

Item 6 - Correspondence

From: [Lucas Townsend](#)
To: [MCP-Chair](#)
Subject: Strathmore Square - Preliminary Plan Amendment 12019018B
Date: Wednesday, March 9, 2022 6:43:47 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To the Planning Board:

I write to express my opposition to the proposal to increase the building height from 100 feet to 105 feet for Buildings 3A and 3B. The proposed increase in building height would not materially benefit the County and would further block sunlight for neighboring property owners in the Strathmore Park Condominium. As a Strathmore Park owner whose unit faces Tuckerman Lane, I would be detrimentally affected by any increase in the height of Buildings 3A and 3B. The Planning Board should not approve a private benefit to developers that does not materially benefit the County and that detrimentally affects neighboring properties.

The proposed amendment to increase the maximum height for Buildings 3A and 3B should not be approved.

Thank you,

Lucas Townsend
10400 Strathmore Park Ct., #103
Rockville, MD 20852

From: [Tettelbaum, Emily](#)
To: [MCP-Chair](#)
Subject: FW: Grosvenor-Strathmore -- Site Plan Application No, 829220070 -- thoughts
Date: Tuesday, March 15, 2022 4:00:20 PM
Attachments: [image046358.png](#)
[Site Plan Staff Report 2022.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Emily Tettelbaum
Planner Coordinator

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Teitelbaum, Steven <steitelbaum@wmata.com>
Sent: Monday, March 14, 2022 10:02 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Grosvenor-Strathmore -- Site Plan Application No, 829220070 -- thoughts

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

This is to advise you and your colleagues that **the 100-space Bike & Ride facility is being built at WMATA's expense**. It is true that an affiliate of Fivesquares Development is constructing the Bike & Ride, but it is doing so as a contractor for WMATA and is being paid a fee to do so, with the cost of the project (including the fee) being borne by WMATA. I note that the phrasing in the Staff Report is technically accurate – “to be constructed by Applicant” (page 23), “the Applicant will construct a 100-space commuter bicycle station” (page 32), “the Applicant will construct a 100-space commuter bicycle station” (page 36), and “the Applicant supports the top priority Master Plan benefit goals by providing 15% MPDUs and a major public facility (the covered WMATA bicycle parking station)” (page 48) – but the phrasing is misleading in that it implies that Fivesquares Development is bearing the cost of this amenity. That is not the case. **The “major public benefit” the Staff Report credits the Applicant with providing is actually a WMATA-provided major public benefit.** (Just to be clear, in addition to paying to build the facility WMATA will also own and operate the facility at its own expense.)

Also, for what it is worth, I am disappointed that MCDOT has requested that a “micromobility corral” be substituted for the previously-proposed bikeshare station on some of the land to be ground leased to Fivesquares Development. WMATA is applying for Parksmart certification for the garage and will

lose the point(s) obtainable for providing a bikeshare station within a quarter-mile of the garage as a result of this substitution.

Steve

Steven A. Teitelbaum
Senior Real Estate Advisor
Office of Real Estate and Parking
Washington Metropolitan Area Transit Authority
600 Fifth Street, NW
Washington, DC 20001
Office: 202-962-2392
Cell: 301-775-9624

From: Ron Kaplan <ron@fivesquaresdev.com>
Sent: Sunday, March 13, 2022 11:34 AM
To: Teitelbaum, Steven <steitelbaum@wmata.com>
Cc: Andy Altman <andy@fivesquaresdev.com>; Matt Harris <matt@fivesquaresdev.com>; Paul Sowter <paul@fivesquaresdev.com>
Subject: <External>Re: Grosvenor -- Site Plan Application thoughts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and have verified the authenticity of the message.

Wow. Good thing it was bad weather yesterday Steve. Now I don't feel badly that you were reading this so carefully. I'm sure we will pull together a comprehensive response for you to your thoughtful questions.

Most importantly, can I assume this means you had a chance on Friday to go over the CC&R's and Lee's comments? We need to be able to circulate finals of the CC&Rs, Prime and sub Ground Lease this coming week.

