



November 8, 2023

Mr. Todd Hoffman  
Town Manager, Town of Chevy Chase  
4301 Willow Lane  
Chevy Chase, MD 20815

Re: *Corso Chevy Chase – Site Plan Application (820240030)*

Mr. Hoffman:

We are in receipt of the Town's October 20, 2023 letter to Tsaiquan Gatling of the Montgomery County Planning Department pertaining to the Site Plan Submission of the Corso Chevy Chase redevelopment (820240030). We have included here individual responses to the items highlighted in your letter below:

**1. Site Access & Parking**

In concert with input from the State Highway Administration, Montgomery County Department of Transportation, Maryland Office of Traffic and Safety, Montgomery County Planning Department, Town of Chevy Chase and Section Three of The Village of Chevy Chase, among other stakeholders, Corso Chevy Chase has made the following revisions to Option C contained in the Site Access Study (7/14/23, Wells + Associates):

1. An outbound site access lane has been added to the northern access point to allow outbound vehicles the ability to safely turn north onto Connecticut Avenue.
2. Driveway aprons and grading have been modified between the 11'-wide west-side path and the Connecticut Avenue curb on both the north and south access points to improve pedestrian and bicycle safety.
3. Walk button locations have been adjusted on the crosswalks.
4. The existing Connecticut Avenue east side bus stop has been relocated closer to the intersection, subject to transit authority approval.
5. The corners of Taylor Street and Connecticut Avenue have been updated to accommodate ADA compliance.
6. The crosswalk striping at Taylor Street has been updated to be parallel with flow of traffic on Taylor Street.



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7. The pedestrian crosswalk across Connecticut Avenue has been relocated to provide a safer pedestrian crossing.
8. The southern site access point has been updated with a mountable curb to accommodate emergency vehicles.

Corso intends to proceed with this revised concept (Option C2 Rev) subject to refinement and approval of the State Highway Administration.

All parking for the redevelopment is maintained on site as outlined in the previously circulated Parking Demand Analysis (7/14/23, Wells + Associates).

### **2. Stormwater Management**

We received a copy of the Town's September 21, 2023 letter to Mark Ethridge, Montgomery County Department of Permitting Services and the associated Memorandum from Clark Azar & Associates regarding the Corso Chevy Chase Stormwater Management Concept Submission. Corso will respond to those specific comments at the time of resubmission of the Stormwater Management Concept.

### **3. Exterior Lighting**

As requested, cut sheets for the proposed exterior lighting fixtures as well as a detailed photometric plan have been included in the resubmission drawings showing the extent of the lighting in relation to the perimeter of the property.

### **4. Building Materials**

As requested, additional information pertaining to building materials has been added to Sheet A720 and confirms that no vinyl siding or EFIS is being proposed.

### **5. Phase II Landscaping Plan**

As requested, additional information and detail has been provided on the individual landscaping plans indicating the extent of landscape and hardscape elements that are anticipated in Phase I. All elements outside of the Phase I demarcation line will be built in Phase II. Additionally, a temporary fencing plan has been added to the submission showing the location and style of temporary fencing to be included in Phase I (and removed once Phase II construction commences).

### **6. Thornapple Sidewalk**

As requested, and to protect existing street trees and maintain the existing streetscape aesthetic, the sidewalk along Thornapple Street will be maintained with a 4-foot width with periodic ADA-compliant passing zones at a minimum of every 200 feet.



## COMMUNITY THREE

Best Regards,

A handwritten signature in black ink that reads "Grant Epstein". The signature is fluid and cursive, with the first name "Grant" and last name "Epstein" clearly legible.

Grant Epstein  
*President*  
Community Three

cc: Tsaiquan Gatling, Montgomery County Planning Department