

RSH Development LLC
5550 Friendship Blvd, Chevy Chase, Md. 20815

Dear Neighbor,

My family and I live in the Friendship Heights community and have owned and managed the office building at 5550 Friendship Boulevard for nearly 15 years. The building is home to several professional and medical services that we recognize are important to the community.

Over the last several years, we have invested in a significant interior renovation and continuously work hard to maintain the grounds to be attractive to our neighbors. Recently, we began to explore the opportunity to redevelop the site to include a new condominium building while improving the streetscape along North Park Avenue, creating a more usable greenspace for community use, softening the edges of the office building by incorporating more greenery and providing greater connectivity to other neighboring properties.

We are in the early stages of conceptualizing a plan for the site and want to share in your ideas and thoughts. We invite you to join us for an upcoming community discussion:

May 16, 2017

7:00 pm

Wisconsin Place Community Center
5311 Friendship Blvd.
Chevy Chase, Maryland

With your input, we believe we can seamlessly integrate the 5550 Friendship Boulevard building into the community and improve the function of the space for all. To better understand the needs and desires of our neighbors, we have created two tools to gather your feedback and keep you informed.

1. We have launched a website (www.5550FriendshipBlvd.com) to provide information on our plans, progress and to answer any questions that you may have. We encourage you to sign up so that we can provide you updates in a timely manner.
2. A survey is located on the back of this letter. You are welcome to bring your completed survey to the community discussion or complete the survey on the website (www.5550FriendshipBlvd.com).

We look forward to meeting you on May 16. So that we are best able to accommodate those attending, kindly RSVP by May 10 to Info@5550friendshipblvd.com.

Sincerely,

Reza Shahabadi

Neighborhood Survey

RSH Development LLC would like to better understand the needs and desires of its neighbors and values your feedback. Please complete the following survey and bring it to the community discussion on May 16 at the Wisconsin Place Community Center. Alternatively, you may complete the survey on the website: www.5550FriendshipBlvd.com. Thank you for your participation.

What features or amenities do you think contribute to the unique character of a neighborhood?

- Landscapes Public art Playgrounds Outdoor dining Wide sidewalks Parks

Other (please explain): _____

Our goal is to preserve a large portion of the green space that exists today but to improve the space to function as an amenity to the community. Would you rather see this green space incorporate passive uses or active uses?

Yes, Active: Yes, Passive Both Active and Passive

What types of active or passive events or features would you like to see here?

Active: Community events Small concerts or movies Recreational space for free play or exercise classes

Passive: Contemplative areas with benches and other seating Public art Water features

Other (please explain): _____

What environmentally sustainable features are important to you?

