

Webinar

ULI Washington: Chevy Chase Lake

Date: June 11, 2020

00:00:00 --> 00:00:03: Are all welcome everybody. Let's go ahead and get started
 00:00:03 --> 00:00:07: and we may have some more people that join as
 00:00:07 --> 00:00:07: we go.
 00:00:07 --> 00:00:11: We're really excited to host everyone today for this virtual
 00:00:11 --> 00:00:14: you live event spotlighting Chevy Chase League.
 00:00:14 --> 00:00:16: My name is Devin Hasty,
 00:00:16 --> 00:00:21: I'm a development manager with Bozzuto and I'll be
 00:00:21 --> 00:00:21: moderating today's
 00:00:21 --> 00:00:21: discussion.
 00:00:21 --> 00:00:24: I also serve on the UI programs Committee,
 00:00:24 --> 00:00:27: which is the group that organized this event.
 00:00:27 --> 00:00:31: So thanks to our other committee members.
 00:00:31 --> 00:00:33: Namely, Kevin North Ann Lucas,
 00:00:33 --> 00:00:37: Ella, who helped us dabble in some amateur video ography
 00:00:37 --> 00:00:39: which you guys will see you later.
 00:00:39 --> 00:00:43: Before I began wanted to hit on some logistics,
 00:00:43 --> 00:00:44: you all should be muted,
 00:00:44 --> 00:00:47: but if not, please do so now.
 00:00:47 --> 00:00:50: We have over 250 people registered today,
 00:00:50 --> 00:00:53: which is great, but just want to make sure that
 00:00:53 --> 00:00:54: goes smoothly.
 00:00:54 --> 00:00:57: Will have a PowerPoint to share today,
 00:00:57 --> 00:01:00: so we also encourage you to log in through your
 00:01:00 --> 00:01:04: computer or zoom app if you haven't already seen.
 00:01:04 --> 00:01:07: Follow along and the best way to do so will
 00:01:07 --> 00:01:10: be with the speaker view and the top.
 00:01:10 --> 00:01:13: Right hand corner, and there's also a side-by-side options.
 00:01:13 --> 00:01:16: They will be able to see our presentation given our
 00:01:16 --> 00:01:17: large group size.

00:01:17 --> 00:01:20: We're going to take any questions that folks have through
00:01:20 --> 00:01:21: the chat function,
00:01:21 --> 00:01:23: so go ahead and submit those as we go,
00:01:23 --> 00:01:26: and we'll circle back up again.
00:01:26 --> 00:01:30: We want to highlight some of our upcoming you Ally
00:01:30 --> 00:01:30: events.
00:01:30 --> 00:01:33: We have a happy hour tonight with you all I
00:01:33 --> 00:01:35: Baltimore on June 23rd.
00:01:35 --> 00:01:38: We also have a real estate one on one event
00:01:38 --> 00:01:42: and on the 25th in innovation and Technology panel so
00:01:42 --> 00:01:46: you can find out more about those on our website.
00:01:46 --> 00:01:50: Additionally, thanks to our sponsors are principle and
platinum sponsor,
00:01:50 --> 00:01:56: shown here. Our gold sponsors as well as our silver
00:01:56 --> 00:01:58: sponsors.
00:01:58 --> 00:02:01: So without further ado, let's turn to our main topic
00:02:01 --> 00:02:02: of discussion for today,
00:02:02 --> 00:02:04: which is Chevy Chase Lake.
00:02:04 --> 00:02:07: Chevy Chase is a pocket of the larger DC area
00:02:07 --> 00:02:10: that really hasn't gotten this much development attention,
00:02:10 --> 00:02:13: and some of the other denser areas in and around
00:02:13 --> 00:02:14: the city,
00:02:14 --> 00:02:17: mostly due to it's largely single family residential nature.
00:02:17 --> 00:02:21: But what's really interesting and what you'll hear more about
00:02:21 --> 00:02:24: in today's presentation is that Chevy Chase really started as
00:02:25 --> 00:02:28: a transit oriented development and Chevy Chase Lake.
00:02:28 --> 00:02:32: In particular, was its commercial and entertainment node.
00:02:32 --> 00:02:37: So really, the redevelopment that's underway today is just
taking
00:02:37 --> 00:02:39: us full circle back to its roots.
00:02:39 --> 00:02:43: So we'll start with the PowerPoint presentation and we can
00:02:43 --> 00:02:44: hold there on the slides.
00:02:44 --> 00:02:47: Tom is going to go into some of this.
00:02:47 --> 00:02:50: Tom Ragnell is the president and CEO of Chevy Chase
00:02:50 --> 00:02:50: Land Company,
00:02:50 --> 00:02:54: which has historically been the dominant land owner of the
00:02:54 --> 00:02:57: Chevy Chase neighborhood and Tom will give us an
overview
00:02:57 --> 00:03:00: of the history of Chevy Chase League as well as
00:03:00 --> 00:03:04: some insight into the current sector plan and how that
00:03:04 --> 00:03:05: took shape.
00:03:05 --> 00:03:06: Next we'll hear from McLain,
00:03:06 --> 00:03:11: Quinn, president of UA, along with the Housing Opportunities

Commission.

00:03:11 --> 00:03:15: UA delivered the first 2 redevelopments at Chevy Chase Lake,

00:03:15 --> 00:03:17: which were the Linley Apartments.

00:03:17 --> 00:03:20: Canby brownstones townhomes.

00:03:20 --> 00:03:23: Claim will be followed by Justin Connell,

00:03:23 --> 00:03:25: who is a development manager at the Xodo and he'll

00:03:25 --> 00:03:29: dive into what's happening on the large construction site that

00:03:29 --> 00:03:32: you see today when you drive by that project is

00:03:32 --> 00:03:35: a collaboration between the Chevy Chase Land Company and Bozzuto,

00:03:35 --> 00:03:39: and Justin will tell you more about the program and

00:03:39 --> 00:03:40: its future phases.

00:03:40 --> 00:03:42: And last, but certainly not least,

00:03:42 --> 00:03:45: Steve Knight, principal David Schwartz Architects,

00:03:45 --> 00:03:48: will hit on how the architectural vision for a good

00:03:48 --> 00:03:51: portion of the Chevy Chase Library development was shaped and

00:03:51 --> 00:03:54: how that design was crafted to respond to it,

00:03:54 --> 00:03:58: seem community. Following these presentations were going to have any

00:03:58 --> 00:04:01: minute video that's going to give you a virtual feel

00:04:01 --> 00:04:04: for Chevy Chase Lake as it stands today,

00:04:04 --> 00:04:06: and we certainly invite you to come back in person

00:04:06 --> 00:04:09: in the future as more of the buildings start to

00:04:09 --> 00:04:09: open.

00:04:09 --> 00:04:11: You can rent an apartment if you want.

00:04:11 --> 00:04:14: You can't buy a town home 'cause they've all been

00:04:14 --> 00:04:15: sold out,

00:04:15 --> 00:04:17: but you can also come back with the auction start

00:04:17 --> 00:04:18: date of retail.

00:04:18 --> 00:04:22: That's going to be opening next year.

00:04:22 --> 00:04:25: And Lastly, we're going to have a short Q&A,

00:04:25 --> 00:04:29: so please do again. Submit any questions you have throughout

00:04:29 --> 00:04:31: the hour and will try to get to as many

00:04:32 --> 00:04:33: of those as we can.

00:04:33 --> 00:04:36: So thanks again for joining us today and we're going

00:04:36 --> 00:04:38: to turn to Tom Regnault to kick us off.

00:04:40 --> 00:04:44: Thank you and good afternoon.

00:04:44 --> 00:04:46: I want to give you some quick context so you

00:04:47 --> 00:04:49: can understand how churches Lake came to be.

00:04:49 --> 00:04:52: At one time we only on 25 acres here today.

00:04:52 --> 00:04:55: At one time we own close to 250 acres including
 00:04:55 --> 00:04:58: all of what is Columbia Country Club and in the
 00:04:59 --> 00:05:03: surrounding properties Howard Hughes Medical Institute and
 so forth.
 00:05:03 --> 00:05:06: But the land company was founded in 1890,
 00:05:06 --> 00:05:09: one 130 years old last week and our founder bought
 00:05:09 --> 00:05:13: 1700 acres from from basically from Rock Creek Park all
 00:05:13 --> 00:05:15: the way out to Chevy Chase Lake.
 00:05:15 --> 00:05:18: And at the time DC did not go beyond Rock
 00:05:18 --> 00:05:19: Creek Park.
 00:05:19 --> 00:05:22: So where Connecticut Ave makes it weird.
 00:05:22 --> 00:05:25: Jagan goes across the Duke Ellington Bridge.
 00:05:25 --> 00:05:29: DC really did not extend beyond that because no one
 00:05:29 --> 00:05:33: had bridged Rock Creek Park and another Rock Creek
 tributaries
 00:05:33 --> 00:05:34: going North up.
 00:05:34 --> 00:05:37: What would be eventbee Connecticut Ave?
 00:05:37 --> 00:05:41: But we graded and dedicated connect Connecticut Ave and
 built
 00:05:41 --> 00:05:44: the trolley line all the way out to Senator new
 00:05:45 --> 00:05:45: ones.
 00:05:45 --> 00:05:47: New neighborhood of Chevy Chase.
 00:05:47 --> 00:05:51: You know, DC, Maryland and and Chevy Chase Lake was.
 00:05:51 --> 00:05:55: The was the terminus of the of that trolley line.
 00:05:55 --> 00:05:59: Just a quick aside that was really originally known as
 00:05:59 --> 00:06:04: the Rock Creek Railway eventually merged into what is
 Capital
 00:06:04 --> 00:06:07: Traction which became DC Transit,
 00:06:07 --> 00:06:09: which is meant now Metro so.
 00:06:11 --> 00:06:16: We had our little our played our small little piece
 00:06:16 --> 00:06:18: with that but.
 00:06:18 --> 00:06:19: 1894 in 1892 Copeland Run,
 00:06:19 --> 00:06:23: which you can see serve in the middle of the
 00:06:23 --> 00:06:23: slide,
 00:06:23 --> 00:06:27: was was damned and Chevy Chase Lake was formed and
 00:06:27 --> 00:06:31: then eventually in 1894 Chevy Chase Lake Amusement Park
 was
 00:06:31 --> 00:06:32: was open.
 00:06:32 --> 00:06:35: So smaller parks like this at the end of trial
 00:06:35 --> 00:06:39: and were built by real estate developers back down as
 00:06:39 --> 00:06:42: a way of promoting sales of land and houses and
 00:06:42 --> 00:06:44: and we were no exception.
 00:06:44 --> 00:06:46: There's other examples of them in DC,

