



# Strathmore Square



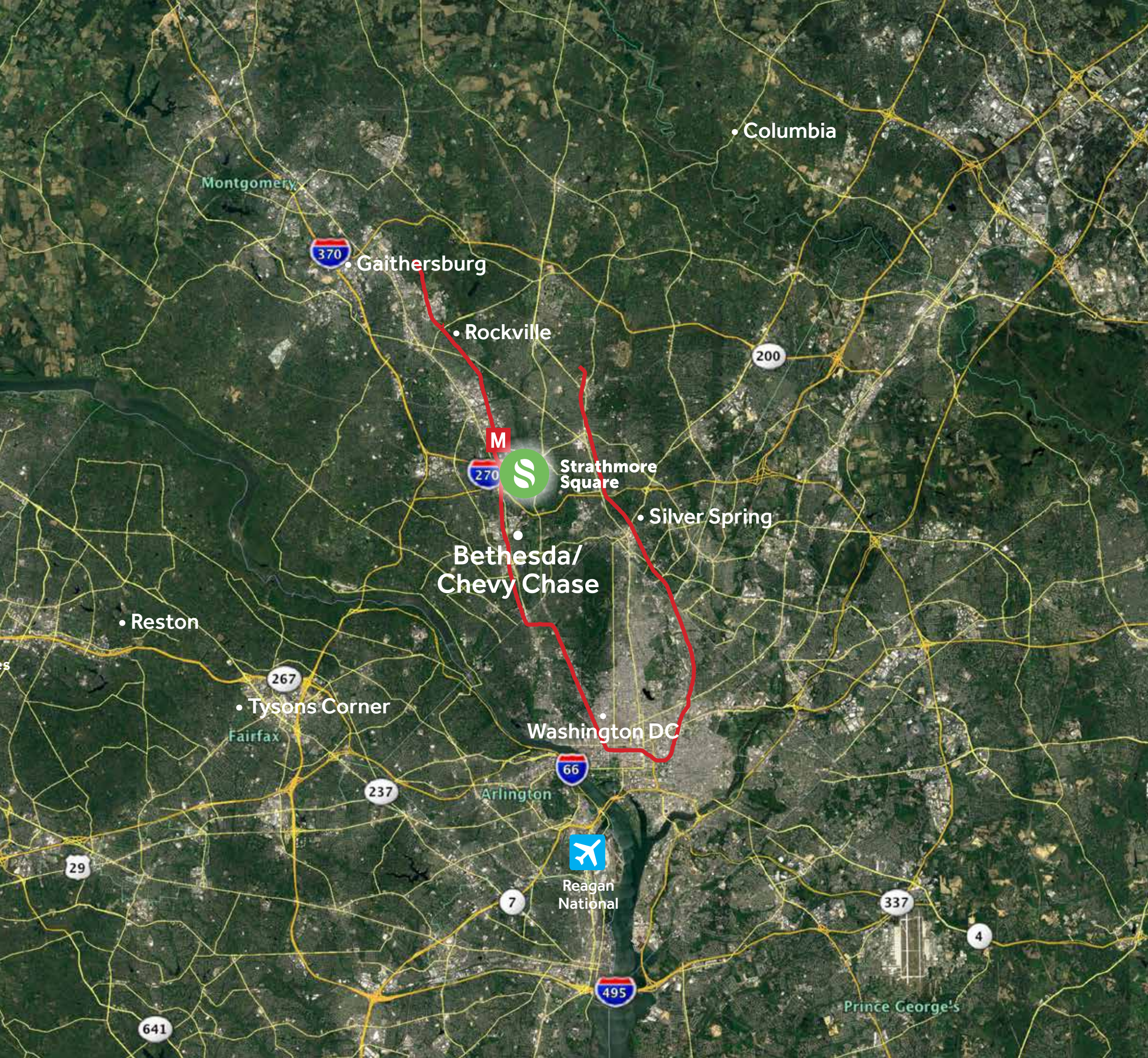
**FIVE SQUARES**  
DEVELOPMENT

# **We are Strathmore Square.**

We are an arts focused community that inspires engaged, healthy living with Strathmore Music Center, Rock Creek Park and Metro—at our door.

Strathmore Square is focused on wellness and “quality of life” at the highest level—nourishing mind, body, and spirit through culture, connection, and exhilarating outdoor experiences.



