satisfies the requirements of Section 7.3.4, which govern the approval of a Site Plan application. As set forth below, the Site Plan satisfies each of these requirements:

- 1. The proposed development satisfies any previous approval that applies to the site, including any development plan or schematic development plan in effect on October 29, 2014.*

The proposed Project is consistent with the approved Floating Zone Plan (LMA H-148). The Floating Zone Plan established 21 binding elements, which are reflected in the Declaration of Covenants recorded in the Land Records at Book 67118, Page 391. As discussed herein and illustrated on the plans, the Project complies with these binding elements.

1. Use of the property will be limited to a residential care facility and ancillary commercial establishments. No more than 5,000 square feet of commercial use, with no single establishment larger than 2,500 square feet shall be permitted. Such commercial establishments shall be made available to the general public.

The Site Plan seeks approval for up to 5,000 square feet. No individual commercial establishment will be more than 2,500 square feet.

2. Vehicular access will be limited to Connecticut Avenue. Vehicular access to and from Thornapple Street, Woodside Place, and Meadow Lane and the property must be prohibited. Before submission of Preliminary Plan and/or Site Plan Applications, the Applicant will complete a Comprehensive Vehicular Site Access Study that shall include, but not be limited to review of the existing roadway and crosswalk intersection geometrics, speed limits, existing turning movements, vehicular and pedestrian counts, evaluation of collision data for the most recent three-year period, forecasted future traffic volumes based upon the existing traffic counts and proposed program, and a signal warrant analysis. The Applicant will work with the State Highway Administration and the Town of Chevy Chase to determine the need for traffic-related measures along Connecticut Avenue. In addition, the Applicant will coordinate with Section 3 of the Village of Chevy Chase to address traffic-related impacts to that municipality.

As discussed herein, the Project conform with this requirement. Vehicular access is restricted to Connecticut Avenue. The Applicant has prepared a Comprehensive Vehicular Site

Access Study, which has been submitted to SHA, DOT, Park and Planning, The Town of Chevy Chase and Section 3 of the Village of Chevy Chase for review.

3. Before submission of Preliminary Plan and/or Site Plan Applications, the Applicant will complete a Parking Demand Analysis to ensure on-site parking for all property employees and visitors, including during peak use and visitation periods, is adequate. The Applicant will implement the recommendations of the Parking Demand Analysis to ensure that all parking necessary to meet the needs of the Project is accommodated on-site, subject to approval by the necessary governmental entities.

The Applicant has prepared and circulated to the Town of Chevy Chase, Section 3 of the Village of Chevy Chase, and Park and Planning a Parking Demand Analysis which demonstrates that more than adequate parking will be provided on-site to meet parking demand.

4. The Applicant shall provide garage space and five (5) separate parking spaces for use by the Town of Chevy Chase, the details of which will be provided during site plan review.

The Applicant and the Town of Chevy Chase have agreed to enter into a separate agreement to accommodate this Binding Element.

5. The Applicant shall place areas, as more accurately depicted on the Final Forest Conservation Plan, generally along the southern, western and northern property lines, in a Category I Conservation Easement. The Town of Chevy Chase forester shall be included in proceedings regarding the creation and maintenance of the Category I Conservation Easement.

As shown on the Final Forest Conservation Plan, submitted concurrently with this Statement, these areas have been designated as Category I Conservation Easement.

6. The Applicant shall construct new pathways connecting the existing sidewalk on Thornapple Street with Connecticut Avenue and connecting the Property with Woodside Place. No pedestrian pathway shall directly connect between Woodside Place and Connecticut Avenue. A public walking path through the proposed Category I Conservation Easement, as applicable, generally located along the western property boundary, shall be prohibited.

The Site Plan provides the requisite connections, in conformance with this binding element. There are no direct pedestrian connections between Woodside Place and Connecticut Avenue.

7. The Applicant shall maintain minimum building setbacks as shown on the Floating Zone Plan, including a maximum building height of sixty feet (60') for a distance of eighty feet (80') from Connecticut Avenue.

The proposed building heights comply with this requirement.

8. The Applicant shall comply with all applicable stormwater management regulations. A Town of Chevy Chase-appointed engineer will be included in the review of the stormwater management plans for the Property, as coordinated by the Montgomery County Department of Permitting Services.