00:06:46 --> 00:06:49: Bethesda Park, Chevy Chase Lake,
 00:06:49 --> 00:06:51: Twin Oaks Park. Baltimore
 00:06:53 --> 00:06:56: just to just this, is more than timely.
 00:06:56 --> 00:07:00: They were all segregated. And in fact Glen Echo,
 00:07:00 --> 00:07:02: which stayed open into the 60s,
 00:07:02 --> 00:07:06: did not desegregate until 1961.
 00:07:06 --> 00:07:10: In fact, the African American community also had their
 amusement
 00:07:10 --> 00:07:12: park over in Northeast called Suburban Gardens.
 00:07:12 --> 00:07:15: It was also at the end of it ran it.
 00:07:15 --> 00:07:16: So let's go to the next slide.
 00:07:19 --> 00:07:22: At the end of the line was that was the
 00:07:22 --> 00:07:26: car barn and which is where the witches were obviously
 00:07:26 --> 00:07:27: with the trolley,
 00:07:27 --> 00:07:30: cars were stuck were stored,
 00:07:30 --> 00:07:35: but also had an electric generating plant and the the.
 00:07:35 --> 00:07:39: Being a railroad spur was already there and that bought
 00:07:39 --> 00:07:43: the coal that ran the turbines that provided the power
 00:07:43 --> 00:07:45: for the trolley line,
 00:07:45 --> 00:07:50: but also for adjoining residents and then the water from
 00:07:50 --> 00:07:54: Chevy Chase Lake was used to cool the turbines that
 00:07:54 --> 00:07:56: produce electricity.
 00:07:56 --> 00:08:00: So next, there's the powerhouse.
 00:08:00 --> 00:08:04: Long gone and next. And people enjoyed all that you
 00:08:05 --> 00:08:05: know,
 00:08:05 --> 00:08:08: typical leisurely pursuits of the day,
 00:08:08 --> 00:08:10: having picnics around by the Lake.
 00:08:10 --> 00:08:13: Hiking.
 00:08:13 --> 00:08:13: Boating.
 00:08:16 --> 00:08:19: This is a hike if I think some people from
 00:08:19 --> 00:08:23: what was the Chevy Chase Lake Junior College,
 00:08:23 --> 00:08:26: which is now the. For I think it's the 4H
 00:08:26 --> 00:08:29: side there on Connecticut Ave.
 00:08:32 --> 00:08:36: As you can see, it had also all the other.
 00:08:36 --> 00:08:39: Great things to do. There was boating on the Lake
 00:08:39 --> 00:08:40: bowling shooting Gallery,
 00:08:40 --> 00:08:43: Merry Go, round Horse and pony rides and you could
 00:08:43 --> 00:08:46: get ice cream and Adams in up in an Atom
 00:08:46 --> 00:08:46: sale.
 00:08:49 --> 00:08:53: There was a band stand and prominent musicians at the
 00:08:53 --> 00:08:54: time period,
 00:08:54 --> 00:08:57: including the US Marine Band.

00:08:57 --> 00:08:59: Next

00:08:59 --> 00:09:04: and however, the new forms of social that sweeping through

00:09:04 --> 00:09:08: the country and you at the early part of the

00:09:08 --> 00:09:11: 20th century were were outlawed,

00:09:11 --> 00:09:13: including next.

00:09:15 --> 00:09:17: Freak dances such as the grizzly hug and the Bunny

00:09:18 --> 00:09:18: wiggle.

00:09:20 --> 00:09:25: Is it a straight face were were were not permitted

00:09:25 --> 00:09:29: at Chevy Chase like it was much to a proper

00:09:29 --> 00:09:30: place next.

00:09:30 --> 00:09:32: In addition, in the 20s,

00:09:32 --> 00:09:37: swimming pool was built across Connecticut Ave from the Lake

00:09:37 --> 00:09:41: and then actually stayed in Operation till 1972 and I

00:09:41 --> 00:09:45: have distinct memories assuming in that pool and in the

00:09:45 --> 00:09:48: terrifying climb to the I think it was a 40

00:09:48 --> 00:09:51: foot high sliding board that had a,

00:09:51 --> 00:09:54: you know, a simple metal ladder going up to it.

00:09:54 --> 00:09:58: That was a terrifying place and go in your kid.

00:09:58 --> 00:10:02: Um? There's a pool under construction.

00:10:02 --> 00:10:06: And where the pool where the pool was was is

00:10:06 --> 00:10:07: where the senior living,

00:10:07 --> 00:10:11: high rises and Parkway cleaners and the Lake is really

00:10:11 --> 00:10:15: sort of across the street where the 8101 red brick

00:10:15 --> 00:10:16: condo building.

00:10:16 --> 00:10:21: If you need a reference point when you're in it

00:10:21 --> 00:10:23: in the market.

00:10:23 --> 00:10:27: Streetcars ended at least for Chevy Chase Lake in the

00:10:27 --> 00:10:27: 30s.

00:10:27 --> 00:10:29: The last car left September 1935.

00:10:32 --> 00:10:37: And things obviously pretty quiet during the war period,

00:10:37 --> 00:10:41: but erupted there after the land company built to the

00:10:41 --> 00:10:41: left.

00:10:41 --> 00:10:45: Variety apartments that are now.

00:10:45 --> 00:10:48: Uais

00:10:48 --> 00:10:51: kinda kinda project in the in the Linley at for

00:10:51 --> 00:10:51: rent,

00:10:51 --> 00:10:55: workforce housing and market rent apartments and then

00:10:55 --> 00:10:56: across from

00:10:56 --> 00:10:58: across.

00:10:56 --> 00:10:58: From that you can see that being being Eric.

00:10:58 --> 00:11:02: Do you know railroad line goes right through the middle

00:11:02 --> 00:11:05: of these and then we still on the apartments and
00:11:05 --> 00:11:08: townhouses that are to the left of the screen in
00:11:08 --> 00:11:11: the foreground. You can still see the power plant was
00:11:11 --> 00:11:14: in carbon was still there at this time and across
00:11:14 --> 00:11:15: the Beano.
00:11:15 --> 00:11:18: From there was that was TW Perry Lumber Company was
00:11:18 --> 00:11:19: actually there.
00:11:19 --> 00:11:23: 100 with the supplied all the building supplies that built
00:11:23 --> 00:11:24: all of Chevy Chase.
00:11:24 --> 00:11:26: Eventually built into, you know,
00:11:26 --> 00:11:31: shopping center that was taken out as two years ago.
00:11:31 --> 00:11:33: Nearest Lake after the Beltway was completed.
00:11:36 --> 00:11:39: The incorrectly named BF's office building,
00:11:39 --> 00:11:41: with their only only a tenant,
00:11:41 --> 00:11:46: people still getting hey. Do you report to Mr Salt?
00:11:46 --> 00:11:50: A company with tenants there for you know 30 some
00:11:50 --> 00:11:51: years by 84.
00:11:51 --> 00:11:54: One Connecticut was built in the very early 70s,
00:11:54 --> 00:11:57: almost on top of what is the old car barn.
00:11:59 --> 00:12:04: The condos that we built and sold at 8101 Connecticut
00:12:04 --> 00:12:07: Ave recognizes some sure next.
00:12:07 --> 00:12:08: And then the Lake project today.
00:12:11 --> 00:12:13: With that, I'll turn it over to.
00:12:16 --> 00:12:19: The claim, I guess. Sorry.
00:12:19 --> 00:12:23: Thanks thanks Tom. So I absolutely love that history of
00:12:23 --> 00:12:24: Connecticut Ave there.
00:12:24 --> 00:12:28: There is a map in my house over my fireplace
00:12:28 --> 00:12:32: from from the 1930s that shows my neighborhood in
Northwest
00:12:32 --> 00:12:35: DC and half of the map is labeled is owned
00:12:35 --> 00:12:37: by the Chevy Chase Land Company,
00:12:37 --> 00:12:40: so you know the story of Northwest DC and all
00:12:40 --> 00:12:43: the way up to Chevy Chase Lake really is a
00:12:43 --> 00:12:47: story that that was generated by that the land company,
00:12:47 --> 00:12:50: and it's fascinating to think about how.
00:12:50 --> 00:12:54: We are reinventing a transit oriented development note here
in
00:12:54 --> 00:12:57: Chevy Chase Lake where where it all began if you
00:12:57 --> 00:12:58: will.
00:12:58 --> 00:13:02: So it's a really exciting project if you don't mind
00:13:02 --> 00:13:04: progressing to the next slide.
00:13:04 --> 00:13:08: Going to talk a little bit about the various development
00:13:08 --> 00:13:09: components that E.

00:13:09 --> 00:13:12: Y8 been involved in in Chevy Chase Lake and talk
 00:13:12 --> 00:13:15: a little bit about how our plans and sector plan
 00:13:15 --> 00:13:19: evolved overtime and then share some photos of what were
 00:13:19 --> 00:13:22: the two first phases of development to actually deliver as
 00:13:22 --> 00:13:24: a result of the Spectre plan,
 00:13:24 --> 00:13:27: which were the Linley which is a 200 unit.
 00:13:29 --> 00:13:33: Apartment building and 62 brownstones are townhomes
 along Chevy Chase
 00:13:33 --> 00:13:34: Lake Drive,
 00:13:34 --> 00:13:36: but the areas you can see in yellow here,
 00:13:36 --> 00:13:39: which sit at the intersection of the Purple Line,
 00:13:39 --> 00:13:43: the Capital Crescent Trail and Connecticut Ave are really the
 00:13:43 --> 00:13:45: primary properties under redevelopment.
 00:13:45 --> 00:13:49: As part of the Chevy Chase Lake sector plan.
 00:13:49 --> 00:13:50: Next
 00:13:52 --> 00:13:56: so the properties that I'm going to talk about are
 00:13:56 --> 00:14:00: in the on the South side of the Purple line
 00:14:00 --> 00:14:03: beneath the Purple line here and.
 00:14:03 --> 00:14:07: Were rezoned as part of the overall rezoning process that
 00:14:07 --> 00:14:07: took place.
 00:14:07 --> 00:14:11: This really started almost 10 years ago now.
 00:14:11 --> 00:14:11: Next
 00:14:13 --> 00:14:17: and so anyways, involvement in the in the overall
 development
 00:14:17 --> 00:14:22: here really started in partnership with the Housing
 Opportunities Commission,
 00:14:22 --> 00:14:26: so the Housing Opportunities Commission owned 5 1/2 acres
 stretching
 00:14:27 --> 00:14:30: out along the Purple Line just off Connecticut Ave on
 00:14:30 --> 00:14:33: Chevy Chase Lake Drive and in this project,
 00:14:33 --> 00:14:36: you know exemplifies a lot of what I think of
 00:14:36 --> 00:14:39: as some of the best in in public private partnership
 00:14:39 --> 00:14:41: and mixed income housing.
 00:14:41 --> 00:14:44: And it's really honestly one of my favorite.
 00:14:44 --> 00:14:47: Communities that he weighs down or that I've been part
 00:14:47 --> 00:14:47: of.
 00:14:47 --> 00:14:50: But to give you a little bit of a background
 00:14:50 --> 00:14:54: on on what happened and how this project came to
 00:14:54 --> 00:14:57: be the sector plan here for Chevy Chase Lake was
 00:14:57 --> 00:15:00: a controversial sector plan at the time.
 00:15:00 --> 00:15:04: The Purple Line was a very controversial transit improvement
 for
 00:15:04 --> 00:15:05: the state.

