

Preliminary Plan/Site Plan  
Project Name: 7025 Strathmore

## AFFIDAVIT IN COMPLIANCE WITH MONTGOMERY COUNTY ZONING ORDINANCE

On this 14<sup>th</sup> day of January, 2025, before me the subscriber,  
a Notary Public of the State and County aforesaid,  
personally appeared Shawn Grimm who made oath  
in due form of law as follows:

That on January 14, 2025, at least 15 days before the January 29, 2025  
Community Meeting signs announcing the date, time, and location of the  
community meeting were erected for the above captioned Plan on the Subject  
property, in accordance with the required distances and positioning as set  
forth in the above mentioned Ordinance.



*Signature*

Subscribed and sworn to, before me,  
on the day and year above written.

Montgomery County, Maryland  
Notary Public  
Amy Baronoff Kalomiris  
My Commission Expires 9/8/2026

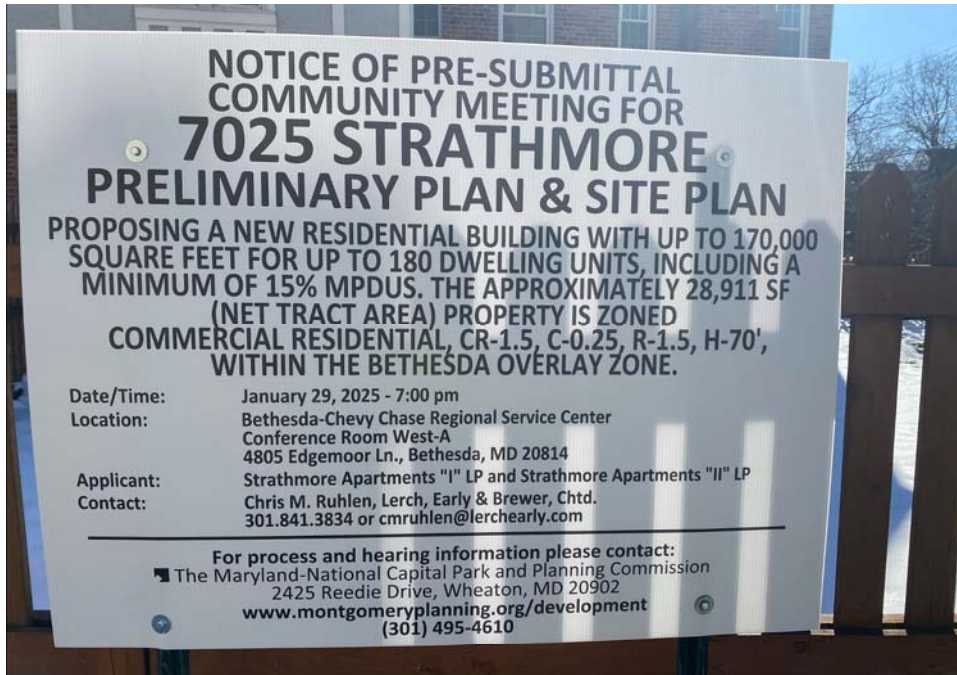


*Notary Public*

SEAL

My Commission Expires: \_\_\_\_\_

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PLAN\50621 Community Meeting Affidavit.doc





**NOTICE OF PRE-SUBMITTAL  
COMMUNITY MEETING FOR  
7025 STRATHMORE  
PRELIMINARY PLAN & SITE PLAN**

**PROPOSING A NEW RESIDENTIAL BUILDING WITH UP TO 170,000  
SQUARE FEET FOR UP TO 180 DWELLING UNITS, INCLUDING A  
MINIMUM OF 15% MPDUS. THE APPROXIMATELY 28,911 SF  
(NET TRACT AREA) PROPERTY IS ZONED  
COMMERCIAL RESIDENTIAL, CR-1.5, C-0.25, R-1.5, H-70',  
WITHIN THE BETHESDA OVERLAY ZONE.**

**Date/Time:** January 29, 2025 - 7:00 pm  
**Location:** Bethesda-Chevy Chase Regional Service Center  
Conference Room West-A  
4805 Edgemoor Ln., Bethesda, MD 20814

**Applicant:** Strathmore Apartments "I" LP and Strathmore Apartments "II" LP  
**Contact:** Chris M. Ruhlen, Lerch, Early & Brewer, Chtd.  
301.841.3834 or cmruhlen@lerchearly.com

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**For process and hearing information please contact:**  
The Maryland-National Capital Park and Planning Commission  
2425 Reedy Drive, Wheaton, MD 20902  
[www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development)  
(301) 495-4610

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**Pre-Submission Community Meeting Minutes  
Strathmore Apartments “I” LP and Strathmore Apartments “II” LP  
7025-7039 Strathmore Street  
Site Plan Application**

**January 29, 2025**

The pre-submission community meeting for the above-referenced Site Plan application was held on January 29, 2025, at Bethesda-Chevy Chase Regional Service Center, located at 4805 Edgemoor Lane in Bethesda, Maryland. The meeting began at approximately 7:15 p.m.

