

THE CHEVY CHASE LAND COMPANY
OF MONTGOMERY COUNTY, MARYLAND
ESTABLISHED 1890

DAVID M. SMITH
PRESIDENT
dms@cclandco.com

June 7, 2013

The Honorable Nancy Floreen, Chair
and Members of the Planning, Housing and Economic Development Committee
Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear Councilmember Floreen and Members of the PHED Committee:

As the Planning, Housing and Economic Development Committee prepares for its June 17, 2013, worksession on the Chevy Chase Lake Sector Plan, we wanted to share with you modifications that we have made to our proposal regarding the height limit recommendations for the building to be located immediately north of the future Purple Line stop on the east side of Connecticut Avenue (also known as Parcel B1b).

In response to concerns from the community regarding the Planning Board's recommended 150 foot height limit for Parcel B1b, the Chevy Chase Land Company worked with its development team to review the project in greater detail. Due to the high cost of construction for the underground parking, we were initially concerned that any reduction in height would render the redevelopment infeasible. In addition, we did not want to compress the building down and thereby significantly shrink the open green space that we believe is critical to the project.

However, after review, we have determined that we are able to construct this building to a maximum height of 130 feet without compromising the project's feasibility or shrinking the proposed open space that we have shown on the plan submitted to the Planning Board and County Council. This twenty foot reduction would reduce the building's height by about two floors. While some members of the community, including the Connecticut Avenue Corridor Coalition, have requested a maximum height of 120 feet for this parcel, we believe that 130 feet is a significant and reasonable compromise.

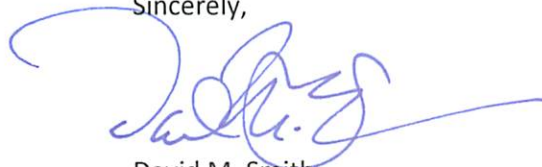
We also would like to emphasize two other points, which we first raised in our initial submission to the Council on March 5, 2013. The current language in the Sector Plan regarding the size of the public open space recommends a minimum one-half acre "central green space". Over the last two years, the Land Company and the community worked together to reach consensus on a well-designed and inviting

central public use space that includes an approximately one-third acre green space (as shown in our plan), an internal road network and generous sidewalks. We recommend either eliminating the size requirement for the green space, or amending it to require a minimum one-third acre. This will allow the space to be designed appropriately and consistent with the other recommendations in the Sector Plan and the Design Guidelines being prepared by the Planning Board.

Finally, we ask that you reconsider the zoning recommendation for the parcel west of Connecticut Avenue, immediately adjacent to Loughborough Place (also known as Parcel A-1). The Planning Board recommended the RT-15 zone for this parcel, which would allow 15 townhomes. Instead, we are suggesting the CRN zone at the same height of 35 feet (CRN 1.25 C .25 R 1.25 H 35'). The CRN zone allows the flexibility to redevelop the property with either townhomes *or* low rise flats/garden units. Since redevelopment of this parcel is not likely to occur right away, it is important to have the flexibility to respond to market conditions in the future, while also providing for compatibility with the existing community. As the CRN zone does not necessarily require a commercial component, the Planning Board's concern about locating commercial development on this parcel can be easily addressed in the Sector Plan by including a recommendation discouraging commercial uses at this location.

Thank you for taking the time to review our proposed changes to the Chevy Chase Lake Sector Plan. We believe our proposal is a very reasonable compromise and look forward to working with you, your staff and the members of the PHED Committee on the Plan. If you have any questions, please do not hesitate to contact me or the Land Company's Vice President for Public Affairs, Miti Figueredo.

Sincerely,



David M. Smith
President