



GALERIE
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COMMUNITY THREE

Town of Chevy Chase · June 2, 2022

| AGENDA

- Team Overview/Senior Living Health Sustainability
- Process and Timeline
- Addressing the Town Comments to the Concept Plan
- Next Steps

WHO IS REDEVELOPING THE SITE?

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Leading Senior Health Sustainability
Community Developer, Manager, and Owner

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DC-based Full-service Real Estate
Development Expert



Civil Engineer



Legal



Architect



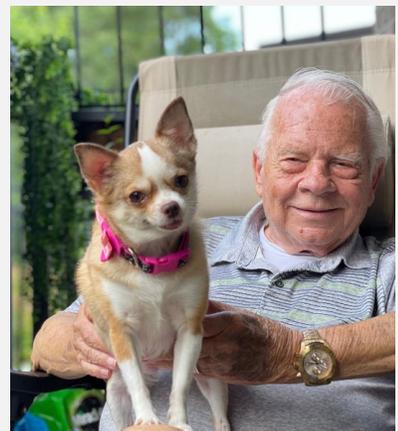
Traffic Engineer



Landscape Architect



WHAT DOES A HEALTH SUSTAINABILITY COMMUNITY LOOK LIKE?



Building Health Sustainability for Senior Living

By 2030, an estimated 73 million Americans will be 65+. Senior Living has the opportunity to create sustainable health environments for seniors and future generations. But we need to act **now**.

Join the Movement

WHAT'S THE PROBLEM?

Senior Care's

current gaps ▾

deepen

future debts ▾

(Lack of)

transparent communication

senior-scale environments

proactive care

(Burden of)

financial debt

inefficiencies

caregiver responsibilities

social death

WHAT'S THE SOLUTION?

The Health Sustainability Movement

Bridging the gaps to empower individuals and communities to advance health throughout the seasons of life.

WHAT IS THE HEALTH SUSTAINABILITY MOVEMENT?

Health

"Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity."

World Health Organization

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Sustainability

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

UN World Commission on Environment and Development

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Movement

"A group of people organizing around a shared cause to create change."

HOW DOES HEALTH SUSTAINABILITY BRIDGE THE GAPS?

Health Sustainability uses the CREATE Framework to educate, advocate, and innovate for change.

Care and Community Harmony

Relational Spaces

Empowered Health Journeys

Anticipatory Support

Transparent Intent and Actions

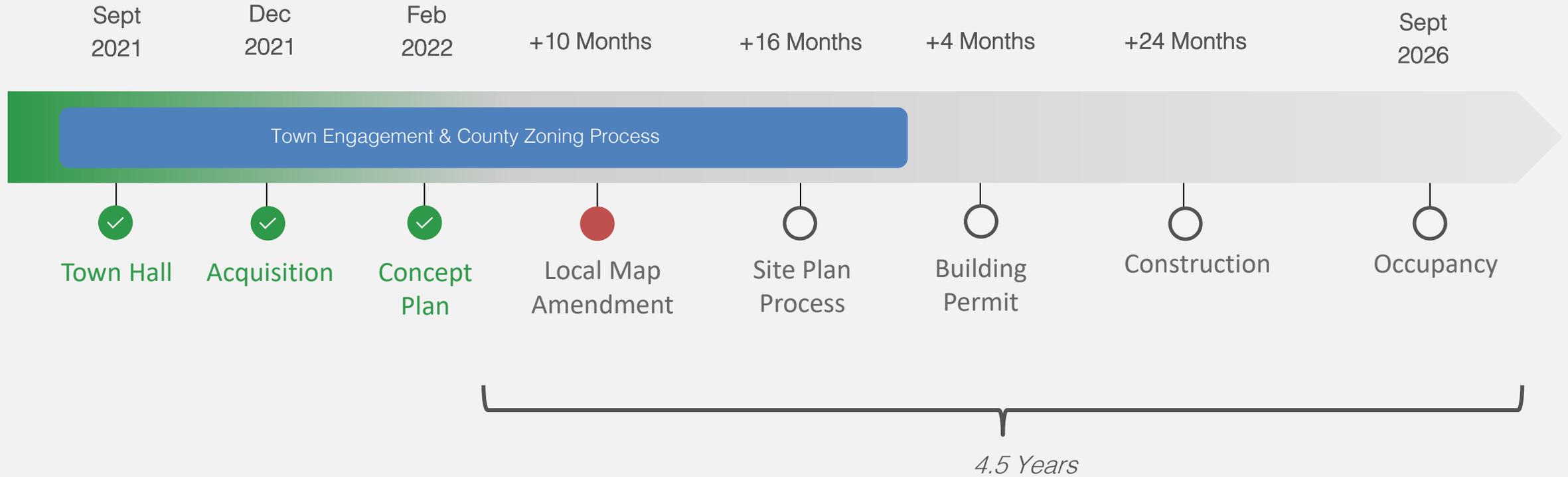
Ethical Commitment

WHY DOES HEALTH SUSTAINABILITY MATTER?