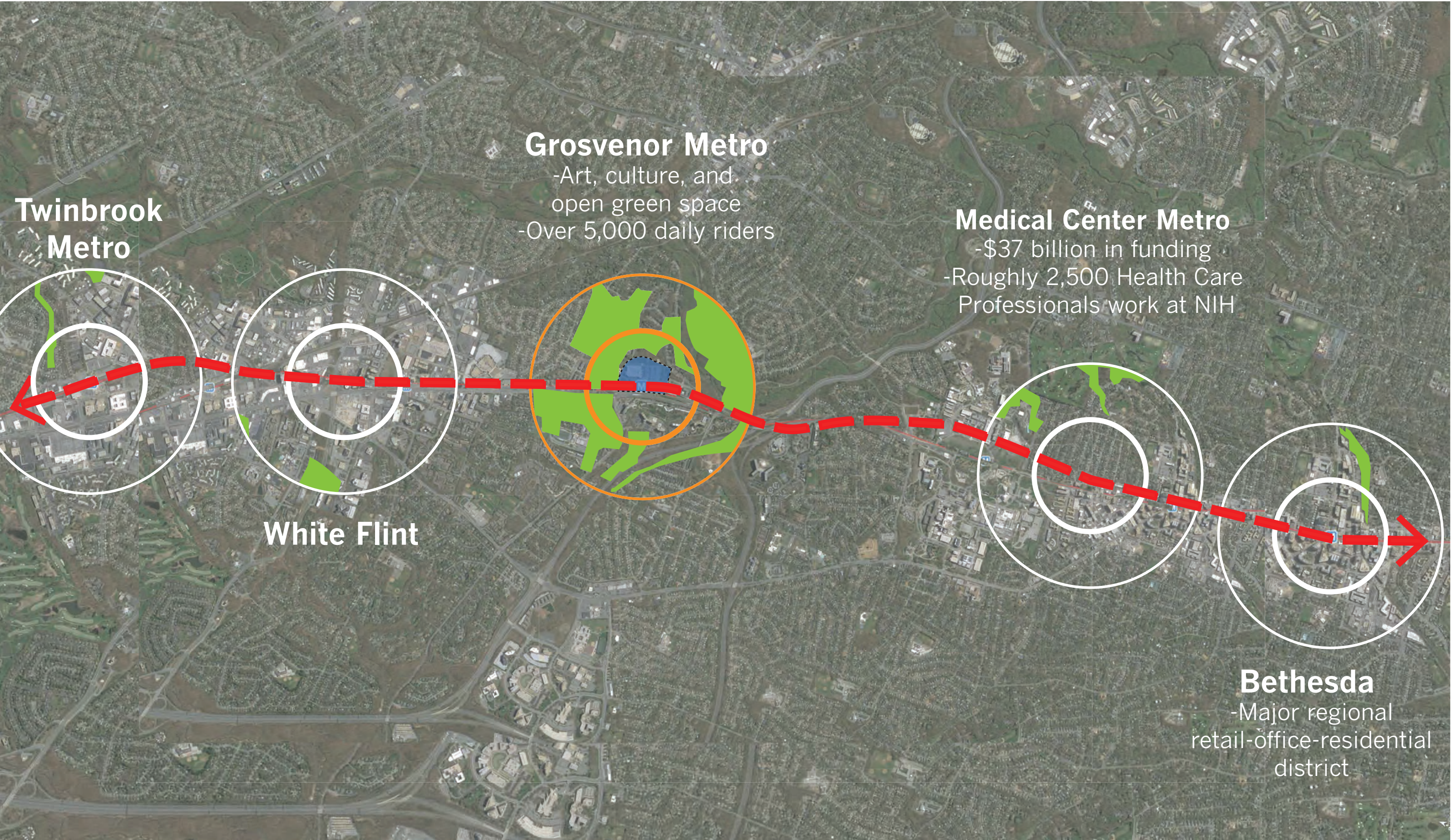


## Irreplaceable Site

8.9 Acres Atop Red Line  
Metro in Bethesda

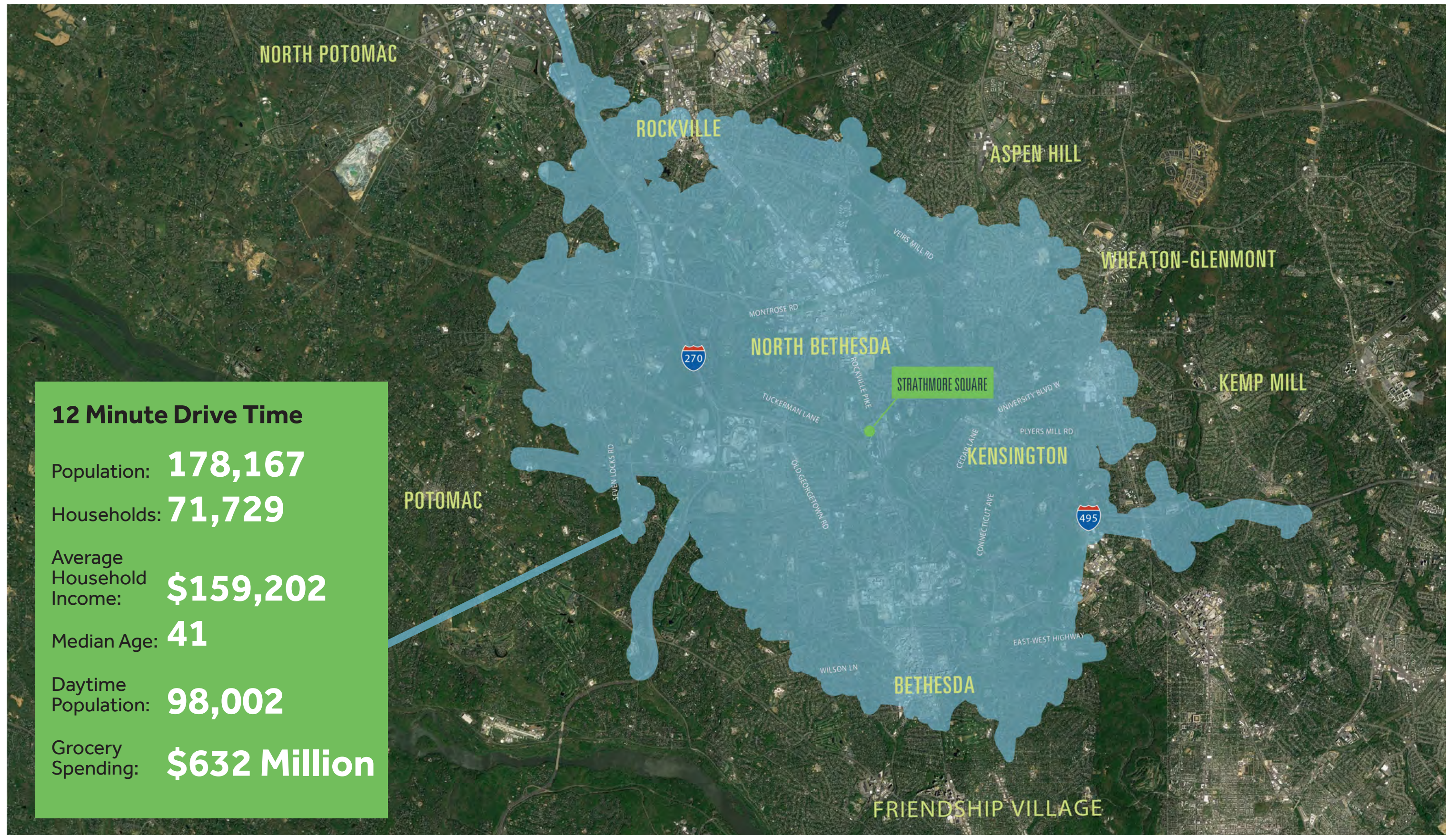


# Green Stop on the Red Line





# Powerful Demographics





## Strathmore Music Center and Artists in Residence

## Rock Creek Park— 1,754 Acre City Park



# Transit

## A One-of-a Kind Community

Fivesquares Development is transforming the Grosvenor-Strathmore Metro station in North Bethesda adjacent to the renowned Strathmore Music Center from a surface parking lot into a visionary community centered on the arts, culture, a beautiful central open space and bikeways for engaged, healthful living.

### **Strathmore Square will:**

- Offer a vast array of immersive culture, music, and learning permeating the project through a partnership with Strathmore Music Center.
- Provide immediate access to a diversity of outdoor experiences (adjacent to over 500 acres of trails and surrounding green space) and extensive programming.
- Feature a dynamic 1.25 civic green with ongoing activities, performances, and serene spaces for connection and enjoyment, designed by the world-renowned landscape architect Hargreaves Jones.
- Include local neighborhood shops, cafes, and services.
- **All atop Grosvenor -Strathmore Metro, two stops from downtown Bethesda and within 20 minutes of downtown DC.**

**Strathmore Square will provide up to 2200 multifamily units (with 15% MPDU's) in six buildings surrounding the Central Green. Seen as an innovative model for arts-centric, transit-oriented development, Strathmore Square has received steady unanimous support from the surrounding community, Montgomery County Council and the Montgomery County Department of Parks and Planning at every step:**

