

Combined Properties Plans Presented to Rose Hill and Brookland-Bush Hill Civic Associations in 2022

March 2022: [Rose Hill Civic Assn](#)

May 2022: [Brookland-Bush Hill Civic Assn](#) (see *Draft Meeting Minutes*)

PLAN 1



The [original CP proposed plan design](#) (link to a PDF of the full plan) was presented at the March and May 2022 meetings for residents' feedback. The responses to the original plan were overwhelmingly negative. Residents were opposed to the number of residential units (400+), the reduction in retail/office space (from 154,000 sq ft to 75,000 sq ft), the heights of the buildings (3 and 4 story), the parking garage (4-level), lack of convenient street-level parking, and the general appearance.

PLAN 2



In October 2022, CP submitted a revised plan design to the local civic association leadership.

In the revised plan, CP *further reduced* the retail/office space (from 75,000 sq ft to *less than 56,000 sq ft*), *increased* the height of the buildings (4- and 6-story), and placed residential units over the retail space to create a 6-story building on Franconia Road. The only changes that took into account the concerns of residents were a smaller parking garage (3-story) and a small increase in street-level parking.