PS: it was the Kaplan-Teitelbaum theory at one point in our joint desire to maximize buildable FAR and WMATA revenue, but I'm proud to be associated with any theories that Sowter puts forth as well. Hopefully this week it becomes permanently named "the approved Lot 5" dimensions and we can forego theories and attribution! The architecture RFP for the independent and assisted living senior building is meant to go out sometime this week, so knowing you are OK with this is important.

Thanks Steve. Enjoy today I hope!

Ron

Ron Kaplan
Principal & Co-Founder
ron@fivesquaresdev.com

[301.704.6555](tel:301.704.6555)



On Mar 12, 2022, at 10:35 PM, Teitelbaum, Steven <steitelbaum@wmata.com> wrote:

I saw your Site Plan Application on the M-NCPPC web site. Thoughts, insofar as they affect WMATA:

1. The Staff Report shows a bike share station on/near the civic green and the “tear drop” area. OK. But it also shows an **“alternative” bike share station on the Metro Station entrance plaza**. I am not aware that WMATA has approved that alternative site. Have we?
2. Notwithstanding that the Staff Report shows the bike share station, the Staff Report states on page 20 and elsewhere that MCDOT is dropping its requirement for a bike share station and **substituting a “significantly lower cost” “micromobility corral.”**
 - a. What is a “micromobility corral?” As I understand it, it’s just an area, maybe the size of a single regulation parking space, with U-racks for parking privately-owned bikes and maybe some space for scooter parking.
 - b. **Are you in fact substituting a “micromobility corral” for a bike share station?**
 - c. **Not providing a bike share station has implications for WMATA’s ability to obtain Parksmart certification for the parking garage.** (Bike share within a quarter-mile gets a point(s) towards the certification.)
3. I notice that you are proposing to eliminate the lot line between Buildings 3A and 3B now that they are connected by a common underground garage. (Pages 21 and 22) Again, I suggest that you check with Steve Robins or whomever to see if you can maintain a lot line notwithstanding the common garage because maintaining the lot line will allow you to sign separate ground leases for Building 3A and Building 3B. That makes it possible for you to finance and convey them separately, a flexibility you may desire in the future. (You can always provide for common governance and sharing of expenses for the shared garage however you wish in your internal Strathmore Square CC&Rs, something I assume you are doing in any event.)
4. Question: Why are you expanding Lot 4 to realign the lot lines between Lot (Building) 4 and Lot (Building 5) so that they now touch alongside the Kiss & Ride lane? (Page 22) The effect is to cut off the connection between Parcel B (the Central Park) and the Kiss & Ride lane, yet, as a practical matter, the Central Park still extends to the Kiss & Ride lane. Part of the Central Park previously occupied a part of Lot 4, now a larger part of the Central Park will occupy Lot 4. **Please explain the legal and practical effect of this expansion of Lot 4.**

5. **Fivesquares is now getting credit for the WMATA-paid-for Bike & Ride as “a major public benefit?!”** (Pages 23, 32, 36, 40 and 48) On pages 32 and 36 Fivesquares is getting 10 points for “major public facility” thanks to the WMATA Bike & Ride. **Is the County Planning Staff aware that the Bike & Ride “to be constructed by the Applicant” is actually being paid for by WMATA,** not by Fivesquares, and that Fivesquares is only the contractor?
- a. Also, on page 32 the Staff Report says **the Bike & Ride “is envisioned for expansion with future phases of the development”** and on page 36 “additional [public benefit] points may be granted in the future depending on the size of future expansions.” I am not aware of any plan to expand the Bike & Ride, nor am I aware that it is even expandable. **Please explain.**
6. On pages 28 and 40 it is stated that “vehicular access to the Site is proposed to be provided from three existing access points on Tuckerman Lane,” one of them being “Metro’s Kiss and Ride entrance.” **Can you explain how the Kiss & Ride provides access to the project?** (Or is this an anticipation applicable only to Building 6?)

P.S. re proposed **Building 5**: According to the design drawings of the garage expansion that Tariq found, **the distance from the façade of the above-grade levels of the parking garage to the perimeter wall of the projecting below-grade level of the parking garage seems to be only 18 feet.** So, even under the Kaplan-Sowter Theory – yet to be accepted by WMATA -- that the 20-foot setback between WMATA facilities and Building 5 is an above-grade setback satisfied by the width of the below-grade projection, you fall two feet short of meeting the 20-foot requirement. Do you have any design drawings that show otherwise?