00:15:05 --> 00:15:07: It was hotly contested by the neighbors,
00:15:07 --> 00:15:09: many of whom in Chevy Chase,
00:15:09 --> 00:15:13: opposed to having a Purple Line transit line run bisect
00:15:13 --> 00:15:14: their neighborhood.
00:15:14 --> 00:15:18: It was at the same time that Maryland elected a
00:15:18 --> 00:15:21: Republican governor who was casting doubt on the future of
00:15:22 --> 00:15:25: the Purple Line and actually killed the Red Line in
00:15:25 --> 00:15:28: Baltimore. And so as Tom in the land company,
00:15:28 --> 00:15:32: EYAHOC and Bozzuto were all looking at the properties
surrounding
00:15:32 --> 00:15:33: the Purple Line.
00:15:33 --> 00:15:37: Stop here in Chevy Chase Lake that was planned.
00:15:37 --> 00:15:41: It was with a fair amount of uncertainty as to
00:15:41 --> 00:15:44: what the ultimate development would be.
00:15:44 --> 00:15:45: Next slide, please.
00:15:47 --> 00:15:50: But our involvement, you know,
00:15:50 --> 00:15:53: really focused on the parcels that are labeled 9 and
00:15:54 --> 00:15:54: 10.
00:15:54 --> 00:15:57: Here the pink in the green parcels which were 68
00:15:57 --> 00:16:03: garden apartments that the Housing Opportunities
Commission of Montgomery County
00:16:03 --> 00:16:06: owned and operated as market rate,
00:16:06 --> 00:16:09: opportunity housing. So sort of market rate,
00:16:09 --> 00:16:12: affordable housing along Chevy Chase Lake Drive.
00:16:12 --> 00:16:17: The surrounding properties depicted here mostly belong to
the Chevy
00:16:17 --> 00:16:19: Chase Land Company.
00:16:19 --> 00:16:22: And Justin and Steve will walk through those in a
00:16:22 --> 00:16:22: minute,
00:16:22 --> 00:16:25: but our involvement really came as HOC.
00:16:25 --> 00:16:28: Was trying to figure out what they wanted to do,
00:16:28 --> 00:16:31: what they wanted to advocate for for their five and
00:16:31 --> 00:16:34: a half acres along the purple line.
00:16:34 --> 00:16:37: Not only was the purple line itself controversial,
00:16:37 --> 00:16:41: but the idea of having the Housing Opportunities
Commission,
00:16:41 --> 00:16:45: which is the county's housing arm considering development
in densifying
00:16:45 --> 00:16:48: development in the heart of what was a a,
00:16:48 --> 00:16:51: you know. Fairly stayed, low development,
00:16:51 --> 00:16:55: NIMBY rich environment on Chevy Chase Lake Drive and in
00:16:55 --> 00:16:58: Chevy Chase was problematic and so there was a lot
00:16:58 --> 00:17:01: of political focus on the sector plan.

00:17:01 --> 00:17:04: There is a lot of political focus on what would
00:17:04 --> 00:17:07: happen with a choices property and so our engagement with
00:17:07 --> 00:17:09: HOC was really around.
00:17:09 --> 00:17:12: How do we envision a project here and then go
00:17:12 --> 00:17:16: out and advocate for a project that can win community
00:17:16 --> 00:17:18: support that can be.
00:17:18 --> 00:17:22: Compatible with the neighborhood, but they can achieve the
goals
00:17:22 --> 00:17:25: both of the County in adding new housing and density
00:17:25 --> 00:17:27: on the Purple Line,
00:17:27 --> 00:17:29: but but do it in a way that can be
00:17:29 --> 00:17:31: politically palatable and secure.
00:17:31 --> 00:17:34: The zoning and so we went through a process of
00:17:34 --> 00:17:37: of meeting with all of the planning agencies.
00:17:37 --> 00:17:40: All of the neighbors, all of the.
00:17:40 --> 00:17:43: Politicians in in over honestly years,
00:17:43 --> 00:17:47: but but certainly a very heavy six month period of
00:17:47 --> 00:17:51: time to envision a project for the redevelopment of the
00:17:51 --> 00:17:55: five and a half acres at HST owned literally at
00:17:55 --> 00:17:59: the doorstep of the Purple Line we came up with
00:17:59 --> 00:18:04: a plan that concentrated the multifamily density closer to the
00:18:04 --> 00:18:07: land companies property closer to.
00:18:07 --> 00:18:10: The Purple Line station in a high rise development and
00:18:10 --> 00:18:15: then introduced lower scale townhome development that
transitioned back to
00:18:15 --> 00:18:17: the low rise neighborhood further to our East.
00:18:17 --> 00:18:20: That was the original plan that we came up with.
00:18:20 --> 00:18:23: That was the original plan that we took to the
00:18:23 --> 00:18:27: community and ultimately were able to secure community
support for,
00:18:27 --> 00:18:29: but it was a plan that was iterative and evolved
00:18:29 --> 00:18:32: overtime and that's where I'm going to spend a little
00:18:32 --> 00:18:36: bit more time just walking through some of the details.
00:18:39 --> 00:18:42: One of the things that's most exciting to us about
00:18:42 --> 00:18:43: this project,
00:18:43 --> 00:18:46: and really one of the reasons we were successful in
00:18:46 --> 00:18:48: getting our zoning put in place,
00:18:48 --> 00:18:51: getting the zoning that we asked for an frankly getting
00:18:51 --> 00:18:55: a special sentence written into the sector plan that allowed
00:18:55 --> 00:18:58: our development with HOC to move ahead of every other
00:18:58 --> 00:19:00: development in the sector plan,
00:19:00 --> 00:19:03: was that we had a significant public mission as part
00:19:03 --> 00:19:04: of our project.

00:19:04 --> 00:19:06: So in partnership with HOC,

00:19:06 --> 00:19:08: we envisioned a mixed income community.

00:19:08 --> 00:19:14: Here we took. What were 21 protected affordable units in

00:19:14 --> 00:19:15: created a 90?

00:19:15 --> 00:19:19: Unit account for protected affordable housing in Chevy Chase Lake

00:19:19 --> 00:19:23: in a great school district next to a future transit

00:19:23 --> 00:19:23: line and so.

00:19:23 --> 00:19:26: Our story here and part of the mission in part

00:19:26 --> 00:19:30: of how we were successful was going to the community

00:19:30 --> 00:19:33: groups and the politicians and saying if you allow us

00:19:33 --> 00:19:35: to move forward with our vision,

00:19:35 --> 00:19:40: we will deliver 90 protected affordable units in this development.

00:19:40 --> 00:19:43: So of the 200 rental units in the Linley 40

00:19:43 --> 00:19:45: or MPD U-40 or workforce and in the 62.

00:19:45 --> 00:19:49: Townhomes that we developed along Chevy Chase Lake Dr 10

00:19:49 --> 00:19:50: or MPDU.

00:19:50 --> 00:19:53: Next slide, please.

00:19:53 --> 00:19:55: So I'm just going to talk very briefly about how

00:19:55 --> 00:19:58: some of our plans evolved overtime in with the input

00:19:58 --> 00:20:01: of the Community group for the input of politicians and

00:20:01 --> 00:20:02: with the input of planning.

00:20:02 --> 00:20:04: So this was this was our final site plan,

00:20:04 --> 00:20:07: and as we roll through I'll show you a couple

00:20:07 --> 00:20:10: of quick changes that we made to adapt to.

00:20:10 --> 00:20:12: The broader community input on the process,

00:20:12 --> 00:20:16: but I'll also point out before we leave this slide.

00:20:16 --> 00:20:20: Two very important components of the public component of this

00:20:20 --> 00:20:20: project,

00:20:20 --> 00:20:23: which were a new North South Street running between Chevy

00:20:23 --> 00:20:26: Chase Lake Drive in Manor Road and a new half

00:20:26 --> 00:20:29: acre public park which was cited for our projects,

00:20:29 --> 00:20:30: both of which you can see here.

00:20:30 --> 00:20:33: Next slide please.

00:20:33 --> 00:20:36: So as we began to go through the community process,

00:20:36 --> 00:20:39: we evolved our building from a U or C shaped

00:20:39 --> 00:20:41: building into an L shaped building.

00:20:41 --> 00:20:44: This had one really strong benefit that we loved,

00:20:44 --> 00:20:47: which was the ability to create a pathway or a

00:20:47 --> 00:20:50: portal through our buildings that links to the Purple Line

00:20:50 --> 00:20:53: which is in the upper left hand side of the

00:20:53 --> 00:20:55: page to the neighborhood to our right.

00:20:55 --> 00:20:58: In the next slide shows a picture of what that

00:20:58 --> 00:21:01: Portal actually came out to look like,

00:21:01 --> 00:21:03: but this was a way of making our project.

00:21:03 --> 00:21:08: Engage with the broader community and bringing activation and community

00:21:08 --> 00:21:12: into the public park and ultimately through the project to

00:21:12 --> 00:21:13: the Purple Line.

00:21:13 --> 00:21:17: Next slide. Another way that our project evolved overtime and

00:21:17 --> 00:21:20: in reshaping the building was thinking about how we took

00:21:20 --> 00:21:24: our half acre public park space and repositioned it and

00:21:24 --> 00:21:26: opened it to the public realm.

00:21:26 --> 00:21:29: So when we had a C shaped building originally conceived,

00:21:29 --> 00:21:32: we had a much narrow throat to the entrance of

00:21:32 --> 00:21:33: our park.

00:21:33 --> 00:21:36: When we reconfigured our building to an L shape,

00:21:36 --> 00:21:38: we were actually able to open up that entrance to

00:21:39 --> 00:21:39: increase by 50%

00:21:39 --> 00:21:43: the amount of frontage that this part had on Chevy

00:21:43 --> 00:21:47: Chase Lake Drive and the invitation that gave to the

00:21:47 --> 00:21:48: neighborhood.

00:21:48 --> 00:21:51: Next flight.

00:21:51 --> 00:21:53: You can see here the front of the park now

00:21:53 --> 00:21:57: really opens up onto the street in the public realm.

00:21:57 --> 00:21:59: And then the last change that that I wanted to

00:21:59 --> 00:22:02: highlight here with something that came from the neighbors who

00:22:02 --> 00:22:03: live down the street.

00:22:03 --> 00:22:06: And when you're involved in a controversial plan like this,

00:22:06 --> 00:22:09: finding ways of really engaging with the community and finding

00:22:09 --> 00:22:11: ways to be responsive to the community and design is

00:22:11 --> 00:22:12: critical here.

00:22:12 --> 00:22:14: We had originally conceivable plan that put the back of

00:22:14 --> 00:22:17: our home space in the neighborhood we were able to

00:22:17 --> 00:22:18: revise that plan,

00:22:18 --> 00:22:20: put our front doors facing the neighborhood,

00:22:20 --> 00:22:22: and that resulted in the picture you'll see on the

00:22:22 --> 00:22:23: next slide.

00:22:23 --> 00:22:26: But really, beautiful front of homes facing the neighborhood.

00:22:26 --> 00:22:29: And so now will just click through some pictures of
00:22:29 --> 00:22:32: of the Linley and of the brownstones so that you
00:22:32 --> 00:22:35: can get a sense of what those homes look like.
00:22:35 --> 00:22:38: And and I'm happy to answer questions about this,
00:22:38 --> 00:22:40: but the brownstones were 62 beautiful,
00:22:40 --> 00:22:43: brand new homes, the 52 market rate homes,
00:22:43 --> 00:22:46: all featured wide, open, spacious living levels.
00:22:46 --> 00:22:50: They had standard elevators as features and all the homes
00:22:51 --> 00:22:52: 2 car garages.
00:22:52 --> 00:22:54: And in the rooftop terrace,
00:22:54 --> 00:22:58: which you know really becomes a showpiece for for
entertaining
00:22:58 --> 00:23:00: and for outdoor living within the home.
00:23:07 --> 00:23:11: We completed this community at the beginning of this year
00:23:11 --> 00:23:13: and it was a really wonderful,
00:23:13 --> 00:23:17: wonderful neighborhood and I think some of our residents
are
00:23:17 --> 00:23:20: actually participating in this call today.
00:23:20 --> 00:23:23: Will do a similar quick click through of the Linley
00:23:23 --> 00:23:26: again in the 11 story 200 unit mixed income apartment
00:23:27 --> 00:23:27: building.
00:23:27 --> 00:23:29: 20% MPD, 20% workforce, 60%
00:23:29 --> 00:23:31: market rate.
00:23:31 --> 00:23:35: About 10,000 square feet of amenity space located both on
00:23:35 --> 00:23:38: the ground floor and in a rooftop terrace.
00:23:38 --> 00:23:41: Designed really to be facing toward the purple line facing
00:23:41 --> 00:23:45: toward the development that that land company is
undergoing and
00:23:45 --> 00:23:49: really opening itself up to the neighborhood and the rooftop
00:23:49 --> 00:23:53: terrace is spectacular which you can see from the amenity
00:23:53 --> 00:23:56: space on the rooftop from Bethesda Silver Spring to the
00:23:57 --> 00:24:00: Mormon Temple to Toms development is awesome and we
did
00:24:00 --> 00:24:03: include a large children's playroom in the building.
00:24:06 --> 00:24:08: The apartments we had two schemes.
00:24:08 --> 00:24:11: Transitional scheme in a modern scheme,
00:24:11 --> 00:24:14: so sort of shaker cabinets and then some slab glossy
00:24:14 --> 00:24:18: cabinets and both have been really well received.
00:24:18 --> 00:24:22: The building does include 15 three bedroom units which are
00:24:22 --> 00:24:25: occupied by families and that was one of the things
00:24:25 --> 00:24:28: that led us to include the Children's play space.
00:24:33 --> 00:24:36: I will turn it over to Justin.
00:24:36 --> 00:24:39: Alright, thanks McLean. Good afternoon everyone.