Bike racks Community gardens Green roofs Storm water management improvements

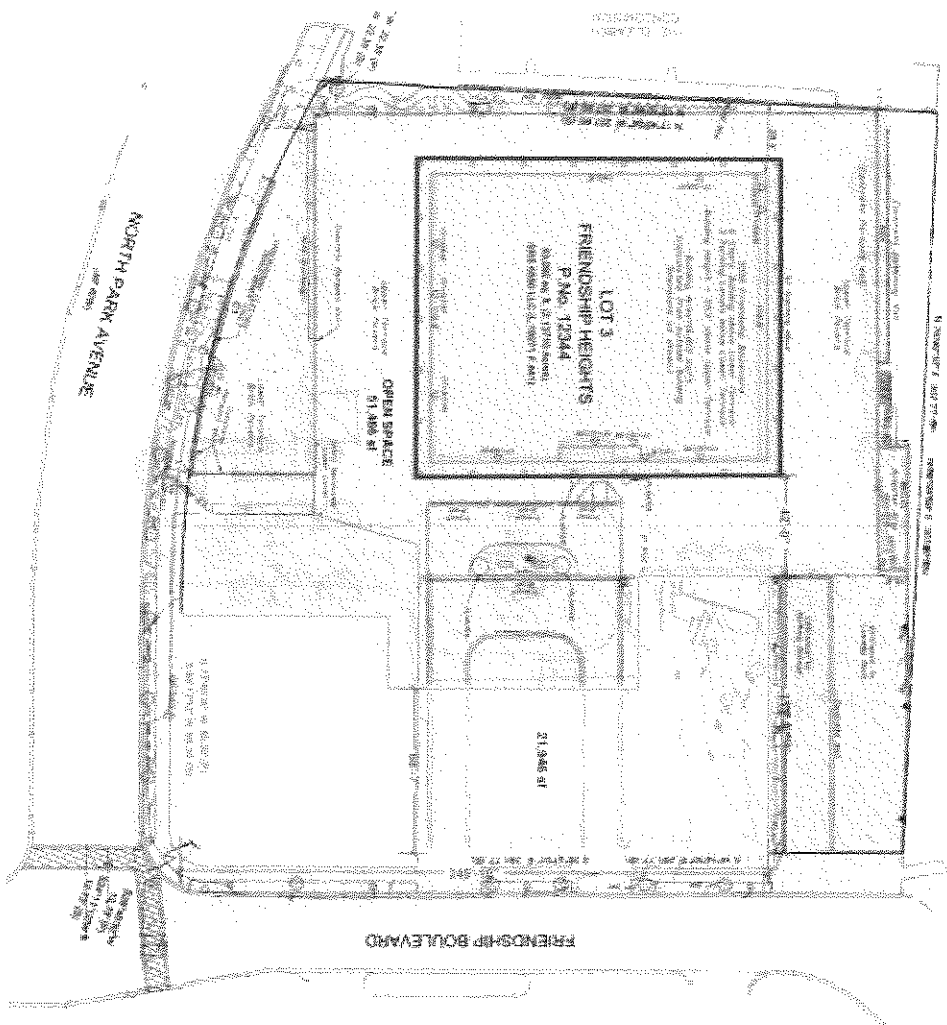
Other (please explain): _____

What other community services would you like to have nearby?

Coffee shop Deli Dry Cleaner Salon

Other (please explain): _____

Please include any comments or suggestions that you'd like to share:



CONCEPT 1

RESID. PLATE SIZE: 21,940 SF

HEIGHT	# STORIES	SF
50'	8	175,558

OPEN SPACE 51,486 SF
GREEN SPACE 0 SF

5550 FRIENDSHIP BOULEVARD

CONCEPTUAL SITE DEVELOPMENT PLAN

1" = 50'

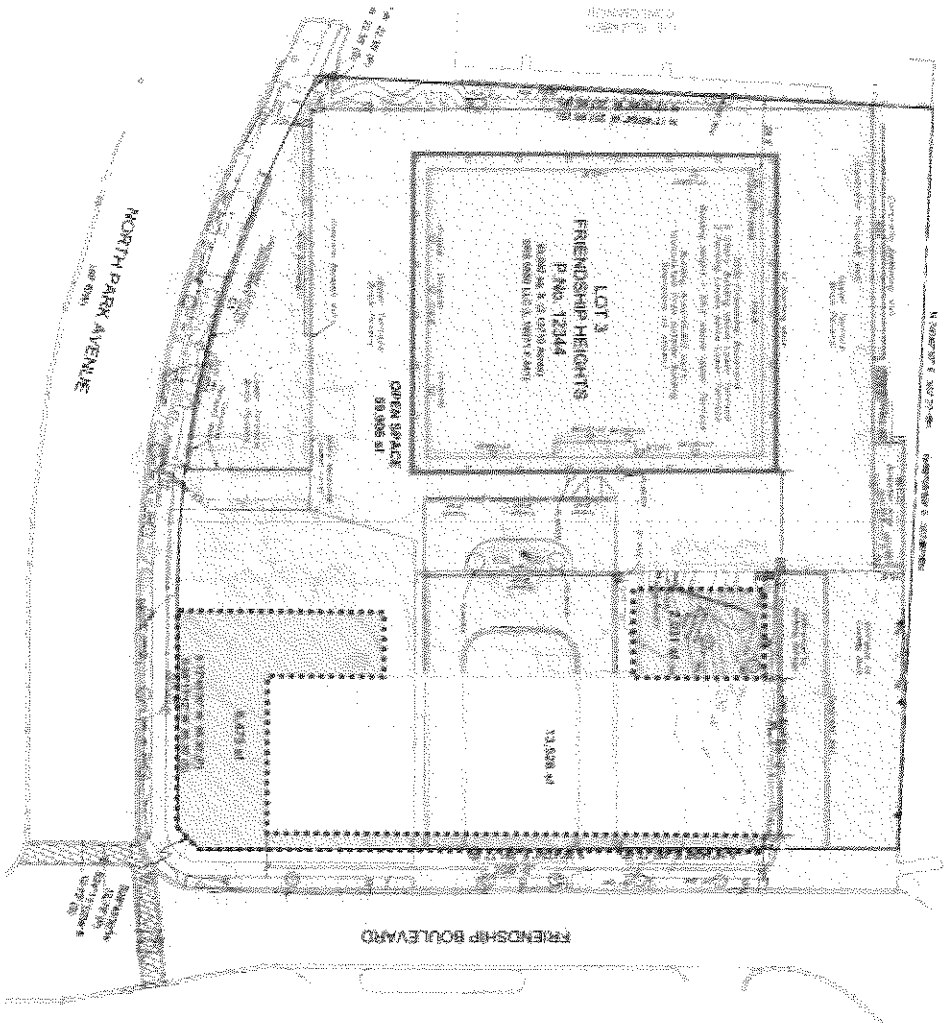
MARK REBERGOTT / INA
 Planning | Urban Design | Landscape Architecture

