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BY:

FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan: Churchill Senior Living Phase III and IV
Applicant: Churchill Senior Housing III, Limited Partnership
Current Zoning: T-S (existing) / Pending Rezoning to CRT-2.5, C-0.25, R-2.5, H-90
Number of Proposed Lots/ Area Included: 3 parcels (approximately 5.49 acres of tract area)
Geographical Location: 20990, 21000 and 21010 Father Hurley Boulevard, comprising three (3) parcels of land located on the west side of the Father Hurley Boulevard, 500 feet south of Waters Landing Drive, in the Northwest District of the Germantown Plan for the Town Sector Zone (the "Property").
Proposed Applications: Sketch Plan application to develop the Property with a combination of up to 420 independent dwelling units for seniors (including a minimum of 12.6% Moderately Priced Dwelling Units, or "MPDUs") and assisted living beds, up to 4,000 square feet of medical clinic uses, as well as structured parking, public open space, and private amenities (the "Project").

A virtual informational meeting regarding the above-referenced Project has been scheduled for **Thursday, October 21st, 2021 at 6:30 pm**. You are invited to join the virtual informational meeting by calling +1 (301) 715-8592 and entering meeting ID: 820 3713 7446 and passcode: 456791, or visiting the following website: <https://us02web.zoom.us/j/82037137446?pwd=NWolUzk5dzA5c0lOZ2M4cTkyWitjdj09>. A copy of the presentation will be posted by Tuesday, October 19th, 2021 at the following website: <https://sgrwlaw.sharefile.com/d-saa314ec385ba4f81b9ee0e0fec514843>. If you intend to participate in the virtual informational meeting and/or would like to provide written comments, please send an email with your name and mailing address to Matthew Gordon at Mgordon@sgrwlaw.com. We encourage you to submit questions and comments in advance of the informational meeting.

The Property that is the subject of the Sketch Plan application consists of approximately 5.49 acres of tract area and is identified as 20990, 21000 and 21010 Father Hurley Boulevard, comprising three (3) parcels of land located on the west side of Father Hurley Boulevard, 500 feet south of Waters Landing Drive, in the Northwest District of the Germantown Plan for the Town Sector Zone. The Property is developed within 255 independent living dwelling units for seniors and ancillary surface parking spaces. The Sketch Plan application proposes to develop the Property with a mixed-use project containing a combination of up to 420 independent dwelling units for seniors (including a minimum of 12.6% MPDUs) and assisted living beds, up to 4,000 square feet of medical clinic uses, as well as structured parking, public open space and private amenities. The purpose of this meeting is to review the proposed Sketch Plan application, and the meeting will then be open to questions regarding the proposed Project.

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

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If you are interested in receiving more information about the proposed application, you may contact either C. Robert Dalrymple (301-634-3148; bdalrymple@sgrwlaw.com) or Matthew Gordon (301-634-3150; mgordon@sgrwlaw.com) of Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Very truly yours,

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

C. Robert Dalrymple

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Matthew M. Gordon

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