00:24:39 --> 00:24:43: My name is Justin Kennel I'm in development manager with
00:24:43 --> 00:24:44: bozzuto Ann.
00:24:44 --> 00:24:47: I oversee the Chevy Chase Lake development.
00:24:47 --> 00:24:50: So what you see on the screen right now are
00:24:51 --> 00:24:51: three blocks.
00:24:51 --> 00:24:55: We received sketch plan approval back in 2016 for all
00:24:56 --> 00:25:00: three blocks an I'm really going to be concentrating on
00:25:00 --> 00:25:00: Block B.
00:25:00 --> 00:25:05: We received site plan approval for Block B back in
00:25:05 --> 00:25:06: 2017.
00:25:06 --> 00:25:09: So black these referred to as Chevy Chase Lake.
00:25:09 --> 00:25:14: It's East of Connecticut and all in it's it's about
00:25:14 --> 00:25:15: 387 million dollars.
00:25:15 --> 00:25:20: We're going to construct it in two phases and the
00:25:20 --> 00:25:25: site plan allowed us to build up to 790,000 square
00:25:25 --> 00:25:27: feet development.
00:25:27 --> 00:25:29: That also sits on 9 acres.
00:25:29 --> 00:25:30: Next slide.
00:25:32 --> 00:25:38: So it's a JV partnership between Bozzuto and Chevy Chase
00:25:38 --> 00:25:39: Land Company.
00:25:39 --> 00:25:44: Chevy Chase Land Company contributed the lands for
ownership and
00:25:44 --> 00:25:48: then Bozzuto Homes paid the land company for condo air
00:25:48 --> 00:25:49: rights.
00:25:51 --> 00:25:57: The partnership began in 2015 when Bozzuto submitted.
00:25:57 --> 00:26:00: A proposal in response to an RFP.
00:26:00 --> 00:26:03: And we have long admired the land companies approach.
00:26:03 --> 00:26:08: To business, the success and longevity in the industry.
00:26:08 --> 00:26:12: And so we really built a solid foundation on both
00:26:12 --> 00:26:15: being family owned companies.
00:26:15 --> 00:26:18: So we often say where where family serving families an
00:26:19 --> 00:26:21: we understand the importance of families,
00:26:21 --> 00:26:25: an multiple interests that span many generations.
00:26:25 --> 00:26:26: So with that in mind,
00:26:26 --> 00:26:31: both companies wanted a long term approach in this
development,
00:26:31 --> 00:26:34: so we actually let a private capital raise with friends
00:26:34 --> 00:26:38: and family equity to allow for long-term control of the
00:26:38 --> 00:26:39: site.
00:26:39 --> 00:26:40: So I think you know both.
00:26:40 --> 00:26:45: Both companies were aligned on long-term vision for this
project
00:26:45 --> 00:26:45: and.

00:26:45 --> 00:26:47: What we offer here at Bozzuto was,
 00:26:47 --> 00:26:50: you know, we have we're vertically integrated.
 00:26:50 --> 00:26:52: We call this the lumber pseudo mindset,
 00:26:52 --> 00:26:54: so we have a development homes,
 00:26:54 --> 00:26:58: construction management divisions and this really helps us control the
 00:26:58 --> 00:26:59: design,
 00:26:59 --> 00:27:02: the costs and the delivery of the project.
 00:27:02 --> 00:27:05: At the same time, you know with leadership from Tom
 00:27:05 --> 00:27:06: and Toby.
 00:27:06 --> 00:27:08: We just don't build brick and mortar.
 00:27:08 --> 00:27:11: We build emotionally resonant experiences,
 00:27:11 --> 00:27:15: and that's what we're trying to convey here at Chevy
 00:27:15 --> 00:27:15: Chase Lake,
 00:27:15 --> 00:27:20: so. The The real vision for Chevy Chase Lake is
 00:27:20 --> 00:27:23: built off of three strengths.
 00:27:23 --> 00:27:27: Its exceptional location, historic charm.
 00:27:27 --> 00:27:31: An its natural surroundings, which is pretty hard to find
 00:27:31 --> 00:27:31: today.
 00:27:31 --> 00:27:35: We have easy access to Rock Creek Park,
 00:27:35 --> 00:27:39: the Capital Crescent Trail, and you know it's within a
 00:27:39 --> 00:27:43: community of handsome streets and mature trees so.
 00:27:43 --> 00:27:48: We wanted to build on the neighborhood's legacy as a
 00:27:48 --> 00:27:52: place of tranquility and really charm.
 00:27:52 --> 00:27:54: We wanted the development to be neighborly.
 00:27:54 --> 00:27:58: A welcoming place for the community together,
 00:27:58 --> 00:28:03: really returning, returning the dealt development to its roots
 00:28:03 --> 00:28:07: where
 00:28:07 --> 00:28:10: the Lake afforded people the ability to relax and picnic
 00:28:10 --> 00:28:13: somewhere to what Tom showed in the prior slides.
 00:28:13 --> 00:28:16: And so the design is thoughtful.
 00:28:16 --> 00:28:20: It's timeless. It's also refined.
 00:28:20 --> 00:28:24: And really, this new chapter includes modern retail fresh
 00:28:24 --> 00:28:27: restaurant
 00:28:27 --> 00:28:31: options as well as what you'll see is really activated
 00:28:31 --> 00:28:34: public spaces for the community to enjoy.
 00:28:34 --> 00:28:36: So we believe that young professionals,
 00:28:36 --> 00:28:42: empty nesters and new parents,
 00:28:42 --> 00:28:46: which I am as of two weeks ago,
 00:28:46 --> 00:28:48: will be drawn to our thoughtfully designed residences.
 00:28:48 --> 00:28:51: Both on and off site amenities and also the exceptional
 00:28:51 --> 00:28:51: services that Bozzuto provides,
 00:28:51 --> 00:28:51: so it's it's an urban minded suburb at those.

00:28:51 --> 00:28:54: Some of Washington's best natural beauty,
00:28:54 --> 00:28:58: and this vision is really representative of what we do
00:28:58 --> 00:28:59: here bozzuto,
00:28:59 --> 00:29:03: and that's create sanctuary, so if you can go to
00:29:03 --> 00:29:05: the next slide.
00:29:05 --> 00:29:09: This is our site plan for Block B.
00:29:09 --> 00:29:11: It's broken down into two phases.
00:29:11 --> 00:29:14: The blue shaded area being phase one,
00:29:14 --> 00:29:18: the yellow shaded area being phase two and the purple
00:29:18 --> 00:29:22: line and Capital Crescent Trail run along our Phase two
00:29:22 --> 00:29:24: project ultimately connect to it.
00:29:24 --> 00:29:29: We started Phase one construction in October of 2018 that
00:29:29 --> 00:29:32: consists of 280 apartment units.
00:29:32 --> 00:29:36: That building is 5 levels of wood frame over a
00:29:36 --> 00:29:37: concrete podium.
00:29:37 --> 00:29:41: We're also building 65 condo units right there at the
00:29:41 --> 00:29:44: corner of Manor Rd in Connecticut.
00:29:44 --> 00:29:48: This the smaller building in the blue shaded area,
00:29:48 --> 00:29:51: and that goes back to the air rights that Bozzuto
00:29:51 --> 00:29:55: paid the land company for to build those 65 units.
00:29:55 --> 00:30:00: We have three level below grade garage with 856 parking
00:30:00 --> 00:30:01: spaces.
00:30:01 --> 00:30:05: We also have 86,000 square feet of retail under the
00:30:05 --> 00:30:09: two podiums within the two buildings in blue.
00:30:09 --> 00:30:14: Over half of this retail space in Phase One is
00:30:14 --> 00:30:16: dedicated to our grocer.
00:30:16 --> 00:30:18: And Lastly, with in Phase one.
00:30:18 --> 00:30:22: We have our town square which really anchors the
development.
00:30:22 --> 00:30:25: An is the heart of the development I sits in
00:30:25 --> 00:30:26: between Phase One,
00:30:26 --> 00:30:29: phase two and Connecticut Ave.
00:30:29 --> 00:30:34: We expect to finish Phase one in fall of next
00:30:34 --> 00:30:34: year.
00:30:34 --> 00:30:38: This slide shows outdoor public spaces.
00:30:38 --> 00:30:43: You can see the beautiful town square design by Mahan
00:30:43 --> 00:30:44: Reichl.
00:30:44 --> 00:30:47: Just to the right of the town square.
00:30:47 --> 00:30:50: The drive that's running North South is the one that
00:30:50 --> 00:30:54: McClain highlighted that connects Manor Rd all the way
down
00:30:54 --> 00:30:56: to Chevy Chase Lake Drive.

00:30:56 --> 00:31:00: We call this Chevy Chase Lake Terrace and actually passes underneath the purple line running East to West.

00:31:00 --> 00:31:04: A really unique feature about our public spaces is you'll see just North to the Purple Line and at our phase two building.

00:31:04 --> 00:31:08: We're building a public Plaza that ultimately will serve as the connection point from the town square up to the Purple Line.

00:31:08 --> 00:31:11: The elevated Purple Line, an capital Crescent trail.

00:31:11 --> 00:31:12: In addition to these two areas,

00:31:12 --> 00:31:17: you'll see on the condo building,

00:31:17 --> 00:31:21: there is a rooftop amenity level and within the apartment building we have two courtyards.

00:31:21 --> 00:31:22: Next, slide this.

00:31:22 --> 00:31:27: This is our retail merchandising plan.

00:31:27 --> 00:31:29: You'll see all three buildings in Block B as well as the town squares directly in the center.

00:31:29 --> 00:31:31: So our objective here was really to create a quality retail environment.

00:31:31 --> 00:31:36: We wanted authentic and unique offerings to not only serve the neighborhood,

00:31:36 --> 00:31:38: but we wanted to provide amenities to the on site residents and really attract the regional visitor.

00:31:38 --> 00:31:41: So you'll see that the grocers.

00:31:41 --> 00:31:44: And the phase one apartment building on the ground level underneath the podium at the corner of Chevy Chase Lake Terrace,

00:31:44 --> 00:31:48: an Manor Rd. In addition to the grocer will have a mix of fast casual,

00:31:48 --> 00:31:51: an full service, restaurants of pharmacy,

00:31:51 --> 00:31:55: some service based uses such as a dry cleaner in a bank,

00:31:55 --> 00:31:56: as well as some boutique fitness operators.

