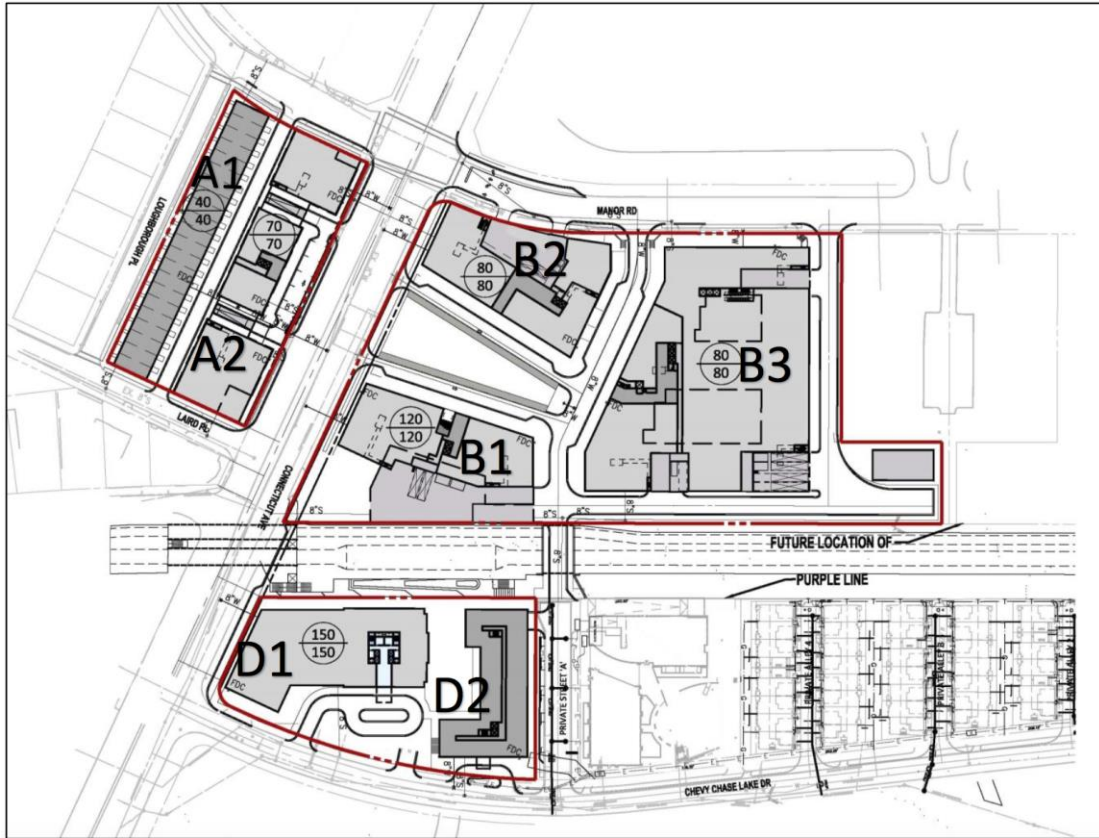


NOTES FROM CHEVY CHASE LAND CO. SITE PLAN PRESENTATION JUNE 14, 2016



Chevy Chase Lake Sector -- Connecticut Ave. on left

Joint venture between CC Land Co and Bozzuto

Site plan application for East Side of Conn. Ave only, buildings B1, B2, & B3.

Plans to file site plan soon, expecting public hearing in Jan. '17

Mar '17 planning board approval of site plan;

July '17 permitting applications; it is at this stage that traffic and school adequacy is established also traffic mitigation during construction;

1st quarter '18 construction begins. Building B3 and B2 will be constructed first with B1 to follow as purple construction plans are developed since this building interfaces with Purple line

30 months after Construction start, B3and B2 completed, B1 may be 12 months longer to complete

Nature of Buildings

B3 is six story, stick built rental unit; 283 rental units, studios, 1 and 2 bedroom units; this building will house the "grocery" store with parking entrance from Manor road; all parking for entire site will be underground

B2 six story stick built condo unit 55-65 units depending on configuration;

B3 120 feet 11 story high rise with 183 rental units; likely to be smaller units.

12+ % MPDU meaning tenant annual income less than about 65-70 thousand per unit; not clear whether this is measured in all three buildings or whether these can be concentrated in one building.

Site parking will be 2 underground stories occupying the entire site. Presumably this will mean that demolition of entire site occurs at the beginning but that is not clear.

Architectural Details: Pleasantly surprised by design of facades which really tries to fit into the community and disguise blocky nature of structures

-Roy Bowman, Hamlet Citizens Association Executive Committee