- The Master Plan was approved in December 2017
- The Sketch Plan was approved in November 2018.
- The Preliminary Plan was approved in June 2019





**Art & Culture**  
Strathmore Music Center  
and Artists in Residence



**Green Space**  
Rock Creek Park—  
1,754 Acre City Park



**Transit**  
Grosvenor-Strathmore  
Red Line Metro Station

# STRATHMORE











**AIR SPACE**  
STRATHMORE ARTIST IN RESIDENCE

**MÉTRO**  
STRATHMORE-  
GROSVENOR  
↑  
**STRATHMORE**  
MUSIC CENTER  
→  
ARTIST-IN-  
RESIDENCE  
↓

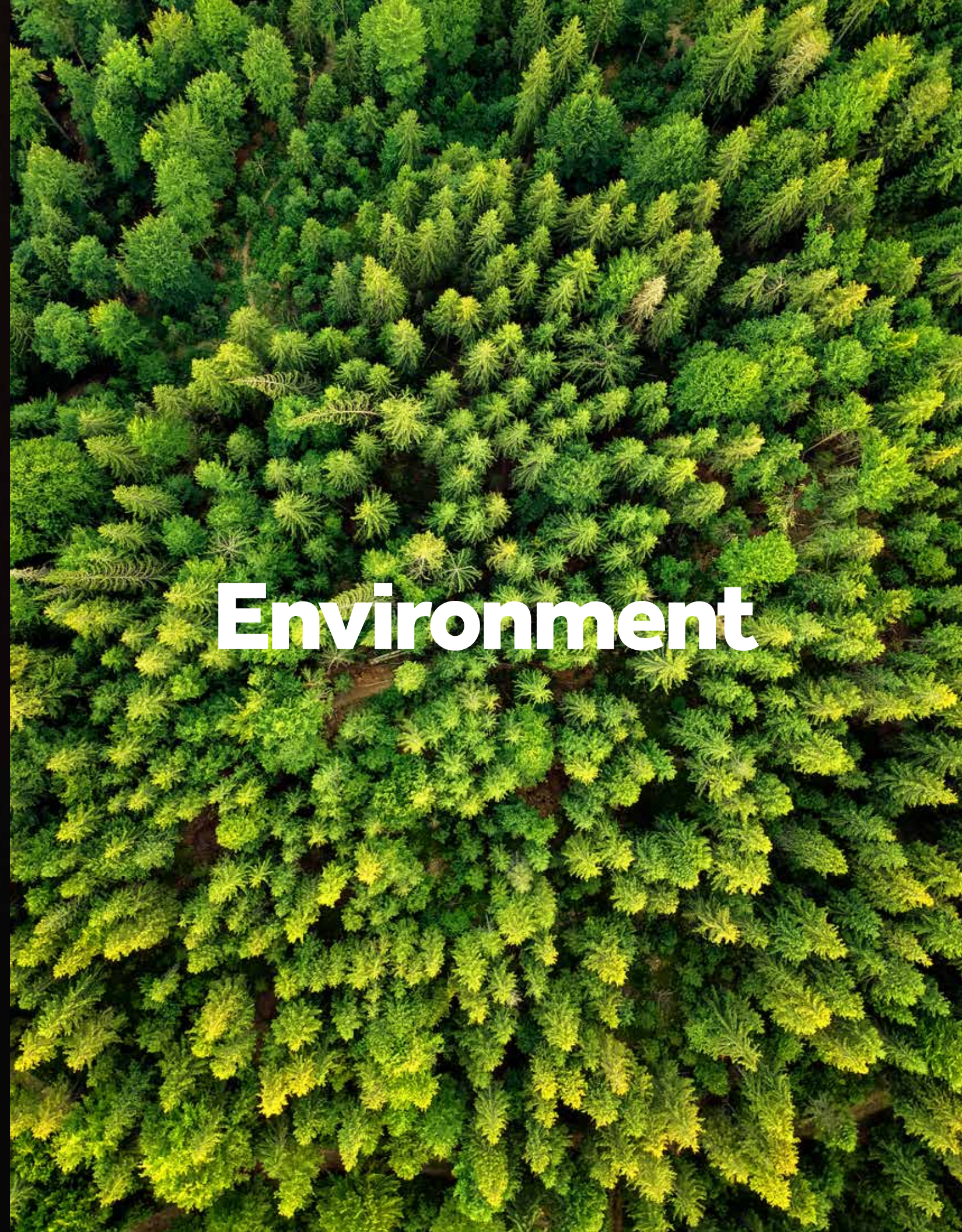