00:31:56 --> 00:32:00: Lastly, I just wanted to give a shout out to our consultant scene.

00:32:00 --> 00:32:02: They're all doing a fantastic job.

00:32:02 --> 00:32:05: If you drive past this site,

00:32:05 --> 00:32:09: it's going up fast. And just want to thank everyone involved in the development.

00:32:09 --> 00:32:12: So with that I'll turn over to Steves night with data.

00:32:12 --> 00:32:15: In short, to talk into the design a bit more

00:32:15 --> 00:32:18:

00:32:18 --> 00:32:19:

00:32:19 --> 00:32:23:

00:32:23 --> 00:32:24:

00:32:24 --> 00:32:27:

00:32:27 --> 00:32:31:

00:32:31 --> 00:32:32:

00:32:32 --> 00:32:35:

00:32:35 --> 00:32:38:

00:32:38 --> 00:32:41:

00:32:41 --> 00:32:42:

00:32:42 --> 00:32:45:

00:32:45 --> 00:32:47:

00:32:47 --> 00:32:50:

00:32:50 --> 00:32:52:

00:32:52 --> 00:32:55:

00:32:55 --> 00:32:56:

00:32:56 --> 00:33:00:

00:33:00 --> 00:33:01: detail.

00:33:01 --> 00:33:03: It's just in a good afternoon.

00:33:03 --> 00:33:07: Everyone what you're seeing here is the this was the

00:33:07 --> 00:33:11: one of the diagrams for the sector plan and.

00:33:11 --> 00:33:14: It was, you know, this is this is quite a

00:33:14 --> 00:33:18: bit of detail to be handed at the at the

00:33:18 --> 00:33:19: center of a project,

00:33:19 --> 00:33:24: and you know this is a fairly detailed and prescriptive

00:33:24 --> 00:33:25: sector plan.

00:33:25 --> 00:33:30: You know it did the typical things regulating building Heights.

00:33:30 --> 00:33:35: But it also stipulated the North South Street under the

00:33:35 --> 00:33:38: Purple Line that McClain and Dustin mentioned.

00:33:38 --> 00:33:43: There was a prescription for the public open space.

00:33:43 --> 00:33:48: What we call the town square that Justin mentioned.

00:33:48 --> 00:33:53: In addition to some other internal circulation and one of

00:33:53 --> 00:33:58: the particular challenges for us was the building Heights as

00:33:58 --> 00:33:59: they were outlined.

00:33:59 --> 00:34:03: Combination of two mid rise parcels and then what for

00:34:03 --> 00:34:07: for us was a fairly significant jump to a high

00:34:07 --> 00:34:10: rise parcel abutting the purple line.

00:34:10 --> 00:34:13: If you go to the next slide.

00:34:13 --> 00:34:17: This is a kind of an elevation section from the

00:34:17 --> 00:34:18: Purple Line,

00:34:18 --> 00:34:21: so here in was one of our particular challenges in

00:34:21 --> 00:34:22: the massing,

00:34:22 --> 00:34:26: and the architecture was how to mitigate between the 70

00:34:27 --> 00:34:30: foot mid rise Heights and the 120 foot sort of

00:34:30 --> 00:34:31: Marva,

00:34:31 --> 00:34:33: at least by Washington standards.

00:34:33 --> 00:34:38: High rise height. And so that was an interesting challenge

00:34:38 --> 00:34:41: that I'll touch on more in a moment and go

00:34:41 --> 00:34:42: to the next.

00:34:42 --> 00:34:45: This is a diagram from our sketch plan that it's

00:34:46 --> 00:34:49: kind of the same view that Justin showed in the

00:34:49 --> 00:34:52: in the kind of the aerial rendering,

00:34:52 --> 00:34:55: but she get a sense of the massing in the

00:34:55 --> 00:34:55: Heights,

00:34:55 --> 00:34:59: and this is all you know very much in step

00:34:59 --> 00:35:04: with the requirements of the guidelines in the sector plan.

00:35:04 --> 00:35:06: Go to the next.

00:35:06 --> 00:35:10: So just sort of going back to the site plan

00:35:10 --> 00:35:11: for a moment.

00:35:11 --> 00:35:15: One of the interesting things we spent a lot of
00:35:15 --> 00:35:19: time talking about early on was what should the shape
00:35:19 --> 00:35:22: of the town square B and we sort of arrived
00:35:22 --> 00:35:27: at? This kind of this sort of web shaped solution,
00:35:27 --> 00:35:30: which we thought did a number of things it.
00:35:33 --> 00:35:36: In particular, it sort of opens up and welcomes the
00:35:36 --> 00:35:41: surrounding community and from the Connecticut Ave side
and then
00:35:41 --> 00:35:45: in with this funneling you you you sort of get
00:35:45 --> 00:35:50: further visibility and activation of the street level retail uses
00:35:50 --> 00:35:55: that ring the three sides and a really strong focal
00:35:55 --> 00:35:58: point at the at the end at the apex.
00:35:58 --> 00:36:01: A couple other things to point out here.
00:36:01 --> 00:36:05: Again, there is again sort of stipulated by the sector
00:36:05 --> 00:36:10: plan was connect physical connection up to the Purple Line
00:36:10 --> 00:36:10: platform?
00:36:10 --> 00:36:15: Through what's it's? It's? It's the phase two that Justin
00:36:15 --> 00:36:16: mentioned,
00:36:16 --> 00:36:19: but it's it's labeled in bold B1 or the other
00:36:19 --> 00:36:24: two buildings I'll refer to or the condo building B2.
00:36:24 --> 00:36:29: And the the large footprint rental building B3.
00:36:29 --> 00:36:31: And then we go to the next slide.
00:36:31 --> 00:36:34: Uh, just?
00:36:34 --> 00:36:36: You know?
00:36:36 --> 00:36:41: As Justin mentioned, there was a sketch plan that addressed
00:36:41 --> 00:36:43: all three of the parcels.
00:36:43 --> 00:36:48: While we're focused at the moment on the B block.
00:36:48 --> 00:36:52: Understanding how the a block would fit in in ultimately
00:36:52 --> 00:36:57: complements and sort of fully define the public open space
00:36:57 --> 00:37:01: was was really important and we very much think of
00:37:01 --> 00:37:03: when the a block happens.
00:37:03 --> 00:37:06: It's going to really form a strong us.
00:37:06 --> 00:37:10: Both sides will form a strong sort of bookend to
00:37:10 --> 00:37:11: to Connecticut Ave.
00:37:15 --> 00:37:16: OK, you can go to the next.
00:37:20 --> 00:37:23: So architecturally.
00:37:23 --> 00:37:26: And I guess to go back to you know something
00:37:27 --> 00:37:29: I mentioned in the previous slide.
00:37:29 --> 00:37:32: Connecticut Ave is just it's.
00:37:32 --> 00:37:36: It's a really fascinating St to study and understand from.
00:37:36 --> 00:37:40: It's from kind of the its inception from that after
00:37:40 --> 00:37:43: bridgenorth that that Tom mentioned.

00:37:43 --> 00:37:45: It's it's such a strong.
 00:37:45 --> 00:37:49: It has such a strong character a strong sense of
 00:37:49 --> 00:37:50: place.
 00:37:50 --> 00:37:55: It's characterized by these very dis sort of discrete
 commercial
 00:37:55 --> 00:37:56: modes that we know.
 00:37:56 --> 00:37:58: At chess.
 00:37:58 --> 00:38:05: Woodley Park Cleveland Park Chevy Chase Circle in
 ultimately Chevy
 00:38:05 --> 00:38:06: Chase Lake.
 00:38:06 --> 00:38:09: And in between those discrete nodes are some of the
 00:38:09 --> 00:38:10: best.
 00:38:10 --> 00:38:11: Well, as the book goes,
 00:38:11 --> 00:38:16: some of the best addresses in Washington is more greatest
 00:38:17 --> 00:38:18: apartment houses.
 00:38:18 --> 00:38:21: Tilden Gardens the Kennedy Warren to Mingus,
 00:38:21 --> 00:38:24: too. And you know that's that's a really strong legacy
 00:38:24 --> 00:38:28: to build on and then there's really nothing quite like
 00:38:28 --> 00:38:32: Connecticut Ave anywhere else in the city there's really
 nothing
 00:38:32 --> 00:38:35: else quite like it anywhere else in the States for
 00:38:36 --> 00:38:36: that matter,
 00:38:36 --> 00:38:38: so it's it's really fascinating.
 00:38:40 --> 00:38:43: Again, a sort of sort of legacy to build on.
 00:38:43 --> 00:38:47: Um, so that field figures very prominently into the architecture
 00:38:47 --> 00:38:51: and then just focusing here for a moment a little
 00:38:51 --> 00:38:53: further out in our own neck of the Woods,
 00:38:53 --> 00:38:56: so to speak. In Chevy Chase and Chevy Chase Lake,
 00:38:56 --> 00:39:00: those those those there really is a strong sense of
 00:39:00 --> 00:39:02: what of the architecture throughout.
 00:39:02 --> 00:39:04: It tends to be timeless.
 00:39:04 --> 00:39:05: There's a lot of masonry.
 00:39:07 --> 00:39:09: You know very well detailed,
 00:39:09 --> 00:39:15: well considered, generally more traditionally oriented
 architectural styles,
 00:39:15 --> 00:39:18: but there's a lot of variety within those styles,
 00:39:18 --> 00:39:22: so there was a lot to draw from there.
 00:39:22 --> 00:39:25: So if you go to the next year,
 00:39:25 --> 00:39:28: will start to focus on the buildings that ring our
 00:39:28 --> 00:39:30: town square in in the B block.
 00:39:30 --> 00:39:34: So in each of the next slide you'll see the
 00:39:34 --> 00:39:38: little aerial view in the upper right and the footprint
 00:39:38 --> 00:39:40: site plan in the upper left.