Steve

Steven A. Teitelbaum
Senior Real Estate Advisor
Office of Real Estate and Parking
Washington Metropolitan Area Transit Authority
600 Fifth Street, N.W.
Washington, D.C. 20007
Office: 202-962-2392
Cell: 301-775-9624

From: [Tettelbaum, Emily](#)
To: [MCP-Chair](#)
Cc: [Sanders, Carrie](#); [Folden, Matthew](#)
Subject: FW: Bike and Ride Facility Public Benefits
Date: Wednesday, March 16, 2022 11:04:19 AM
Attachments: [image206318.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Emily Tettelbaum
Planner Coordinator

Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Andy Altman <andy@fivesquaresdev.com>
Sent: Wednesday, March 16, 2022 10:57 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Teitelbaum, Steven <steitelbaum@wmata.com>; Matt Harris <matt@fivesquaresdev.com>
Subject: Bike and Ride Facility Public Benefits

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily, Steve Teitelbaum and I spoke about his email and agreed on behalf of WMATA and Fivesquares Development that the Bike & Ride facility should be counted as a public benefit and receive the points you proposed in the staff report because it is included as part of the Joint Development Agreement (JDA) that controls development of the site. As Steve states in his email, the Bike & Ride facility is being built at WMATA's expense; however, this improvement is part of a broader set of site infrastructure and public benefit improvements that both WMATA and Fivesquares Development are committed to pursuant to the JDA. The allocation between the parties of the financing of individual improvements is a complex arrangement between WMATA and Fivesquares that should not affect consideration of this facility as a public benefit because "but for" the JDA this major public benefit would either not be delivered or would not be delivered in as accelerated a timeframe. Notwithstanding the statement on page 23 of the Staff Report that the Bike & Ride facility replaces the required interim placemaking improvements in terms of public benefits, the real reason these interim placemaking improvements are no longer needed is, as stated elsewhere in the Staff Report, that Fivesquares Development is providing the full 1.2 acre Central Park at the outset of the project at its expense.

We hope this clarifies any questions or confusion regarding the eligibility and importance of including the Bike & Ride facility as a major public benefit as proposed in your Staff Report.

Thank you

Andy Altman

Principal & Co-Founder

andy@fivesquaresdev.com

[202.294.7943](tel:202.294.7943)



From: [O Flores](#)
To: [MCP-Chair](#)
Subject: Montgomery County Planning Board Hearing Notice
Date: Wednesday, March 16, 2022 11:52:15 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Sir/Madam,

Regarding item 6 in the agenda:

Item *6

[Strathmore Square: Preliminary Plan Amendment No. 12019018B & Site Plan No. 820220070](#)
(Public Hearing)

CR-3.0 C-0.5 R-2.75 H-300 and R-60; 14.6 acres; located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane adjacent to the Grosvenor-Strathmore Metro Station; 2017 Grosvenor-Strathmore Metro Area Minor Master Plan.

A. Request to modify lot lines and associated conditions of approval, street sections and design, park boundary and loading/entry points for Lot 3.

B. Request for approval of Phase 1 with up to 304,445 square feet of development, including up to 9,000 square feet of commercial development and up to 295,445 square feet of residential development (up to 225 220 dwelling units). In accordance with Zoning Ordinance Section.7.3.3.I, the Site Plan will amend the conditions and binding elements of Sketch Plan 320190010 to increase the building height from 100 ft to 105 ft for Buildings 3A and 3B (while maintaining the required step-back along Tuckerman Lane), clarify maximum height allowed for all buildings, modify the public benefit schedule, and update site design and future coordination conditions.

Staff Recommendation: Approval with conditions and Adoption of the Resolution

Questions:

Background: It seems to me 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 <https://bethesdamagazine.com/bethesda-beat/development/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).