A stormwater concept plan has been submitted to DPS for review. The Town of Chevy Chase-appointed engineer has been included in the Applicant's early discussions with DPS and will continue to be included in the review of the stormwater management plans.

9. The Applicant shall locate and/or screen refuse storage and collection areas and loading and service areas so as to minimize the view and noise from adjacent property boundaries.

The trash collection and loading/services areas have been strategically located below adjacent grade, so as to minimize view and noise impacts on the adjacent properties.

10. The Applicant shall install planting materials that are primarily native species. The Applicant will remove all invasive species on the Property, in accordance with the Final Forest Conservation Plan. The Applicant will provide sufficient planting depth above garage areas to support canopy and shade trees, where applicable.

As demonstrated on the Final Forest Conservation Plan, submitted concurrently with this Statement, the proposed planting materials are preliminary native species and sufficient planting depth is provided to support canopy and shade trees.

11. The Applicant shall install a non-deciduous tree screen along the south property line outside of the Category I Conservation Easement. Foundation planting shall be installed where garage walls extend above grade.

Non-deciduous tree screen and foundation plantings have been provided, as illustrated on the Final Forest Conservation Plan.

12. The Applicant shall provide exterior lighting according to applicable County regulations and coordinated so as minimize impact to adjacent properties.

As illustrated on the landscape plans, exterior lighting will be provided in accordance with all County regulations and has been designed to minimize impacts to adjacent properties.

13. The Applicant will enter into a Construction Management agreement with the Town of Chevy Chase before approval of the Certified Site Plan for the Property.

The Applicant will comply with this requirement.

14. At the time of Site Plan, the Applicant will provide an interim landscaping plan for the phased build-out of the Project.

The Site Plan application includes an interim landscaping plan for Phase One.

15. Vinyl siding and EIFS are prohibited on all new buildings.

As confirmed by the building elevations submitted with the Site Plan application, no vinyl siding or EIFS is proposed.

16. The Applicant shall execute and record among the land records, so as to be enforceable against all successors and assigns, a Declaration of Covenants that will include the binding elements included in the approved Local Map Amendment prior to approval of the Certified Site Plan for the Property.

The Declaration of Covenants, which include the 21 approved binding elements, have been recorded in the Land Records at Book 67118, Page 391.

17. The outward-facing architectural facades along all sides of the Property will be designed to read as four (4) stories plus roof, with the exception of the northwest corner of the Property, which shall be designed to read as three (3) stories on top of the garage plus roof. Additionally, these outward-facing facades must adhere to a maximum height, as observed from the established measuring point, of 55 feet with the exception of the northwest corner of the Property, which shall adhere to a maximum height of 50 feet.

As illustrated on the Site Plan elevations, the Project complies with these requirements.

18. The Project will provide ground floor entrances along both Thornapple Street and Connecticut Avenue commensurate with individual units located along these respective facades.

The ground floor entrances along both Thornapple Street and Connecticut Avenue are shown on the Site Plan and are correlated with individual units located along these façades.

19. The Project will include a porte cochere at the site entrances featuring specialty paving, with the final design and location to be finalized at the time of Site Plan.

The Project includes a porte cochere at the site entrance. The detailed design of the porte cochere, which includes specialty paving, is shown on the Site Plan drawings.

20. The Project will incorporate a fountain or similar gateway feature at the main entrance along Connecticut Avenue, with the final design to be approved by the Planning Board in connection with the Site Plan approval.

The Project proposes a fountain at the main entrance along Connecticut Avenue.

21. Before obtaining any building or grading permits, the Project must receive Site Plan approval.

This Site Plan Application is being submitted for review by the Planning Board.

*2. The proposed development satisfies applicable use standards, development standards, and general requirements in the Zoning Ordinance.*

As described in Section VI above and illustrated on the plans submitted concurrently with this Statement, the Site Plan complies with the development standards set forth in the CRNF Zone, as well as the general requirements contained in the Zoning Ordinance.

*3. The proposed development satisfies the applicable requirements of Chapter 19 Erosion, Sediment Control, and Stormwater Management, and Chapter 22A Forest Conservation.*

As discussed in Section VII above, the Project will comply with the requirements of Chapters 19 and 22A of the Montgomery County Code.

*4. The proposed development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

The Site Plan is designed to ensure the adequacy, safety, and efficiency of the overall development.