00:39:40 --> 00:39:41: So this is excuse me,
00:39:41 --> 00:39:44: could you back one slide that we skipped?
00:39:44 --> 00:39:47: Thank you. Yeah, so this is the B2 building.
00:39:47 --> 00:39:53: The condo building at the intersection of manner in Connecticut.
00:39:53 --> 00:39:55: For all of the buildings we took a sort of
00:39:55 --> 00:39:59: what we call a multi facade approach to their development
00:39:59 --> 00:40:02: and this is something I think we've seen a lot
00:40:02 --> 00:40:04: of.
00:40:04 --> 00:40:06: In recent past development history,
00:40:06 --> 00:40:09: but but we really took this to heart and they
00:40:09 --> 00:40:14: really think that taking these relatively large building masses
and
00:40:14 --> 00:40:18: breaking them down into discrete architectural facades really
helps to
00:40:18 --> 00:40:20: reinforce the sense of place.
00:40:20 --> 00:40:24: And we really try and carried out throughout with the
00:40:24 --> 00:40:25: palette of materials,
00:40:25 --> 00:40:29: the details. And there's a lot of careful attention to
00:40:29 --> 00:40:30: the detailing,
00:40:30 --> 00:40:33: especially down at the ground level.
00:40:33 --> 00:40:36: This building. But one of the challenges here was that
00:40:36 --> 00:40:39: all of the units had to have some notion of
00:40:39 --> 00:40:41: outdoor space Ala balconies,
00:40:41 --> 00:40:46: and these are largely rendered is recessed covered porch
balconies.
00:40:46 --> 00:40:48: There are few projecting balconies.
00:40:48 --> 00:40:51: You can see a detail of one in the lower
00:40:51 --> 00:40:51: right.
00:40:51 --> 00:40:54: Let's go to the next.
00:40:54 --> 00:40:57: So this is a collage of images focused on the
00:40:57 --> 00:41:00: large block at the back of the site.
00:41:00 --> 00:41:04: The B3 building. Again this is a multi facade building
00:41:04 --> 00:41:05: that.
00:41:05 --> 00:41:09: That long horizontal elevation in the middle of the page
00:41:09 --> 00:41:11: that will front the new Street,
00:41:11 --> 00:41:13: which we call Chevy Chase.
00:41:13 --> 00:41:17: Lake terrace. The little belvedere's to the right.
00:41:17 --> 00:41:22: That's that's sort of that main strong architectural focus at
00:41:22 --> 00:41:25: the end of the town square.
00:41:25 --> 00:41:28: In both this building in the previous one,
00:41:28 --> 00:41:31: you'll see a few places where we've sort of discretely
00:41:31 --> 00:41:34: broken the the 70 foot building height,

00:41:34 --> 00:41:37: and this was all within the guidelines and what was
00:41:37 --> 00:41:39: allowed in the sector plan.
00:41:39 --> 00:41:41: But this is really in this case.
00:41:41 --> 00:41:44: This was in an effort to.
00:41:44 --> 00:41:48: Create additional interest to build the silhouette of the
buildings,
00:41:48 --> 00:41:52: but also to help mitigate those sort of strong height
00:41:52 --> 00:41:56: contrast between these two buildings and the phase two
buildings.
00:41:56 --> 00:42:00: Um? And even the back facades that face the purple
00:42:00 --> 00:42:04: line and our service drive in the lower left received
00:42:04 --> 00:42:06: a lot of care and attention.
00:42:06 --> 00:42:10: This will be rendered in a sort of a Hardy
00:42:10 --> 00:42:13: board with citing aesthetic.
00:42:13 --> 00:42:16: Can't go to the next and then the last piece
00:42:16 --> 00:42:19: of this is the is the high rise building B1
00:42:19 --> 00:42:23: building that will ultimately front the purple line again.
00:42:23 --> 00:42:28: This breaks down into three facades and there were some
00:42:28 --> 00:42:34: interesting massing challenges or devices that we employed
here.
00:42:34 --> 00:42:37: The center is recessed. That's kind of a recessed-
00:42:37 --> 00:42:40: that indexes with our connection to the Purple Line,
00:42:40 --> 00:42:43: which I'll show in detail within a moment.
00:42:43 --> 00:42:47: And then there's very prominent architectural facades to
either side
00:42:47 --> 00:42:48: of it.
00:42:48 --> 00:42:49: The one on the right.
00:42:49 --> 00:42:52: We sort of chiseled away the massing at the top,
00:42:52 --> 00:42:56: which again helps this overall transition and stepping up to
00:42:56 --> 00:42:59: the to the tallest Heights at the center of this
00:42:59 --> 00:43:00: building.
00:43:00 --> 00:43:03: And the center kind of tower mass in the red
00:43:03 --> 00:43:06: brick that gets capped off of penthouse.
00:43:06 --> 00:43:10: That is part of the rooftop amenity of this building.
00:43:13 --> 00:43:16: And then this is the South side of that same
00:43:16 --> 00:43:17: building.
00:43:17 --> 00:43:21: So you see those same two architectural facades coming
around
00:43:21 --> 00:43:24: and meeting at a similar tower moment with a large
00:43:24 --> 00:43:26: portal at the base of it.
00:43:26 --> 00:43:30: And again, that's part of this connection to the Purple
00:43:30 --> 00:43:30: Line.
00:43:30 --> 00:43:33: So we're actually raised up a level from the street

00:43:33 --> 00:43:34: at this point,

00:43:34 --> 00:43:39: which ties into the elevated tracks and.

00:43:39 --> 00:43:41: Platform of the Purple line.

00:43:41 --> 00:43:43: OK.

00:43:43 --> 00:43:46: These are some details about when I called that-

00:43:46 --> 00:43:50: facade and the connection to the Purple line which is

00:43:50 --> 00:43:53: rendered in it's own architectural aesthetic.

00:43:53 --> 00:43:57: It's kind of a sort of vaguely Art Deco style,

00:43:57 --> 00:43:59: and at the base of it is sort of a

00:43:59 --> 00:44:03: large arched opening that ties into a grand stair.

00:44:03 --> 00:44:07: There's also barrier free access through an elevator to one

00:44:07 --> 00:44:08: side,

00:44:08 --> 00:44:13: and that's what ultimately gets you up to the purple

00:44:13 --> 00:44:14: line level.

00:44:14 --> 00:44:17: Then go to the next and then just back to

00:44:17 --> 00:44:19: the site plan that Justin already showed,

00:44:19 --> 00:44:23: but just pointing out again.

00:44:23 --> 00:44:27: And we've really, really capitalized on the open space here

00:44:27 --> 00:44:27: in the.

00:44:27 --> 00:44:30: In the case of the B3 rental building to the

00:44:30 --> 00:44:32: right with two internal courtyards,

00:44:32 --> 00:44:36: one of them has a pool and the quiet courtyard

00:44:36 --> 00:44:37: to the North.

00:44:37 --> 00:44:40: And then in the case of the B1 building that

00:44:40 --> 00:44:42: that elders and elevated Plaza,

00:44:42 --> 00:44:45: if you will, at the top of the stair.

00:44:45 --> 00:44:49: So basically one would go up the stair through this

00:44:49 --> 00:44:54: beautiful Plaza and then cross the Capital Crescent Trail to

00:44:54 --> 00:44:57: get to the Purple Line station.

00:44:57 --> 00:45:00: And then just ending the couple of.

00:45:00 --> 00:45:03: Kind of higher level rendering views.

00:45:03 --> 00:45:07: This is sort of a rooftop view from a balcony

00:45:07 --> 00:45:11: of the high rise building looking at the condo be

00:45:11 --> 00:45:14: 2 buildings and then to the right is the B3

00:45:14 --> 00:45:17: building. This is the rooftop amenity.

00:45:17 --> 00:45:23: Terrorists of the high rise buildings can be really beautiful

00:45:23 --> 00:45:29: with lots of landscape and really carefully considered outdoor

00:45:29 --> 00:45:29: open

00:45:29 --> 00:45:29: spaces.

00:45:29 --> 00:45:32: Different functions this is a view from Manor Rd.

00:45:32 --> 00:45:36: Looking in South Down our internal street that octagonal

00:45:36 --> 00:45:36: tower.

00:45:36 --> 00:45:40: That's sort of a punctuation mark that we've done careful

00:45:40 --> 00:45:43: sightline studies of this that will be highly visible from
 00:45:44 --> 00:45:45: the intersection of Manor Rd.
 00:45:45 --> 00:45:49: That's sort of that. Will that moment will be occupied
 00:45:49 --> 00:45:50: by the grocer.
 00:45:50 --> 00:45:52: 10 of the base.
 00:45:52 --> 00:45:55: And then finally of you kind of an eye level
 00:45:55 --> 00:45:56: view from the town square,
 00:45:56 --> 00:45:59: and I think you get a sense here of how
 00:45:59 --> 00:46:03: the different architectural styles come together to really
 create a
 00:46:03 --> 00:46:05: strong sense of place.
 00:46:05 --> 00:46:08: And also how the we've used some of those massing
 00:46:08 --> 00:46:12: devices that I mentioned are really sort of more carefully
 00:46:12 --> 00:46:13: transition,
 00:46:13 --> 00:46:16: mitigate those varying.
 00:46:16 --> 00:46:19: Building Heights. I think that's about it for me,
 00:46:19 --> 00:46:21: thank you.
 00:46:21 --> 00:46:23: Thanks to you.
 00:46:23 --> 00:46:28: Really fascinating and really great architectural renderings
 there.
 00:46:28 --> 00:46:30: I think it's going to be really exciting,
 00:46:30 --> 00:46:34: so now we're going to turn to our video presentation
 00:46:34 --> 00:46:37: and I'll ask our speakers that if they want to
 00:46:37 --> 00:46:39: highlight anything during the video,
 00:46:39 --> 00:46:41: feel free to go ahead and do so.
 00:46:41 --> 00:46:44: Or if not, just enjoy the presentation.
 00:46:59 --> 00:47:02: So that they're not wasting anytime with the purple lighting.
 00:47:02 --> 00:47:03: In case you don't drive by it,
 00:47:03 --> 00:47:06: I think the bridge is actually going to extend over
 00:47:06 --> 00:47:07: Connecticut Ave this summer,
 00:47:07 --> 00:47:10: which is incredibly exciting.
 00:47:10 --> 00:47:12: But this video is taking you down.
 00:47:12 --> 00:47:15: Chevy Chase Lake Dr, which is the street that the
 00:47:15 --> 00:47:18: Lindley and the brownstones are built on.
 00:47:18 --> 00:47:21: It's a dead end St and the street you're seeing
 00:47:21 --> 00:47:23: kind of approach in the foreground.
 00:47:23 --> 00:47:27: Here is the street. We've mentioned that connects Chevy
 Chase
 00:47:27 --> 00:47:30: Lake Dr under the Purple Line under the trail up
 00:47:30 --> 00:47:33: to Manor Rd so you can see the Linley really
 00:47:33 --> 00:47:38: oriented toward that street. Tored the purple line.
 00:47:38 --> 00:47:42: And then you caught a glimpse there of the bozzuto

00:47:42 --> 00:47:43: construction beyond.

00:47:47 --> 00:47:50: And designing the building, we had a choice of where

00:47:50 --> 00:47:52: we Orient the lobby and we did choose to both

00:47:52 --> 00:47:54: Oriental lobby and create the portal,

00:47:54 --> 00:47:57: knowing that the Purple Line was coming but not going

00:47:57 --> 00:47:58: to be there yet.

00:47:58 --> 00:48:01: But those are major design considerations.

00:48:03 --> 00:48:06: And we claim we should add that the block A

00:48:06 --> 00:48:08: which is the West side of Connecticut Ave,

00:48:08 --> 00:48:12: was not. We cannot proceed unless the purple line was

00:48:12 --> 00:48:13: under construction.

00:48:13 --> 00:48:14: As well as a block,

00:48:14 --> 00:48:16: a feature development, we're at 84,

00:48:16 --> 00:48:17: one Connecticut.

00:48:19 --> 00:48:21: Yeah, the the way we were able to carve out

00:48:21 --> 00:48:23: the Lindley and the brownstones,

00:48:23 --> 00:48:26: and this is walking through that portal into the public

00:48:26 --> 00:48:29: park with the brownstones in the background.

00:48:29 --> 00:48:32: Well, we were able to get a sentence added into

00:48:32 --> 00:48:35: the sector plan that basically would allow for a project

00:48:35 --> 00:48:39: with a certain amount of affordable housing to move forward

00:48:39 --> 00:48:42: irrespective of the funding or approval of the Purple line.

00:48:42 --> 00:48:45: And that's what enabled us to kind of get a

00:48:45 --> 00:48:47: head start and get out in front here.

00:48:51 --> 00:48:53: One of my partners houses right there,

00:48:53 --> 00:48:55: but I won't point out which one.

00:49:03 --> 00:49:06: And I will note, I mean we we took a

00:49:06 --> 00:49:10: slightly different approach and the architecture of the Linley

00:49:10 --> 00:49:10: you

00:49:10 --> 00:49:10: know,

00:49:10 --> 00:49:14: thinking about using the rich red brick in an orangish

00:49:14 --> 00:49:15: brick,

00:49:15 --> 00:49:19: but also moving to larger windows and slightly more

00:49:19 --> 00:49:22: contemporary

00:49:19 --> 00:49:22: architecture for the high rise there we did.

