



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

VIA EMAIL

March 16, 2022

Mr. Grant Epstein, President
Community Three

Mr. Tim Gary, Founder & CEO
Galerie Living

Dear Messrs. Epstein and Gary,

On behalf of the Town Council and Town residents, I want to thank you for your presentation at our Town Forum on February 17. We have since collected feedback from residents and from the 4-H Special Committee and discussed the proposed plans for the senior living community at a Town Council work session. Below is a list of questions that we have assembled and would like you to address. We also are preparing a statement with our substantive comments on the conceptual plan, which we will submit following resident review and feedback.

We thank you in advance for your responses to these questions, which we would like to receive by March 28, and we look forward to further engaging with you on this project.

Sketch Plan/Model

1. When do you plan to file an application with the Planning Department?
2. What is the FAR?
3. What are the maximum heights of the buildings?
4. How many units are planned?
5. When can you provide a 3D physical model of the development?
6. Will the project have any explicit environmental features, such as green roofs? Will the project be LEED certified?

Retail/Commercial Facilities

1. What is the type and number of planned retail/commercial establishments?
2. How big will they be (square footage, height, attached/detached, etc.)?
3. Where will they be located, and how will they be accessed?
4. Who will be allowed to use/access them?

Community Integration

1. How can the senior living facility be integrated into the Town and the larger community (pedestrian pathways, shared amenities, etc.)?
2. How have you integrated other senior living facilities into surrounding residential communities?
3. What is the extent of the planned fencing around the property?
4. What specific impacts of development and use do you anticipate on neighboring residential properties?

Streets/Traffic

1. What are your plans for providing on-site parking for residents, visitors, staff, retail employees, and retail users? How many spaces will be provided?
2. What are plans for signalization or other traffic control measures on Connecticut Avenue to facilitate property ingress/egress?
3. Will a traffic study be conducted, and when?
4. Are any lane closures planned on Connecticut Avenue or other surrounding roads during staging or construction?
5. What will be the timing and pattern of services: trash removal, food deliveries, laundry, etc.

Open Space & Amenities

1. What amenities are you planning in addition to the pool and theater (ball courts, tot lots, playgrounds, etc.)?
2. What amenities will Town residents be able to access/use and under what conditions?
3. What additional open space could be provided for general community recreational activities?

Trees & Stormwater Management

1. Have you completed a tree inventory and assessment, and what are the results? How many trees will be requested for removal, and what are the species, size, and condition of those trees?
2. What is the expected change in impermeable surface compared to current use, and what plans will be made to ensure that neighboring homes will not be affected by storm water runoff? What stormwater management devices will be used, and where will they be located?
3. How will you address water, sewer, and storm drain conveyance/capacity to ensure that pressure isn't changed, that the capacity of off-site pipes is adequate, and that no choke points are being created with an intensification in use?

Sincerely,



Barney Rush
Mayor