

## Item 10 - Correspondence

**From:** [O Flores](#)  
**To:** [MCP-Chair](#)  
**Subject:** Concerns over Strathmore Square Development  
**Date:** Wednesday, October 14, 2020 11:52:44 AM

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Dear MCP-Chair Casey Anderson,

It seems to us that over time, the developer has steadily increased the amount of units they plan to build at the metro:

2017: from 1,400 and 1,500 apartments and/or condos:

<https://www.strathmoresquare.com/single-post/2017/08/02/Framework-Moves-Forward-For-1500-Units-At-Grosvenor-Strathmore-Metro-Station>

2018: to 2,008 units (in six parcels <https://dc.urbanturf.com/articles/blog/over-2000-residences-and-a-central-park-the-plans-for-strathmore-square/14309>)

October 2020: Up to 2,218 units With moratorium over, North Bethesda project back for approval of more residences

[With moratorium over, North Bethesda project back for approval of more residences](#)

The Montgomery county planning board cap put the number of apartments to 1,309 due to school overcrowding which brought the number back to the original 2017 levels (~1,400). And the subsequent change in the county decision regarding school capacity, is something that we would be interested in finding out more about.

Our Concerns:

We are concerned that there will be a tremendous increase in traffic with such a huge development on a small branch of Tuckerman Lane which also handles the traffic going to Metro, Strathmore Music center, Levine School of Music, and City Dance.

We have not found a traffic analysis of the proposed development. Please let us know where we can see that.

The current view that residents of Stoneybrook have when exiting our community is one of trees. The developers plan to have a Five story parking garage which will replace the current view. This will be very unattractive.

The proposed 1.3 acre central park will be not easily accessible to the current residents of communities off of Tuckerman Lane at this location because it can only be accessed through a private road and will be dwarfed and probably heavily shaded by the two 330 foot towers on either side.

There is also a discussion of a hotel as part of the buildings to be constructed. This contributes to concerns about traffic.

Kind Regards

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