00:49:22 --> 00:49:26: We did revert alittle more to a historically and contextually

00:49:26 --> 00:49:29: sensitive architecture on the brownstones,

00:49:29 --> 00:49:30: drawing both from New York,

00:49:30 --> 00:49:33: Chicago and then from some local presidents.

00:49:41 --> 00:49:44: He added all those white whiskey things for effect.

00:49:47 --> 00:49:50: Just happen to have a nice day there.

00:49:50 --> 00:49:52: For all the nerds in the room,

00:49:52 --> 00:49:54: I will say if you go out there,

00:49:54 --> 00:49:57: you'll notice that we have wider alleys and you might
 00:49:57 --> 00:49:58: typically see and,
 00:49:58 --> 00:50:01: and I think all of us know that life safety
 00:50:01 --> 00:50:04: and fire access can dictate a lot in the design
 00:50:04 --> 00:50:04: process,
 00:50:04 --> 00:50:07: and that was really one of the challenges we had
 00:50:07 --> 00:50:08: to solve here.
 00:50:10 --> 00:50:14: This is the time lapse of Block B phase one,
 00:50:14 --> 00:50:17: so you'll start to see the construction of the blue
 00:50:17 --> 00:50:20: Gray garage on the right there.
 00:50:24 --> 00:50:27: In the apartment building, the podium was poured.
 00:50:31 --> 00:50:33: Another podium over top of the second floor,
 00:50:33 --> 00:50:36: many space and then the condo building just started on
 00:50:36 --> 00:50:37: the left.
 00:50:37 --> 00:50:39: There at the corner of Manor in Connecticut.
 00:50:45 --> 00:50:48: Is a perspective from phase two look into the condo
 00:50:48 --> 00:50:48: building,
 00:50:48 --> 00:50:52: then panning over to the wood frame apartment building and
 00:50:52 --> 00:50:54: then you can see the Linley and ultimate Block D
 00:50:54 --> 00:50:55: right there.
 00:51:00 --> 00:51:04: Yes, Sir, the condo building or the buseto elected,
 00:51:04 --> 00:51:06: I think, for for sound reasons.
 00:51:06 --> 00:51:10: To make that out of concrete you can see some
 00:51:10 --> 00:51:11: of the.
 00:51:11 --> 00:51:13: That sort of set curving slab coming forward.
 00:51:13 --> 00:51:16: That's the center balcony and the center facade.
 00:51:32 --> 00:51:36: And there's also retail underneath this condo building that
 00:51:36 --> 00:51:37: we're
 00:51:36 --> 00:51:37: looking at,
 00:51:37 --> 00:51:39: so there will be likely Faddis 6 retail spaces on
 00:51:39 --> 00:51:40: the ground floor.
 00:51:49 --> 00:51:51: This is a cool perspective.
 00:51:51 --> 00:51:55: This is looking to the town square and then we
 00:51:55 --> 00:51:58: have a similar rendering which is coming next.
 00:51:58 --> 00:52:01: Um, you can kind of tell what that will that
 00:52:01 --> 00:52:02: will look like.
 00:52:14 --> 00:52:17: These services are facade mockup,
 00:52:17 --> 00:52:21: so every one of those architectural facades got a little
 00:52:21 --> 00:52:25: sort of compressed 8 to 10 foot long rendition and
 00:52:25 --> 00:52:26: I really have to.
 00:52:29 --> 00:52:33: Express appreciation to busy to in Brazil construction for
 undertaking

00:52:33 --> 00:52:37: this is incredibly effective for working out a number of
00:52:37 --> 00:52:42: details and just venting the craftsmanship of the different
subcontractors.

00:52:42 --> 00:52:45: The end.

00:52:45 --> 00:52:49: These are these are incredibly helpful tools and well worth
00:52:49 --> 00:52:50: the investment.

00:52:50 --> 00:52:52: And Steve, I've had credit you all.

00:52:52 --> 00:52:54: I mean the the details when you go for this
00:52:54 --> 00:52:55: form of architecture.

00:52:55 --> 00:52:58: The details are what make make a building succeed and
00:52:58 --> 00:53:01: those mockups just show a true attention that is going
00:53:01 --> 00:53:03: to be spectacular when those buildings are finished.

00:53:03 --> 00:53:06: So we're very excited to be your neighbor.

00:53:06 --> 00:53:08: Yeah, thank you.

00:53:08 --> 00:53:12: This is walking into the Phase One apartment building lobby.

00:53:12 --> 00:53:14: So what do you see is a giant hole right
00:53:14 --> 00:53:16: there in the concrete slab.

00:53:16 --> 00:53:19: That's going to be a grand stair going from the
00:53:19 --> 00:53:23: lobby up this second floor amenity space and this building
00:53:23 --> 00:53:25: interiors are designed by Artie Jones.

00:53:25 --> 00:53:29: All three buildings have different interior design firms,
00:53:29 --> 00:53:31: so I think one of the challenges was they have
00:53:32 --> 00:53:33: similar architecture.

00:53:33 --> 00:53:37: But how do we define each as an individual brand?

00:53:37 --> 00:53:39: At that are unique brands.

00:53:43 --> 00:53:45: Justin, thanks for the reminder.

00:53:45 --> 00:53:49: I just design Collective was the architect and interior designer
00:53:49 --> 00:53:51: for the Lindley and Studio 39.

00:53:51 --> 00:53:54: Get the landscape architecture through the park.

00:53:59 --> 00:54:01: That's obviously the apartment of the.

00:54:01 --> 00:54:02: Purple line.

00:54:12 --> 00:54:15: And we're up at the second level of the B3
00:54:15 --> 00:54:16: rental building.

00:54:16 --> 00:54:20: This is so there's that whole again that connects with
00:54:20 --> 00:54:23: the grand stair down to the lobby level.

00:54:23 --> 00:54:28: So this is all of the resident amenity space that
00:54:28 --> 00:54:30: will open out onto.

00:54:30 --> 00:54:34: One of the courtyards with a swimming pool.

00:54:34 --> 00:54:37: I think I saw a question pop up about stormwater
00:54:37 --> 00:54:37: retention,
00:54:37 --> 00:54:40: which was a huge issue on this project you were
00:54:40 --> 00:54:41: seeing.

00:54:41 --> 00:54:45: I think some of the infrastructure for some of the.

00:54:45 --> 00:54:49: The vaults there in the courtyard.

00:54:49 --> 00:54:52: Even we're just working our way out to.

00:54:52 --> 00:54:54: One of the units at the top floor of the

00:54:54 --> 00:54:55: rental building.

00:54:55 --> 00:54:58: You're kind of on. Or will be on centerline with

00:54:58 --> 00:55:00: the future town Square here.

00:55:02 --> 00:55:04: In the condo building off to the right.

00:55:09 --> 00:55:13: Yeah, what's missing here is phase two at the bottom

00:55:13 --> 00:55:13: of the page,

00:55:13 --> 00:55:16: which will start out later this year.

00:55:34 --> 00:55:37: Wonderful wow, thank you all for the commentary during the

00:55:37 --> 00:55:40: video and I think we have a couple minutes left,

00:55:40 --> 00:55:42: but maybe if we could stick around for a couple

00:55:42 --> 00:55:43: more.

00:55:43 --> 00:55:47: Will take some of the questions that have come in.

00:55:47 --> 00:55:50: A question that we've gotten from many people is who

00:55:50 --> 00:55:52: the retailers are going to be.

00:55:52 --> 00:55:54: So just in to the extent you can share,

00:55:54 --> 00:55:57: could you tell us a little bit more about the

00:55:58 --> 00:56:01: retail that we have planned today and what we think

00:56:01 --> 00:56:03: will be there in the future?

00:56:03 --> 00:56:05: We do have a grocer on board.

00:56:05 --> 00:56:09: As I mentioned, about 46,000 square feet at the bottom

00:56:09 --> 00:56:11: of the apartment building.

00:56:11 --> 00:56:14: However, we can't exactly say who it is just yet.

00:56:19 --> 00:56:23: Stay tuned, stay tuned.

00:56:23 --> 00:56:27: Um, another point. OK, go ahead.

00:56:29 --> 00:56:32: I was just going to say that we've made Justin.

00:56:32 --> 00:56:34: I think you've made progress on some other tenants as

00:56:34 --> 00:56:34: well,

00:56:34 --> 00:56:36: right?

00:56:36 --> 00:56:39: Yeah, we have a couple others signed up.

00:56:39 --> 00:56:43: Eloize executed, one is going to be a pharmacy,

00:56:43 --> 00:56:48: another one bank so. It's an interesting environment right

00:56:48 --> 00:56:51: now.

00:56:48 --> 00:56:51: We certainly.

00:56:51 --> 00:56:54: You know, have to rethink the retail strategy with Kobid

00:56:54 --> 00:56:56: and then back to retailers,

00:56:56 --> 00:57:01: so that's certainly one of the challenges that we're tackling

00:57:01 --> 00:57:01: currently.

00:57:01 --> 00:57:03: But we have made progress on those three fronts.

00:57:07 --> 00:57:10: And some other. We got some other questions and I'll
 00:57:10 --> 00:57:12: try to hit as many as I can,
 00:57:12 --> 00:57:15: but one of them was on future phases and so
 00:57:15 --> 00:57:17: what's planned across the street?
 00:57:17 --> 00:57:18: And I think on the D block,
 00:57:18 --> 00:57:23: if I'm remembering correctly, where the office building stands
 today,
 00:57:23 --> 00:57:25: can you guys talk a little bit about that and
 00:57:26 --> 00:57:27: timing for that?
 00:57:29 --> 00:57:33: So a block is program for about 108 thousand square
 00:57:33 --> 00:57:35: feet apartments over retail,
 00:57:35 --> 00:57:39: and we're just beginning in the planning process to go
 00:57:39 --> 00:57:43: get site plan approval with sudo and then block D
 00:57:43 --> 00:57:47: is approved for 250,000 square feet of additional density.
 00:57:47 --> 00:57:51: That office building is pretty well least well into the
 00:57:51 --> 00:57:52: twenty 20s,
 00:57:52 --> 00:57:53: so.
 00:57:53 --> 00:57:56: What exactly goes there will have to be.
 00:57:56 --> 00:58:01: Have to be programmed, but we were successful in having
 00:58:01 --> 00:58:03: that component to have a great deal.
 00:58:03 --> 00:58:07: Latitude as to what the uses will be there.
 00:58:13 --> 00:58:16: Thanks guys, another. What is the?
 00:58:16 --> 00:58:18: OK.
 00:58:18 --> 00:58:22: Plus compare notice the question about the park at Chevy
 00:58:23 --> 00:58:23: Chase Lake.
 00:58:23 --> 00:58:26: So the park at.
 00:58:26 --> 00:58:29: Between the Linley and the browser that Chevy Chase Lake
 00:58:29 --> 00:58:32: with a half acre sector plan required.
 00:58:32 --> 00:58:34: Park one of the unique things.
 00:58:34 --> 00:58:37: So in one of the neat opportunities we had here
 00:58:37 --> 00:58:40: was to work with the Parks Department in the County
 00:58:40 --> 00:58:43: to envision what would be a public park owned on
 00:58:43 --> 00:58:47: private property. Built atop a private parking garage and so
 00:58:47 --> 00:58:50: you know we we definitely burn some good legal dollars
 00:58:50 --> 00:58:54: figuring out how to structure that type of arrangement.
 00:58:54 --> 00:58:56: But also, you know I think our.
 00:58:56 --> 00:58:59: We feel incredibly proud of the type of park that
 00:58:59 --> 00:59:01: we created there and so that it was hard to
 00:59:01 --> 00:59:01: see it,
 00:59:01 --> 00:59:04: but the park itself has.
 00:59:04 --> 00:59:07: A large granite slide built into a burm large stepping
 00:59:07 --> 00:59:10: stones that take you up to the top of the

00:59:10 --> 00:59:11: granite slide.