The following representatives of the development team attended the meeting:

|                          |                              |
|--------------------------|------------------------------|
| Michael Miller           | Gelman Companies             |
| Andrew Kossov            | Kossov Management            |
| Faik Tugberk             | Architects Collaborative     |
| Chong Cho                | Architects Collaborative     |
| Jiayu Liu                | Architects Collaborative     |
| Joshua Sloan             | VIKA, Inc.                   |
| Robert Tilson            | VIKA, Inc.                   |
| Chris Kabatt             | Galloway                     |
| Christopher Ruhlen, Esq. | Lerch, Early & Brewer, Chtd. |

Mr. Ruhlen, attorney for Strathmore “I” Limited Partnership and Strathmore “II” Limited Partnership (together, the “Applicant”), welcomed attendees. Mr. Ruhlen explained that the purpose of the meeting was to discuss plans for the proposed multi-family residential development known as 7025 Strathmore Street (the “Project”). The Project will be located at 7025-7039 Strathmore Street in Bethesda, Maryland (together, the “Properties”). Mr. Ruhlen noted that the development site is located in the South Bethesda District of the Bethesda Downtown Plan (the “Sector Plan”), in the Commercial Residential zone (CR-1.5, C-0.25, R-1.5, H-70) and the Bethesda Overlay Zone.

Mr. Ruhlen provided background about the proposed project and the applicable County land use entitlement process. He explained that the Applicant and its consultants previously met with the community in June 2023 during the initial Sketch Plan stage of the project. He noted that the Planning Board approved the Sketch Plan on January 25, 2024. He explained that the plans that would be shared during the present meeting related to Site Plan and Preliminary Plan of Subdivision applications for the Project, which the Applicant will submit in the near future to the Montgomery County Planning Department.

Mr. Ruhlen explained that these applications, together, address the future redevelopment of an existing, aged multi-family residential apartment building on the Property. He explained that the Project will provide a new multi-family residential building on the Property with below-grade parking and related residential amenities. This new multi-family building will be developed, owned and operated by the Applicant, which has been a long-term owner and operator of multi-family

residential rental housing in the Bethesda community (including the existing on-site rental apartments). He noted that the Project proposes up to 180 residential dwelling units in approximately 170,000 square feet of gross floor area (i.e., 2.89 FAR), including an allocation of approximately 81,859 square feet of Bethesda Overlay Zone ("BOZ") Density (i.e., 1.39 FAR) over the 88,142 square feet (i.e., 1.5 FAR) otherwise permitted by the Property's mapped zoning.

Mr. Ruhlen explained that the existing building that the Project proposes to replace is quite aged and is becoming difficult and expensive to maintain. He also noted that, because there is a strong demand for more housing in the County, sites like the Property that are developed below their zoning potential and located in proximity to downtown areas with Metro access are prime candidates for redevelopment. He observed that the Sector Plan supports the redevelopment of the site and shows it as a location for a future through-block connection, like the one that the Planning Board approved for the Property with the Sketch Plan.

Mr. Tugberk then provided information about Architects Collaborative's role in the design of the Project. Mr. Tugberk reviewed a slide presentation for the Project. Among other things, Mr. Tugberk provided information about the Project's architectural design, proposed building height and density, its parking garage, open spaces and site elements (including the through-block connection) and private amenities.

Following Mr. Tugberk's presentation, Mr. Ruhlen addressed the steps and estimated timeline for submission and review of the Site Plan and Preliminary Plan applications, as well as an associated submission to the Bethesda Design Advisory Panel. He explained that the Site Plan and the Preliminary Plan will be considered by the Montgomery County Planning Board ("Planning Board") after being shared with relevant County agencies and other regulatory entities for review and comment. Ultimately, the Planning Board will discuss the applications at a hearing at which members of the public will be able to participate.

As shown on the attached sign-in sheet, in addition to the development team, approximately ten area residents attended the meeting. The attendees were invited to ask questions during the presentation. Representative questions included the following:

- *How does vehicular traffic flow around the proposed building and site?*

Referencing the presentation materials, Mr. Kabatt described how vehicle traffic will circulate around the proposed building, with access to the building's parking garage and loading areas to be provided from the rear public alley per Zoning Ordinance requirements. He explained that circulation in the alley is being studied with the Montgomery County Department of Transportation ("MCDOT") to address conditions of the approved Sketch Plan.