- 1. What is the latest cap due to the county decision regarding school capacity?**
- 2. We are also concerned about the traffic levels this will bring to our area. Where can we find an analysis of traffic increase?**

Kind Regards,
Omar Flores
240 938 6449

From: [Tettelbaum, Emily](#)
To: omar.flores.i.t@gmail.com
Cc: [MCP-Chair](#)
Subject: RE: Montgomery County Planning Board Hearing Notice
Date: Wednesday, March 16, 2022 1:49:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Mr. Flores,

Thank you for reaching out to the Planning Department regarding the Strathmore Square project. Answers to your questions are provided below.

Best Regards,
Emily

1. What is the latest cap due to the county decision regarding school capacity?

When Preliminary Plan No. 120190180 was approved in 2019, the unit count for the development was restricted to 909 dwelling units and 400 age-restricted units based on the applicable FY 2019 Schools Test. The FY2019 schools test limited the number of units based on the lack of adequate school capacity at Garrett Park Elementary School (see page 20 of the staff report linked below).

<https://eplans.montgomeryplanning.org/UFS/19155/62099/32-SR-120190180.pdf/32-SR-120190180.pdf>

In October 2020, school capacity was available based on the FY2021 School Test, and the Planning Board approved an Amendment to the Preliminary Plan (No. 12019018A) to approve all 2,218 dwelling units requested by the applicant. The Preliminary Plan Amendment staff report is available here:

<https://eplans.montgomeryplanning.org/UFS/31944/92074/32-SR-12019018A.pdf/32-SR-12019018A.pdf>

2. We are also concerned about the traffic levels this will bring to our area.

Where can we find an analysis of traffic increase?

The Planning Department analysis of the transportation impacts from the Strathmore Square project begins on page 22 of the Preliminary Plan Staff report:

<https://eplans.montgomeryplanning.org/UFS/19155/62099/32-SR-120190180.pdf/32-SR-120190180.pdf>

The applicant's full traffic study is available here:

https://eplans.montgomeryplanning.org/UFS/19155/62098/16-TS-120190180.pdf/16-TS-120190180.pdf_V2/16-TS-120190180.pdf

Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902



emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: MCP-Chair <mcp-chair@mncppc-mc.org>
Sent: Wednesday, March 16, 2022 11:59 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: FW: Montgomery County Planning Board Hearing Notice

Good morning Emily,

Please see inquiries below regarding Item 6 (Strathmore Square) scheduled for tomorrow's meeting. I will include in the correspondence packet.

Thank you!

Catherine Coello

Acting Department Program Administrator
The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board Chair's Office
2425 Reedy Drive, 14th Floor, Wheaton, MD 20902
Main: (301) 495-4605 | Direct: (301) 495-4608
www.MontgomeryPlanningBoard.org

From: O Flores <omar.flores.i.t@gmail.com>
Sent: Wednesday, March 16, 2022 11:50 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Montgomery County Planning Board Hearing Notice

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Sir/Madam,

Regarding item 6 in the agenda:

Item *6

[Strathmore Square: Preliminary Plan Amendment No. 12019018B & Site Plan No. 820220070](#)
(Public Hearing)

CR-3.0 C-0.5 R-2.75 H-300 and R-60; 14.6 acres; located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane adjacent to the Grosvenor-Strathmore Metro

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2. We are also concerned about the traffic levels this will bring to our area.

Where can we find an analysis of traffic increase?

Kind Regards,
Omar Flores
240 938 6449

From: [Monica Jeffries Hazangeles](#)
To: [MCP-Chair](#)
Subject: Strathmore Square Letter of Support
Date: Monday, March 14, 2022 12:22:13 PM
Attachments: [Letter of Support to MNCPPC 3-17-22.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello, Chairman Anderson,

Please see attached letter in support of the Site Plan for Phase One development at Strathmore Square.