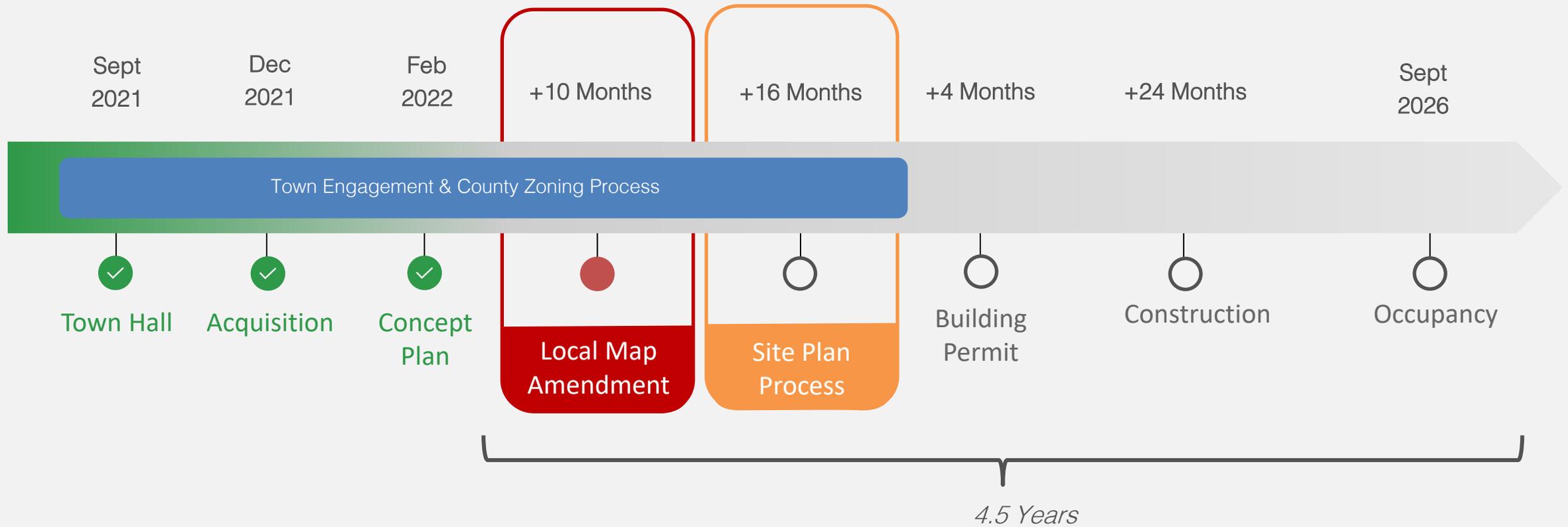
Together, we can help seniors and future generations live their healthiest and happiest.

