



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814-5367

Tel. (301) 986-1300
www.lerchearly.com

September 18, 2015

RE: Chevy Chase Lake East & West Shopping Centers and
8401 Connecticut Avenue

Dear Neighbor:

On behalf of the Chevy Chase Land Company and Bozzuto Development Company, we invite you to attend a Sketch Plan Pre-Application Meeting to review plans for the future redevelopment of the above referenced project. The project consists of properties that are generally located along Connecticut Avenue, south of Manor Road and north of Chevy Chase Lake Drive.

The Chevy Chase Land Company and Bozzuto will be filing a Sketch Plan application with the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in the near future for a mixed-use, residential and commercial development. The Sketch Plan application is the first of several development approvals required.

A Sketch Plan is an illustrative plan that shows the maximum densities for residential and non-residential development, including building massing and height, locations of public use and other spaces, and the relationship to existing and proposed buildings and properties. A Sketch Plan is required for optional methods of development and is intended to provide circulation patterns and description of the public benefits proposed and incentive densities requested, as well as the phasing of the development and public benefits.

While the Sketch Plan includes all of the properties referenced above, only the Chevy Chase Lake East Shopping Center will be seeking subsequent Preliminary Plan and Site Plan approvals in the near term, to allow for redevelopment in step with the staging requirements of the Chevy Chase Lake Sector Plan. The Chevy Chase Lake West Shopping Center and 8401 Connecticut Avenue will seek additional development approvals in the future, when the respective development is ready to proceed. The following provides a summary of the proposed development covered by this Sketch Plan application:

Property	Land Area	Zoning	Uses/ Density Proposed
Chevy Chase Lake East Shopping Center	± 6.4 acres	CRT 2.0, C-2.0, R-2.0, H-80' & CRT 2.0, C-1.0, R-1.75, H-120'	Retail and residential development; 2.0 FAR
Chevy Chase Lake West Shopping Center	± 1.71 acres	CRT 2.0, C-1.0, R-2.0, H-70' & CRN 1.0, C-0.25, R-1.0, H-40'	Residential, retail and office development; 2.0 FAR
8401 Connecticut Avenue	± 1.96 acres	CRT 4.0, C-3.5, R-3.5, H-150'	Retail, office and residential development; 4.0 FAR.

In compliance with the County's Zoning Ordinance, this pre-submission community meeting will be held to share our plans with you. At this meeting, the applicant will discuss the proposal and answer any questions.

The meeting will be held at 7:00 PM on Tuesday, October 6, 2015 at the Bethesda-Chevy Chase High School, in the cafeteria, located at 4301 East-West Highway, Bethesda, Maryland 20814. RSVPs are appreciated, but not required. You may e-mail your RSVP to ecrogers@lercheearly.com (with "Chevy Chase Lake Community Meeting" in the subject line of your e-mail), or call 301-841-3845.

If you would like to find out more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their web site at www.montgomeryplanning.org.

We look forward to meeting with you on October 6, 2015.

Very truly yours,



Steven A. Robins



Elizabeth C. Rogers