Regards,

Monica Jeffries Hazangeles
President and CEO
Strathmore

Pronouns: She/Her/Hers

5301 Tuckerman Lane
N. Bethesda, MD 20852-3385
301.581.5130 (p)
301.581.5201 (f)
mjeffries@strathmore.org
www.strathmore.org

Upcoming Events

Shake off those winter doldrums at Strathmore! Coming up: **Anne Lamott** on [March 18](#), **David Sedaris** on [April 4](#), **Jazz at Lincoln Center Orchestra with Wynton Marsalis** on [April 8](#), and many more. [See what's coming up](#)

Enjoy soul-stirring classical cello with our March Artist in Residence **Titilayo Ayangade**. [March 9 & 23](#)

AMP is open! Catch rock, bluegrass, classical chamber music, and more at Pike & Rose. [Upcoming AMP shows](#)

STRATHMORE

March 14, 2022

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Dear, Chairman Anderson and Board Members,

I am writing in support of the Site Plan for the first phase of Strathmore Square. As you know, Strathmore has supported this project over the last six years as the developer, Fivesquares Development, has created a master plan and gained approvals for the Minor Master Plan Amendment, Sketch Plan and Preliminary Plan to create a community of over 2,200 units of housing.

We are excited that the project is now poised to come to fruition with the site plan that is before M-NCPPC for approval. As a transit-oriented community, Strathmore Square is critical to meeting the County and region's housing, sustainability, and affordable housing goals. It will transform the current commuter parking lot into a vibrant community centered on transit accessibility, open space, and culture, and it will maximize its proximity to the Music Center at Strathmore. We are working with Fivesquares to infuse creative elements into all aspects of the first phase of development through programming, branding, wayfinding, and interim uses.

As Strathmore considers the integration of its programs throughout this residential community, we envision Strathmore Square as a hub of diverse artistic voices and dynamic activity along a Creative Corridor connected by the Red Line. The first phase of development represented in the Site Plan gives Strathmore a "front door" presence at the Metro and encourages innovative thinking about how to engage residents in and inspire commuters to explore the arts and culture offerings of the community.

We know the arts build community. It is appropriate and inspired to weave them into the earliest phases of the development. This is something Fivesquares does especially well, and this first phase site plan, designed as a complete neighborhood, creates the conditions necessary for early success. We are energized by the opportunity to imagine a menu of activities and a collection of artists that can serve as catalysts for such a development. Connected already by the pedestrian bridge to the Metro Garage, it is synergistic for Strathmore to spill into the development with programming for future residents and commuters and for them to flow back onto our campus as volunteers, ushers, class participants, and audiences.

We enthusiastically support the Site Plan application and are excited to see the vision of Strathmore Square move one step closer to being realized with approval of this first phase of development.

Sincerely,



Monica Jeffries Hazangeles
President and CEO

From: [Tina Slater](#)
To: [MCP-Chair](#)
Subject: Testimony in Support of Strathmore Square
Date: Tuesday, March 15, 2022 12:55:54 AM
Attachments: [Ltr.Supporting Strathmore Square Development.Tina Slater.03-15-2022.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Subject: Testimony in Support of Strathmore Square

Dear Chair Anderson & Commissioners:

I am pleased to see that the Strathmore Square project at Grosvenor-Strathmore Metro station is progressing. We all know how badly the county needs more housing and this portion (of a much larger project) will create 220 units of housing, of which 15% will be MPDUs.

Not only will the residents have incredibly close access to Metro, they'll be very lucky to be adjacent to Strathmore Music Center where they can hear a whole range of music from the Orpheus Chamber Orchestra to the Beach Boys (2018)!

I hope you will approve this Phase 1 of Strathmore Square so development can begin on the ambitious housing project, with completion of the full 1.2 acre park (in the first phase rather than in later stages of the project as was originally approved) -- all with amazing access to music, Metro, and Rock Creek Park!

This project, with its ultimate community of over 2,200 units of housing, will set a new standard for transit-oriented development. I do hope you will approve it.

Sincerely,

Tina Slater
301-585-5038 home/landline
Email: slater.tina@gmail.com



Don & Tina Slater
402 Mansfield Road
Silver Spring MD 20910-5515
March 15, 2022

Subject: Testimony in Support of Strathmore Square

Dear Chair Anderson & Commissioners:

I am pleased to see that the Strathmore Square project at Grosvenor-Strathmore Metro station is progressing. We all know how badly the county needs more housing and this portion (of a much larger project) will create 220 units of housing, of which 15% will be MPDUs.

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This project, with its ultimate community of over 2,200 units of housing, will set a new standard for transit-oriented development. I do hope you will approve it.