Build the Future

PROJECT TIMELINE



PROJECT TIMELINE



| LMA AND SITE PLAN OVERVIEW

Local Map Amendment Process

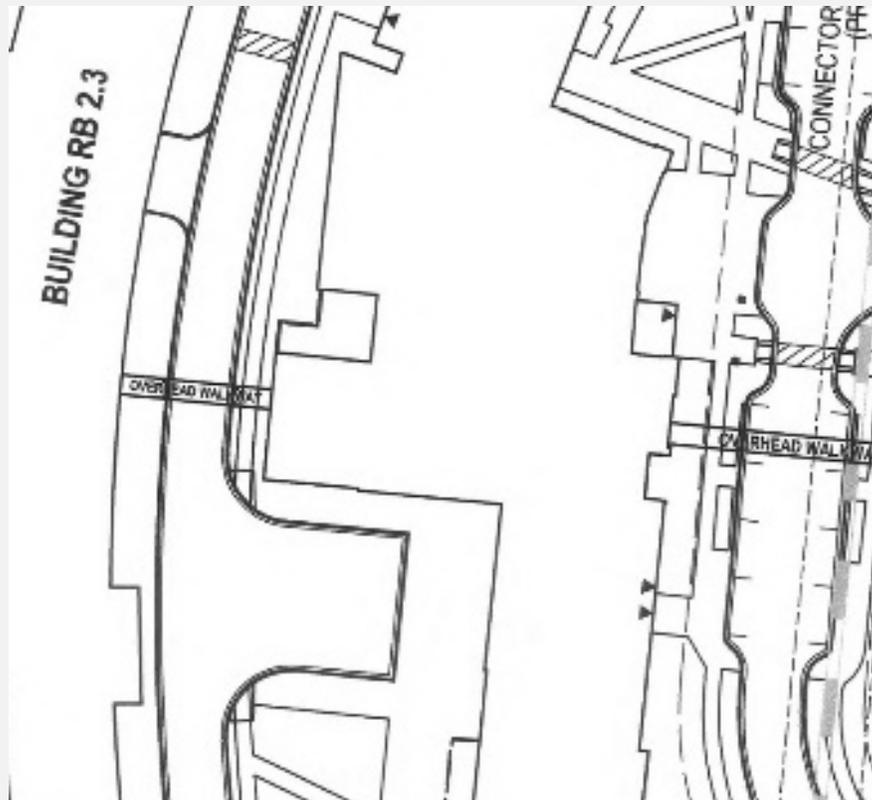
- Site Survey
- Floating Zone Plan (Max. Density/Height)
- Open Space Location
- Fire Access
- Traffic Justification Statement
- Forest Stand Delineation
- Stormwater Management Narrative

Site Plan Process

- Sketch Plan (Actual Density/Height)
- Architecture/Building Design
- Detailed Landscaping Elements
- Final Pedestrian/Vehicular Circulation
- Affordable Housing Mix
- Detailed Stormwater Management Plan
- Detailed Utilities Plan