- *Will there continue to be a one-way traffic exit from Strathmore Street to Woodmont Avenue?*

Mr. Kabatt explained that no changes are proposed to the existing access restriction on Strathmore Street with the Project. The County has installed the access restriction as a traffic calming measure and limits through traffic on residential streets in the vicinity of the Property.

- *How many parking spaces do you expect to be provided in the 3-story underground garage? What is the parking space ratio per residential dwelling unit?*

Although the plans for the garage are still being refined, Mr. Tugberk said that approximately 142 parking spaces are anticipated in the project for a parking ratio of approximately 0.80:1.

- *What is planned for the ground floor of the building? Will there be retail uses?*

Mr. Tugberk described the ground floor of the building as being made up of residential dwelling units, lobbies, corridors, and associated functional areas for the multi-family residential building. He explained that the building will be programmed for multi-family residential use, and that the Project does not offer any retail uses.

- *The building appears to have a significant number of units for the location. Is it too large, or too tall for the site?*

Mr. Tugberk noted that up to 180 residential units are allowed per the approved Sketch Plan, which would be achieved by utilizing BOZ density within the applicable mapped zoning height for the Property.

Mr. Ruhlen explained that the mapped zoning height at this location steps down significantly from the mapped zoning heights along Wisconsin Avenue. This height transition was mapped to the zoning of the Property per the Sector Plan's goal to provide a transition between the Bethesda Downtown area and the single-family neighborhoods to the west.

- *I am concerned with construction noise and disruptions.*

Mr. Ruhlen explained that construction activities would occur following applicable County regulations. He also said that the Applicant would be better able to provide details about proposed construction activities later in the project development cycle, around the time of building permit review.

- *I appreciate the architectural design at this location, including the rounded "crown" on the building and the use of composite panels on the façade. What type of construction will be used for the building?*

Mr. Tugberk acknowledged the speaker's comments about the building's architectural design. He said that the building likely will utilize wood-over-podium construction.

- *How many MPDUs are proposed for the building?*

Mr. Ruhlen said that the project will provide a minimum of 15 percent MPDUs.

- *Are there any plans for uplighting the architectural elements?*

Mr. Tugberk explained that the project team is in the process of refining details for the Project including lighting, but that it would be important to consider the surrounding

properties so that any lighting provided for the building will be respectful of the existing and future urban context.

- *Are the townhomes to the south of the project site also owned by the Applicant?*

Mr. Miller and Mr. Kossow answered “no.” They noted that the adjacent residential development to the south is owned by an unrelated third-party.

- *Will the lower-level units have direct access?*

Mr. Tugberk explained that the proposed residential dwelling units facing Strathmore Street will be accessed from an internal corridor, and that the Project does not offer direct progress and egress to Strathmore Street from those units.

- *Will the through block connection be publicly accessible, or for private use?*

Mr. Tugberk and Mr. Sloan noted that the proposed through-block connection will be publicly accessible space.

- *Are sidewalks shown on the plan along Strathmore Street?*

Mr. Tugberk affirmed that the Site Plan provides sidewalks along Strathmore Street.

- *Will the project include any 3-bedroom residential units?*

Mr. Tugberk noted that while the project team is still refining the proposed dwelling unit mix for the building, a mixture of studios, one-bedroom units, and two-bedroom units is proposed.

The meeting ended at approximately 8:15 p.m.

The meeting minutes were prepared by Chris Ruhlen.

## AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held in Conference Room West-A of the Bethesda-Chevy Chase Regional Service Center, located at 4805 Edgemoor Lane in Bethesda, Maryland, on January 29, 2025 at 7:00 pm in advance of the filing of the Preliminary Plan and Site Plan applications for the 7025 Strathmore project located at 7025 Strathmore Street in Bethesda.

I solemnly affirm that the said community meeting was held in accordance with applicable requirements of the Zoning Ordinance of Montgomery County, Maryland and Montgomery County Planning Board Regulation 12-23 (COMCOR No. 50/59.00.01) with respect to the administrative procedures for development review.

Christopher Roll  
Signature

2/7/2025  
Date

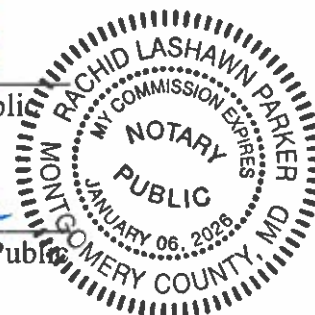
CHRISTOPHER M. ROLLER  
Print Name

ATTORNEY  
Title

Sworn and subscribed to before me this THU day of FEBRUARY, 2025.

[Signature]  
Signature of Notary Public

RACHID LASHAWN PARKER  
Printed Name of Notary Public



My Commission Expires:

1/6/2026