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. As discussed above, the Project exceeds the minimum zoning requirements and, as confirmed by the Parking Demand Analysis, provides more than sufficient parking on-site to meet anticipated demand (both based on national data from the Institute of Transportation Engineers (“ITE”) and the Applicant’s previous development experience).

As previously mentioned, vehicular access to the Property will remain largely unchanged, and will continue to be provided from Connecticut Avenue. Consistent with Binding Element No. 2, no vehicular access will be provided from Thornapple Street, Woodside Place or Meadow Lane. The Applicant has prepared a Comprehensive Vehicular Site Access Study, which evaluates three different alternatives for the site access. The Applicant will coordinate with the various reviewing agencies and the Town of Chevy Chase to finalize the site access during this Preliminary Plan review. The Applicant will also coordinate with Section 3 of the Village of Chevy Chase to address traffic-related impacts to that municipality.



Additionally, as discussed in detail herein and determined in connection with the LMA, the Project layout and massing has been carefully designed to ensure compatibility with the surrounding neighborhood.

5. *The proposed development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

As discussed in detail above, in Section V, the Project is in substantial conformance with the goals and recommendations contained in the Master Plan. Importantly, the Project will provide much needed, additional senior housing to support the needs of the surrounding community and County as a whole.

6. *The proposed development will be served by adequate public services and facilities, including schools, police, and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

As discussed in Section VII above, there are adequate public facilities to support the Project. As demonstrated by the Applicant's traffic statement, the Project 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. 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. The Property will be served by existing water and sewer mains. Electric, gas and telecommunications services are also available to serve the Property.

7. *Proposed development on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood.*

This provision is not applicable. The Property is Zoned CRNF.

8. *The proposed development is compatible with the existing and approved or pending adjacent development.*

As discussed in detail in this Statement, the Project has been designed to ensure that it is physically compatible with, and not detrimental to, existing and future development surrounding the Property. The Project will allow for redevelopment of the somewhat dilapidated existing institutional uses with a compatible, residential-scaled, senior housing community. The Project retains the existing tree canopy along the northern, western and portions of the southern boundaries of the Property, which will continue to provide both a physical and visual buffer from the surrounding homes. Additionally, the site layout, building massing and architectural design all have all been designed to ensure compatibility with the surrounding neighborhood.

## **IX. Phasing**

The proposed development will be constructed in two phases, with the intent to keep the time between phases to a minimum. The phasing demarcation is illustrated on the Site Plan Sheets.

## **X. Community Outreach**

The Applicant recognizes the importance of community engagement to a successful Project and has embraced it since the inception of the Project. The Applicant held numerous community meetings with the Town of Chevy Chase in connection with the previous LMA application. Notably, the Applicant held meetings 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 Applicant held many smaller meetings with the immediately surrounding neighbors to discuss the Project. The Applicant 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 Applicant 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 Applicant also provided the Town of Chevy Chase a draft of the Land Use Report and all supporting exhibits for their review and comment prior to the filing of the LMA Application, and continued to coordinate with the Town of Chevy Chase through the LMA review, supplying additional materials as requested (*i.e.* thirty-six (36) additional aerial and ground level three-dimensional views of the Project in both summer and winter settings).

The Applicant 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 Applicant hosted a pre-submission community meeting virtually through the Zoom Meeting Platform on July 25, 2023. The Applicant provided notice for the pre-submission community meeting in accordance with the requirements set forth in the Administrative Procedures for Development Review Regulations and the Zoning Ordinance. The sign-in sheet and meeting minutes are being submitted concurrently as part of this Application.

The Applicant also provided copies of the Parking Demand Analysis and Vehicular Site Access Study to the Town of Chevy Chase, Section 3 of the Village of Chevy Chase, as well as

Technical Staff and SHA Staff prior to the formal submission of the Preliminary and Site Plan applications, as required by Binding Element Nos. 2 and 3.

Community outreach has been and will continue to be one of the Applicant's top priorities as the Project moves forward. And outreach efforts will by no means end there. The Applicant 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.

## **XI. Conclusion**

As demonstrated by this Statement, these Applications comply with all applicable requirements of the Subdivision Regulations and Zoning Ordinance that govern development under the CRNF zone. Furthermore, the Project substantially conforms to the recommendations of the Master Plan. For all of these reasons, the Applicant respectfully requests approval of the Preliminary Plan, Site Plan and Final Forest Conservation applications.