Sincerely,

Tina Slater
301-585-5038 home/landline
Email: slater.tina@gmail.com

From: [Shruti Bhatnagar](#)
To: [MCP-Chair](#)
Subject: Sierra Club MoCo testimony in support of Strathmore Square site plan.
Date: Tuesday, March 15, 2022 11:58:33 AM
Attachments: [SC MoCo Tetsimony to MCPPC on Strathmore Site Plan 03.17.22.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Chair Anderson and members of the Planning Board,

The Montgomery County Sierra Club is pleased to offer our enthusiastic support for the Strathmore Square site plan. Please see the attached testimony.

Sincerely,

Shruti Bhatnagar
pronouns: she/her/hers
Chair, Sierra Club Montgomery County Maryland
Cell: 240-498-3459
shruti.bhatnagar@mdsierra.org

"Peace is not simply the absence of conflict, but the existence of justice for all people." - Martin Luther King, Jr



To,
The Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

March 17, 2022

Reg: Strathmore Square site plan

Dear Chairman Anderson and members of the Montgomery County Planning Board,

The Montgomery County Sierra Club is pleased to offer our enthusiastic support for the Strathmore Square site plan.

We have supported Strathmore Square over the past several years, as it has proceeded from Master Plan through Sketch Plan and Preliminary Plan.

Sierra Club is a strong advocate for Smart Growth, which focuses on developing high density mixed use, mixed income neighborhoods located at transit stations. Strathmore Square is a great example of the sort of development that will help the county move forward in addressing climate change, building a stronger local economy, and addressing our housing shortage.

We applaud the specifics of the site plan –

This plan will create a community (rather than just an isolated residential building). This plan will transform the existing commuter parking lot into a vibrant community with superb transit access, open space, and culture (a short walk to the Strathmore Music Center). We are pleased to see the 1.2-acre park as an opening amenity, along with active ground floor uses, bike-friendly amenities, and an innovative stormwater management system.

In sum, we support this plan. We believe that more of this sort of thoughtful development should be located at other transit stops across the county.

Sincerely,

Shruti Bhatnagar, Chair
Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org | 240.498.3459

David M. Sears, Landuse Chair
Sierra Club Montgomery County, MD
davidwsears@aol.com

From: [Lynn Parsons MS](#)
To: [MCP-Chair](#)
Subject: Strathmore Square
Date: Wednesday, March 16, 2022 10:06:27 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Members of the Planning Board,

As I am not sure I will be able to attend tomorrow's hearing, I wanted you to know thoughts from one resident of Parkside Condominium. I have watched and "slightly" participated in the planning process and I have been ever so impressed by the knowledgeable oversight of the Planning Board as well as the welcoming of community input and sharing of information about the project from FiveSquares Development. FiveSquares Development staff have included neighbors throughout the process and it seem like they are implementing sustainability measures beyond any previous developments I have seen in the area. As a Montgomery County Weed Warrior and Salt Watch Volunteer most concerned about the impacts of development on the park land just below the development site, I see their green space as a likely net improvement on water run-off issues over the impervious surface currently there. Though some of the trees in that area will be lost, that area is currently overrun with invasives including the Tree of Heaven which is the host plant for the dreaded Spotted Lanternfly which has already made it to Maryland! Andy Altman indicated that walkways would be constructed of permeable material and that shows leadership to surrounding communities that don't have the same.

Additionally his confirmation that the landscaping will be with native plants and trees will not only improve run-off but will support the ecosystem services in the Park that are currently challenged by invasive species and heavy White-Tailed Deer predation. Such landscaping will not only benefit wildlife but plenty of research documents that the availability for people to have interactions with nature has considerable benefit to mental health. Those interactions are very limited in traditional landscape practices and require maintenance practices that are resource intensive.

The indication that wiring will be installed at the time of construction to allow for expansion of EV Charging options is another tremendous win for the community and again showing leadership. We need more developers with the foresight and inclusivity of FiveSquares Development. I hope that the Strathmore Square project will implement those features I have mentioned as promised and will prove to be the model for communities both new and old!

I hope I have sent this to the correct address! If not, I hope it can be forwarded to the appropriate address to be considered.

Best Regards,

Lynn Parsons
Parkside Condominium Resident
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