



Barney Rush, *Mayor*
Irene Lane, *Vice Mayor*
Joy White, *Treasurer*
Joel Rubin, *Secretary*
Ellen Cornelius Ericson, *Community Liaison*

VIA EMAIL

September 30, 2021

Mr. Tim Gary, Founder & CEO
Galerie Living

Mr. Grant Epstein, President
Community Three

Dear Messrs. Gary and Epstein,

On behalf of the Town Council and Town residents, I want to thank you for joining the Town meeting we held on September 9, which offered us our first opportunity to meet you, understand the work you've done, and hear your initial vision for redeveloping the 4-H property. This meeting was well received by our residents. We are excited to see this development achieve your vision while ensuring that it is compatibly integrated into our community. After all, your residents will be our residents, and we will welcome and represent them equally.

We know that you and our Town Manager, Todd Hoffman, and our advisor, Art Greenberg, are intending to set up an initial meeting to discuss next steps. We look forward to taking those steps, but we thought it would be useful to first revisit the positions and ideas that we know have been the focus of our residents.

As I stated at the September 9 meeting, we have engaged with Town residents since the announcement of the sale of the 4-H property last March. To encourage dialogue, the Town reached out to the community in a variety of ways. First, there were, and in some cases continue to be, 4-H Committee meetings, listening sessions, a town forum, a walkthrough of adjacent backyards, and meetings with neighboring residents. Second, the Town Council and the 4-H Committee endeavored to track preferences through an online survey, which was launched in May and completed by 464 residents. Residents also have come together to express their ideas through many letters and emails. And, as we move forward, we will continue to engage with our residents to solicit their feedback on various aspects of the project.

As a result of resident engagement to date, we have been able to distill the key Town interests that we would like you to consider as you develop your plans and as we engage in discussions with you about this project. These primary interests are outlined below.

- **Traffic Management:** While we do not know what access requirements will be imposed on the site by Montgomery County Fire & Rescue or other County agencies, we encourage you not to propose any connections to existing Town streets that will cause new or increased cut through traffic volume on those streets. We expect that the primary ingress/egress points for the development will be from Connecticut Avenue.
- **Forest Conservation and Public Access:** We understand that you intend to, and likely will be required to, protect the existing forested areas on the 4-H site. The Town's tree canopy is a vital resource to our residents, as evidenced by the robust tree protection laws and tree planting programs we have in place. Preservation of the wooded areas on the 4-H property is a key interest to the Town, and we would encourage you to consider a walking path through the forested area on the west side of the property that could be enjoyed by all of our residents.
- **Recreational Amenities:** We would appreciate your consideration of providing shared recreational amenities that can be enjoyed by all residents of our Town. While we do not yet have an indication of the specific amenities that you envision for the development, we see an opportunity to provide shared recreational facilities such as a pool and game courts.
- **Open Space:** Open space in the Town is a rare and precious commodity. We have only one park of a size that is usable by our residents for general recreational purposes. Understanding that you will be required by Montgomery County to provide 50% open space in your development plan, we see an opportunity for a shared park that could meet this requirement and provide all residents with a valuable passive or active recreation area.

We would appreciate your keeping these interests in mind as you develop your plans and as we prepare for our discussions. We respect your right to develop a financially viable and vibrant community, and we will uphold our responsibility to ensure that any development is compatibly integrated into the community and does not negatively impact the current quality of life that our residents enjoy. In fact, we see an opportunity for your development to increase the quality of life for all residents.

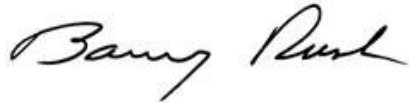
Finally, and as we have established, the Town has had a long standing and cordial relationship with the 4-H Center, as evidenced by various agreements that have governed the use of the site, including the Town's use of the garage until 2028. In addition, a Declaration of Covenants from 1968 establishes an 81-foot setback along Thornapple Street. And, as you know, the Town has certain regulatory authorities over all development within the municipal Town limits, including a building ordinance, an urban forest ordinance, and a water drainage ordinance. We want to continue this cordial relationship with Galerie and C3, and we stand ready to assist you in determining and navigating Town permitting requirements for a development that meets our mutual goals and interests.

As for next steps, we realize that there are many ways to proceed. Options may include what topics you would like to discuss on separate occasions, such as the items outlined above; with

whom they should be discussed, including meetings directly with residents, the Town Council or with our Town Manager and our advisors; and a schedule of when such meetings should be held. It may also be fruitful to explore with Art and Todd what groundwork should be undertaken, such as developing any particular concepts that you would like to have reviewed before a given meeting is scheduled.

In sum, we are committed to engaging in a constructive process with you to achieve a successful project for you and for all the residents in our Town, including those living in your project. We look forward to working with you.

Sincerely,

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

Barney Rush
Mayor