00:59:11 --> 00:59:15: Those stepping stones sit between the slide and a large

00:59:15 --> 00:59:18: fountain which is connected to a runnel.

00:59:18 --> 00:59:21: In that rubble runs the entire length of the park

00:59:21 --> 00:59:25: and actually spills out as a fountain over wall onto

00:59:25 --> 00:59:27: the sidewalk on Chevy Chase Lake Drive.

00:59:27 --> 00:59:31: It's a it's a chlorinated water feature the kid can

00:59:31 --> 00:59:31: play in.

00:59:31 --> 00:59:34: You can do boat races on at my kids love

00:59:34 --> 00:59:36: just running up and down it.

00:59:36 --> 00:59:40: But the the stepping stones actually allow you to play

00:59:40 --> 00:59:42: in the fountain adjacent to it as well.

00:59:42 --> 00:59:46: So a lot of the play components were intentionally designed

00:59:46 --> 00:59:47: into the park,

00:59:47 --> 00:59:50: realizing that it was a small half acre urban park

00:59:50 --> 00:59:53: that it sat between peoples front doors in the amenity

00:59:53 --> 00:59:54: space of the building.

00:59:54 --> 00:59:58: We really wanted something that could function is a is

00:59:58 --> 01:00:00: a beautiful contemplated park,

01:00:00 --> 01:00:03: but also had some active rec features incorporated into it,

01:00:03 --> 01:00:06: and the addition of the portal or the opening in

01:00:06 --> 01:00:07: the ground.

01:00:07 --> 01:00:10: Floor of our building was was very much intended to

01:00:10 --> 01:00:13: create activation within the park by by making the park

01:00:13 --> 01:00:16: part of your path to the Purple Line in part

01:00:16 --> 01:00:19: of the path to the great retail environment that pursuit

01:00:19 --> 01:00:22: on the land company are working so hard to create.

01:00:25 --> 01:00:28: I'm Speaking of the Purple Line and just so maybe

01:00:28 --> 01:00:30: this is a question for you.

01:00:30 --> 01:00:34: Can you talk more about how their construction wasn't

01:00:34 --> 01:00:37: integrated

01:00:37 --> 01:00:38: with ours and any challenges or things that have come

01:00:38 --> 01:00:40: through that process?

01:00:40 --> 01:00:45: Obviously this is a lot of development,

01:00:45 --> 01:00:48: you know. Coming to pocket pretty quickly.

01:00:48 --> 01:00:52: Yeah, there's. There's been a lot of meetings.

01:00:52 --> 01:00:55: Lot of teamwork allowed, drawings being exchanged back

01:00:55 --> 01:00:59: and forth.

01:00:59 --> 01:01:03: We are building you know that Plaza as part of

01:01:03 --> 01:01:05: our phase two building coming from the town square up

01:01:05 --> 01:01:08: those staircases and elevated to the Purple Line train

01:01:08 --> 01:01:11: platform

01:01:11 --> 01:01:14: and the Capital Crescent Trail.

01:01:05 --> 01:01:08: So there's a band lock coordination with their team.

01:01:08 --> 01:01:11: And as you can see from the video,

01:01:11 --> 01:01:13: there are certainly not slowing down.

01:01:13 --> 01:01:16: They've made a lot of improvements.

01:01:16 --> 01:01:20: So our project teams are working really well together.

01:01:20 --> 01:01:25: Interesting fact is, both projects that Purple line and our

01:01:25 --> 01:01:29: phase two could live independently of one another if need

01:01:29 --> 01:01:29: be.

01:01:29 --> 01:01:33: It just so happens that we've made accommodations to to

01:01:33 --> 01:01:37: really connect to each other so that riders can hop

01:01:37 --> 01:01:38: off of the train.

01:01:38 --> 01:01:41: Go onto our Plaza, experience the retail,

01:01:41 --> 01:01:46: the town square that we're building as another point of

01:01:46 --> 01:01:46: egress,

01:01:46 --> 01:01:47: really.

01:01:51 --> 01:01:55: Thanks I'm gotta couple questions regarding design.

01:01:55 --> 01:01:59: Some folks were interested in why the condo building was

01:01:59 --> 01:02:01: concrete versus the rental being wood.

01:02:01 --> 01:02:04: And also we're interested in the limley.

01:02:04 --> 01:02:08: If we had to make any different design decisions because

01:02:08 --> 01:02:10: of the affordable component.

01:02:10 --> 01:02:13: So if you guys could hit on that would be

01:02:13 --> 01:02:14: great.

01:02:18 --> 01:02:22: Well, I guess on the the construction types,

01:02:22 --> 01:02:25: I think the condo building or that there was just

01:02:25 --> 01:02:29: a strong sense from bozzuto that it needed to be

01:02:29 --> 01:02:32: concrete just because it's it's a.

01:02:32 --> 01:02:34: It's a for sale product and.

01:02:36 --> 01:02:39: I think they were just very committed to that.

01:02:39 --> 01:02:42: It could have been, could well have been podium type

01:02:42 --> 01:02:43: construction,

01:02:43 --> 01:02:47: you know, start over concrete podium.

01:02:47 --> 01:02:50: And then in the case of the B3 building,

01:02:50 --> 01:02:54: I think that was just it was just always just

01:02:54 --> 01:02:56: part of the basic.

01:02:56 --> 01:02:59: You know pro forma in philosophy of the project that

01:02:59 --> 01:02:59: that.

01:02:59 --> 01:03:01: Some needed to be, you know,

01:03:01 --> 01:03:07: the wood stud type podium construction as we know it.

01:03:07 --> 01:03:11: For everything to kind of pencil out.

01:03:11 --> 01:03:15: Uh there and there's. There's lots of interesting technical challenges

01:03:15 --> 01:03:17: with both construction types and.

01:03:17 --> 01:03:20: I think we are a great team of consultants that

01:03:20 --> 01:03:21: really helped.

01:03:21 --> 01:03:23: You know, figure all that stuff out.

01:03:23 --> 01:03:24: It's it's all very doable.

01:03:28 --> 01:03:31: I let my clean speak to yeah or Justin.

01:03:31 --> 01:03:34: Perhaps you went to China and McLean?

01:03:34 --> 01:03:37: Now I was just going to add in our phase

01:03:37 --> 01:03:39: two building is is an apartment building.

01:03:39 --> 01:03:43: It is all concrete type on construction and because that's

01:03:43 --> 01:03:44: where the density was,

01:03:44 --> 01:03:46: you know on the purple line so it is 12

01:03:46 --> 01:03:47: levels of concrete.

01:03:51 --> 01:03:55: As it pertains to the Lindley couple of questions about

01:03:55 --> 01:03:59: both the finance and the design of the building so.

01:03:59 --> 01:04:02: Folks may not know, but eBay is is an organization

01:04:02 --> 01:04:06: has developed a particular expertise in in mixed income housing

01:04:06 --> 01:04:07: partnerships.

01:04:07 --> 01:04:10: Working with the DC Housing Authority,

01:04:10 --> 01:04:13: Alexander Redevelopment and Housing Authority,

01:04:13 --> 01:04:16: and an HSE. Now here in Montgomery County and.

01:04:16 --> 01:04:18: And in doing so with HSE,

01:04:18 --> 01:04:21: you know it was a very early on conversation about

01:04:21 --> 01:04:25: what their goals were for the overall community with their

01:04:25 --> 01:04:28: goals were for the amount of affordable housing it would

01:04:28 --> 01:04:31: be developed on the property.

01:04:31 --> 01:04:34: And that's when we really came up with the 2020

01:04:34 --> 01:04:34: sixty 20%

01:04:34 --> 01:04:36: MPD 20% workforce, 60% market.

01:04:36 --> 01:04:39: The unit finishes throughout the building.

01:04:39 --> 01:04:41: I should have mentioned this before.

01:04:41 --> 01:04:45: Are are identical, so the only really differentiator between the

01:04:45 --> 01:04:49: affordable workforce and market rate units are that all of

01:04:49 --> 01:04:52: the three bedroom homes are actually affordable units,

01:04:52 --> 01:04:56: so that the largest units in the building are actually

01:04:56 --> 01:04:57: affordable homes.

01:04:57 --> 01:05:00: And that was really important from a mission standpoint.

01:05:00 --> 01:05:02: To be able to accommodate.

01:05:02 --> 01:05:07: Families in a great neighborhood and integrate school district adjacent

01:05:07 --> 01:05:11: to transit and Jobs as far as financing the project

01:05:11 --> 01:05:11: goes,

01:05:11 --> 01:05:14: it was a complex public private partnership,
01:05:14 --> 01:05:18: one in which EYA&HC partnered both in the Lindley and
01:05:18 --> 01:05:20: in the brownstones.
01:05:20 --> 01:05:24: We were able to finance the project without direct public
01:05:24 --> 01:05:25: subsidy.
01:05:25 --> 01:05:30: That project was constructed with a conventional
construction loan that
01:05:30 --> 01:05:34: Cafritz Foundation actually came in to provide.
01:05:34 --> 01:05:37: Some equity financing for the project and the project was
01:05:37 --> 01:05:39: designed to be long term,
01:05:39 --> 01:05:42: owned, managed and controlled by HOC as part of a
01:05:42 --> 01:05:46: sustainable income producing platform for them to allow
them to
01:05:46 --> 01:05:49: fund future projects in their mission.
01:05:49 --> 01:05:52: So it is pretty innovative financing structure.
01:05:52 --> 01:05:56: It's quite complicated. Be happy to share it with anyone,
01:05:56 --> 01:05:59: sort of offline, but I will say you know it's
01:05:59 --> 01:06:02: a wonderful project and we felt very lucky to be
01:06:02 --> 01:06:04: awarded the Jack Kemp.
01:06:04 --> 01:06:07: Excellence in affordable housing Workforce Housing award
by you'll I
01:06:07 --> 01:06:08: last year for the Lindley,
01:06:08 --> 01:06:10: and I know there are a lot of people on
01:06:10 --> 01:06:13: this call who who worked on the project in some
01:06:13 --> 01:06:15: capacity or another and so something that we share with
01:06:15 --> 01:06:16: all of them.
01:06:18 --> 01:06:22: Thanks, I'm so I think we got a good question
01:06:22 --> 01:06:23: to end on here.
01:06:23 --> 01:06:27: Tom will be able to do the freak dances when
01:06:27 --> 01:06:29: the town square reopens.
01:06:31 --> 01:06:36: Well, only the only the Bunny wiggly are in the.
01:06:36 --> 01:06:37: Let's not forget stuff today.
01:06:40 --> 01:06:44: Well, so maybe not so much dancing or maybe dancing,
01:06:44 --> 01:06:47: but I think that it will be a great place
01:06:47 --> 01:06:50: to welcome everyone to next fall.
01:06:50 --> 01:06:53: So thanks to everyone who joined today.
01:06:53 --> 01:06:56: Thanks to you all. I&R Committee,
01:06:56 --> 01:06:59: an R speakers and we will see you all next
01:06:59 --> 01:06:59: time.

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