

Commercial Real Estate

Galerie Living and Community Three move closer to senior housing redevelopment of former 4-H site



By Dan Brendel – Staff Reporter, Washington Business Journal
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The owner of former **National 4-H Conference Center in Chevy Chase** is moving into the final phase of entitling the site for redevelopment as a senior living community.

CORSO DC LLC, a partnership between Atlanta's Galerie Living and D.C.'s Community Three, owns the roughly 12-acre parcel at 7100 Connecticut Ave., less than a mile east of Bethesda, having purchased it from the nonprofit National 4-H Council last year. In June, Montgomery County lawmakers approved the property's **rezoning**

for residential redevelopment. Preliminary and site plan applications, which the county planning department formally accepted Oct. 9, mark one of the last approval steps before the project — dubbed Corso Chevy Chase, after Galerie Living's Corso brand — can get underway.

The site's existing five buildings, comprising about 250,000 square feet and rising two to three stories, plus surface parking, have been previously used by the National 4-H Council as "a retreat, hotel, conference center, and office

space,” according to an application filing. That organization recently opted to move to downtown D.C. The buildings in Chevy Chase are “derelict and at the end of their useful life,” the filing says, having “succumbed to years of deferred maintenance.”



They’ll be demolished and replaced with six buildings, comprising up to 700,000 square feet in all — nearly three times what’s currently there — and rising three to five stories. Of 471 units or suites, 287 would be independent living units, 101 suites with 190 beds would be for assisted living and 29 suites with 30 beds would be for memory care, per filed drawings. The housing will serve residents aged 62 years and up.

Having different kinds of units together “will allow residents to age in-place, by providing a continuum of varying levels of support and care to meet the evolving needs of residents as they age,” according to the filing.

As required by county policy, 15% of the independent units and assisted living suites, or 59 units, will be set aside as affordable housing.

The new development would also include up to 5,000 square feet of retail open both to residents and the public.

Amenities will include “a small theater, spa, pool, greenhouse, clubhouse, multiple lounges, and various restaurants that serve three-chef prepared meals daily,” the filing says. Assisted living suites will include full kitchens.

The development proposes 519 parking spaces, mostly in an underground garage, including for up to 150 staff members “at any one time,” per application documents.