



Barney Rush, *Mayor*  
Joel Rubin, *Vice Mayor*  
Irene Lane, *Treasurer*  
Rich Brancato, *Secretary*  
Joy White, *Community Liaison*

February 15, 2023

Robert Kronenberg  
Deputy Planning Director  
Montgomery County Planning Department  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20902

Dear Mr. Kronenberg,

Thank you for the opportunity to comment on the second resubmission of Local Map Application H-148 filed by Corso Chevy Chase on January 13, 2023. The Town has carefully reviewed this resubmission.

As you know, a key concern regarding this project has been its compatibility with the Town's built environment, and, specifically, the previously proposed disproportionate height of the Corso buildings on the perimeter of the property. In this latest submission, the developers have responded to our concerns by lowering the height of the outward-facing portions of these buildings to four stories. These changes are meaningful and adequately address our concern regarding compatibility at this rezoning stage of the entitlement processes. The developers also have responded to our request to show the appearance of the site after Phase 1 is completed but before Phase 2 is constructed.

We recognize that there are many issues of great importance to the Town that are not resolved during the LMA application process but will be determined at the subsequent Preliminary Plan of Subdivision and Site Plan reviews by the Planning Board. However, the LMA application commits Corso to specific measures that ensure Town engagement on these issues. The most important of these are:

- Storm Water Management (Binding Element #8): A Town appointed engineer will be included in the development of stormwater management plans and strategies. In the revised plans, we take note of the use of green roofs. We find these a very desirable feature, and we look forward to encouraging their implementation.
- Forest Conservation (Binding Element #5): Category I forest conservation easements will be established on the northern, southern, and western sides of the property, and the Town arborist will be included in discussions regarding the creation and maintenance of these

areas. In addition, Corso has committed in its letter to the Town, dated January 13, 2023, that it “will comply with the Town’s Urban Forest Ordinance, and seek applicable variances thereof...” The Town will seek, to the extent feasible, to preserve trees along the perimeter of the limits of disturbance and, where possible, other trees that are not within the footprints of the proposed buildings.

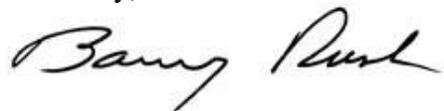
- Traffic: (Binding Element #2): Corso commits to a comprehensive vehicular site access study, which will include a forecast of future traffic volumes and a signal warrant analysis. The applicant also commits to working with the State Highway Administration and the Town to determine the need for traffic management measures along Connecticut Avenue. We will pay close attention both to the impact of the project on ancillary traffic on Town streets and to pedestrian safety.
- Parking Adequacy (Binding Element #3). Corso commits to undertaking a Parking Demand Analysis to ensure adequate onsite parking for all employees and visitors, including during times of peak use and visitation.
- Construction Management: (Binding Element #13): Corso will, in concert with the Town, prepare and codify construction regulations to minimize the impact of construction including noise disturbances on Town residents.

In addition, the Town will monitor compliance with all the other Binding Elements. We note here our interest in those concerning landscaping (Binding Elements #10, #11 and #14), and area lighting (Binding Element #12). We expect that Town officials and consultants will be included as members of the Development Review Committee, which will discuss the issues to be addressed at the Reviews and provide comments for the planning staff’s consideration and ultimate recommendation to the Planning Board. The Town also remains very interested in the final architectural designs that will be reviewed more intently at these Reviews.

Considering this second resubmission in its entirety, with both the reduction in heights of the perimeter buildings and the commitments made in the Binding Elements, the Town Council, after considering the views of residents, has decided to support the Corso LMA application.

We look forward to a productive engagement with Corso, County agencies, and the Planning Department, to satisfactorily address the issues that will be determined during the upcoming reviews.

Sincerely,

A handwritten signature in black ink that reads "Barney Rush". The signature is written in a cursive, flowing style.

Barney Rush  
Mayor