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PRELIM SITE MASSING STUDY - 1

MARCH 21, 2017

Concept drawing for 90 feet tall building and minimum green space



CONCEPT 2
 1/20/17
 1:500

CONCEPT 2

RESID. PLATE SIZE: 13,529 SF

HEIGHT	FLOORS	SF
145'	13	175,853

OPEN SPACE 48,998 SF
 GREEN SPACE 8,508 SF

5550 FRIENDSHIP BOULEVARD

CONCEPTUAL SITE DEVELOPMENT PLAN

1" = 50'

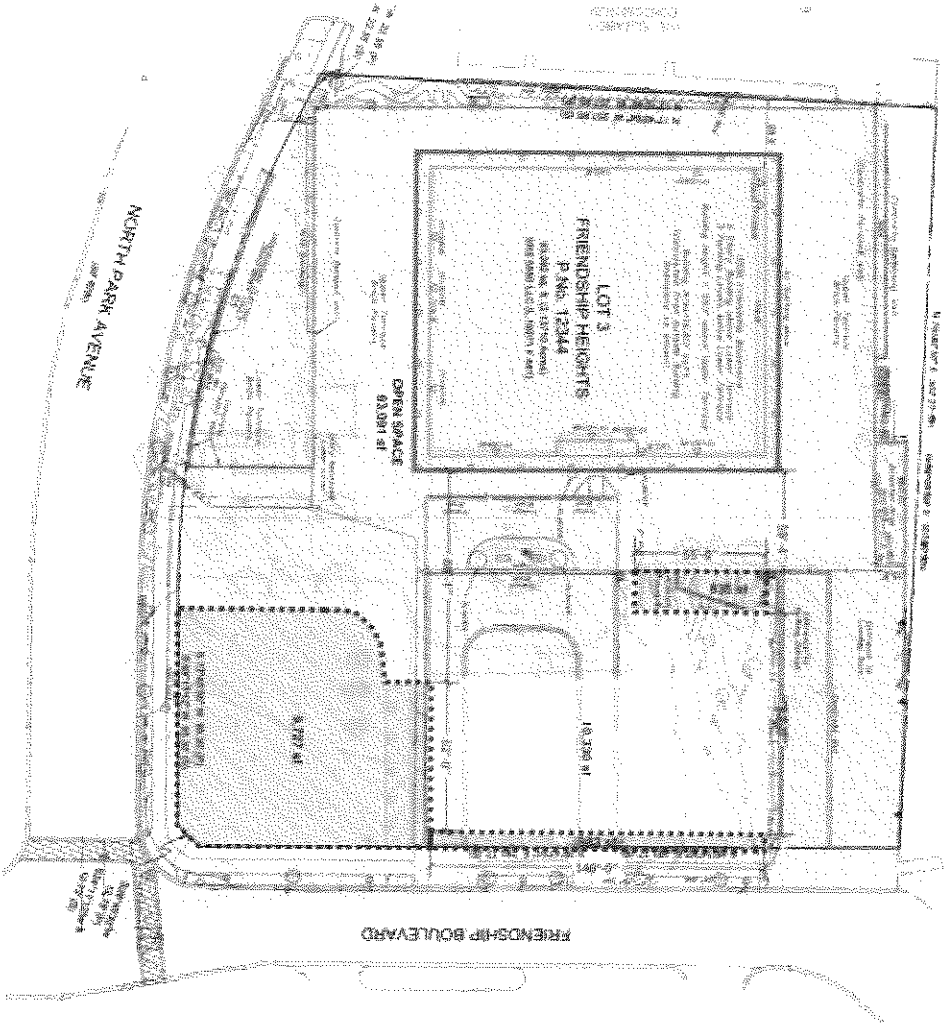
PARKER PERKINS / INC
 Planning | Urban Design | Landscape Architecture

FOR THE
 COOPER CARD

PRELIM SITE MASSING STUDY - 2

MARCH 21, 2017

Concept drawing for 140 feet tall building and reduced green space



CONCEPT 3
 180' x 180' x 180'

CONCEPT 3
 RESD. PLATE SIZE: 10,230 SF

HEIGHT	# STORES	SF
180'	11	10,230

GREEN SPACE 43,881 SF
 GREEN SPACE 11,845 SF

5550 FRIENDSHIP BOULEVARD

CONCEPTUAL SITE DEVELOPMENT PLAN

1" = 50'

MARKET RESEARCH, INC.
 Planning | Urban Design | Landscape Architecture

COOPER CARBY

PRELIM SITE MASSING STUDY - 3

MARCH 21, 2017

Concept drawing for 180 feet tall building and retention of the most usable green space