| LMA AND SITE PLAN OVERVIEW

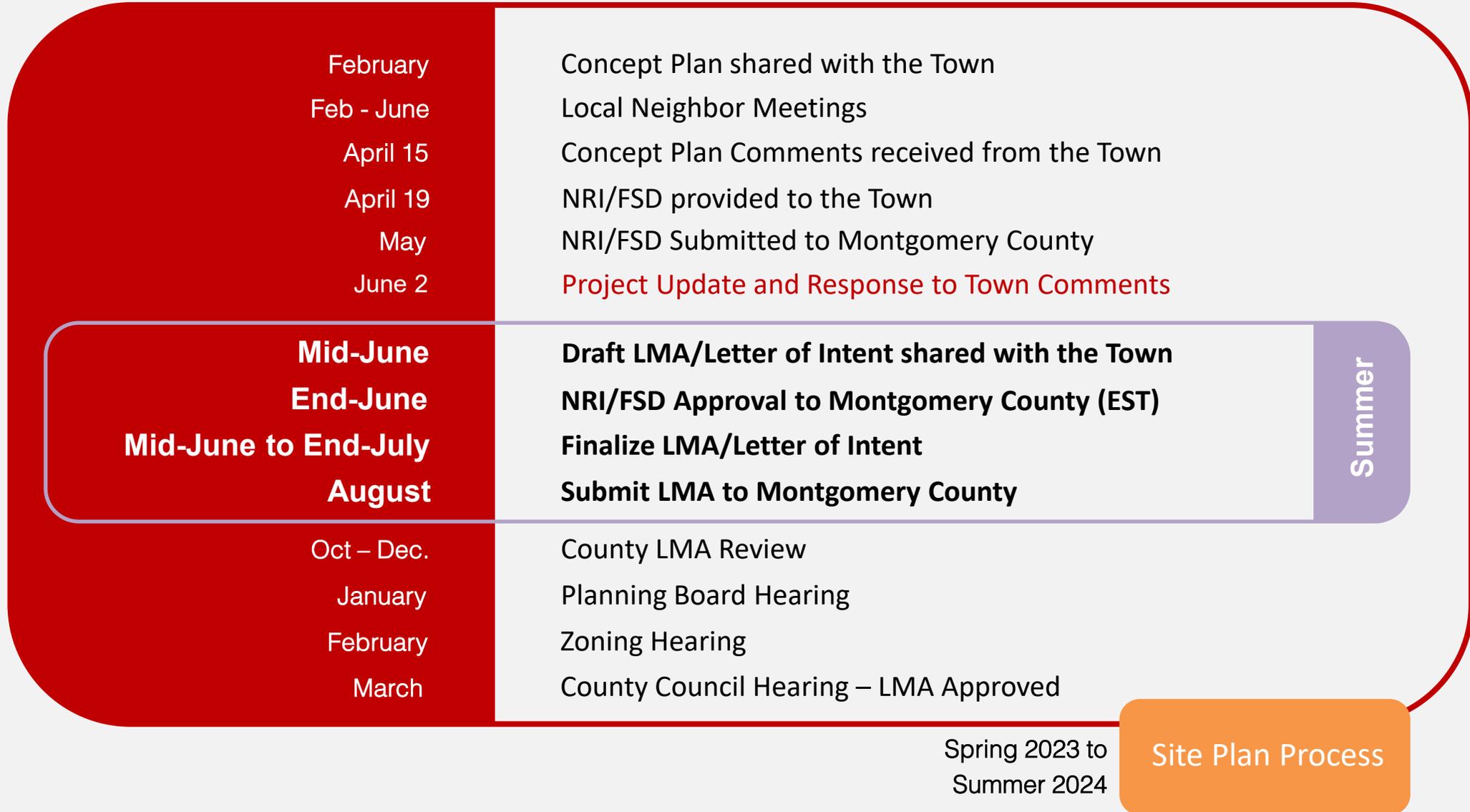
Local Map Amendment Process



Site Plan Process



| LMA TIMELINE



CONCEPT PLAN

(February 2022)



Traffic Management



Forest Conservation,
Public Access and
Stormwater Management



Shared Amenities



Design and Commercial Use



Construction



| ADDRESSING THE TOWN OF CHEVY CHASE COMMENTS



Traffic Management

- Avoid introducing traffic cut-throughs on Woodside and Thornapple
- Primary ingress/egress on Connecticut Avenue
- Provide Traffic Study/Impact Statements for Town Review: **Draft will be provided with Draft LMA**

| ADDRESSING THE TOWN OF CHEVY CHASE COMMENTS



Forest Conservation, Public Access and Stormwater Management

- Preservation of existing tree canopy on Thornapple
- Preservation of existing tree canopy at western edge
- Preservation of trees and bushes on the southern edge
- Provide NRI/FSD to the Town: **Provided 4/19/22**
- Establishment of a Forest Conservation Easement: **Draft will be provided with Draft LMA**
- Maintain wildlife habitats and include Town Forester in the conversation
- Commitment that no changes to the wooded areas be modified outside of the LMA/Site Plan Process
- Commitment to include the Town in the Stormwater Management design process
- Forest walking path on west side of campus

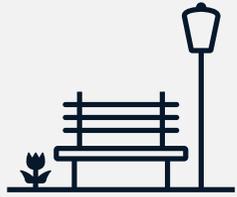
| SITE PLAN



OPEN SPACE PLAN



| ADDRESSING THE TOWN OF CHEVY CHASE COMMENTS



Shared Amenities

- Town residents will be able to join events at the Corso Theater (we also encourage it)
- Theater open to official Town meetings to facilitate engagement with Corso residents.
- Indoor Pool (if enough capacity) can be shared by Town Residents (age restriction)
- If Indoor Pool is shared, parking garage will be accessible

| ADDRESSING THE TOWN OF CHEVY CHASE COMMENTS



Design and Commercial Use

- Fencing or walls be kept to a minimum
- Exterior lighting to be DarkSky.org compliant
- Enhance landscaping with adequate soil depth at garage surface
- Limited shops (small coffee shop, ice cream parlor, florist) – consult with the Town on others
- Short term parking available so no parking on Town streets
- Have plans reviewed and evaluated by DAP
- Provide additional information on massing and views

| SITE SECTIONS



North/South Section



East/West Section

MASSING VIEWS



Photos taken April 14

MASSING VIEWS



Thornapple Street

MASSING VIEWS



Connecticut Avenue

MASSING VIEWS



Woodside Place

MASSING VIEWS



Meadow Lane

MASSING VIEWS



Meadow Lane

MASSING VIEWS



Thornapple Street

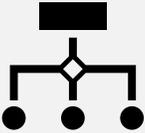
| ADDRESSING THE TOWN OF CHEVY CHASE COMMENTS



Construction

- Enter a Construction Management Agreement with the Town at appropriate time
- Notify Town residents of special construction updates (lane closure, schedule changes, etc.)
- Construction vehicles will not use Town streets (access from Connecticut only)
- Provide Town with phasing information: **Draft will be provided with Draft LMA**
- Minimize Phasing timing gap

| NEXT STEPS



Joint Memorialization of Understandings and Agreements



Create a Letter of Intent between Corso and the Town: **Draft will be provided with Draft LMA**

- Outline a Declaration of Covenants (to run with the land to enforce the LMA binding elements)



Forest Conservation



Traffic Management

- Outline a Memorandum of Understanding (to codify the shared elements that arise during the site plan process)



Construction



Design and Commercial Use



Shared Amenities



Public Access



Stormwater Management



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Thank you.