**Creative**



**Environment**





# Art & Culture



# Strathmore Music Center

World renowned performing arts center

**2,000** seat venue operates year round

**250,000** attendees  
(performances/programs/classes)





# Programs & Activities for Engaged Living

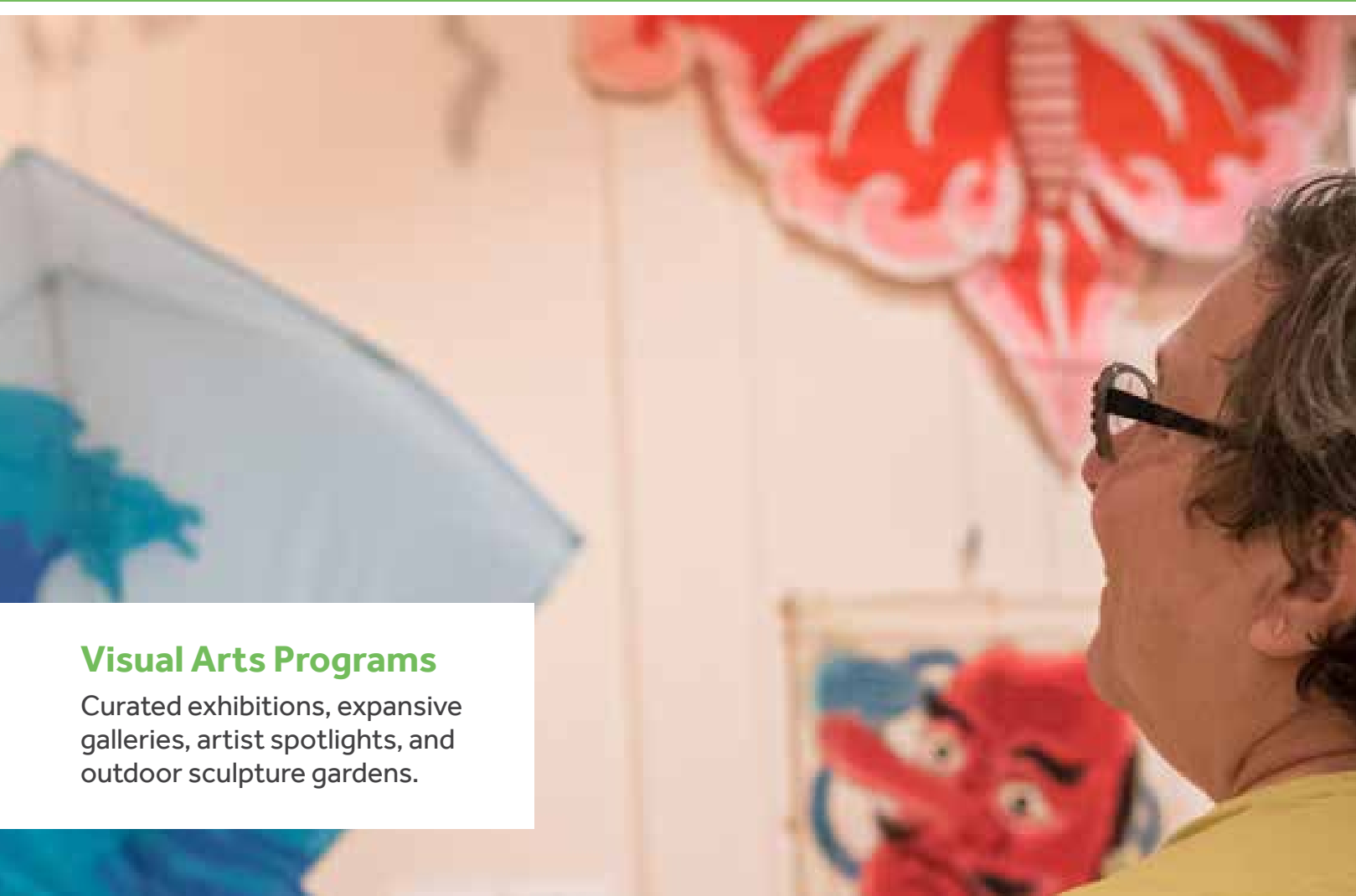
## Adult Education Programs

Artistic discussions, lectures, creative writing workshops, book clubs, happy hours and more.



## Visual Arts Programs

Curated exhibitions, expansive galleries, artist spotlights, and outdoor sculpture gardens.



## Strathmore Tea Room

Afternoon Tea on Tuesday, Wednesdays and Saturdays.

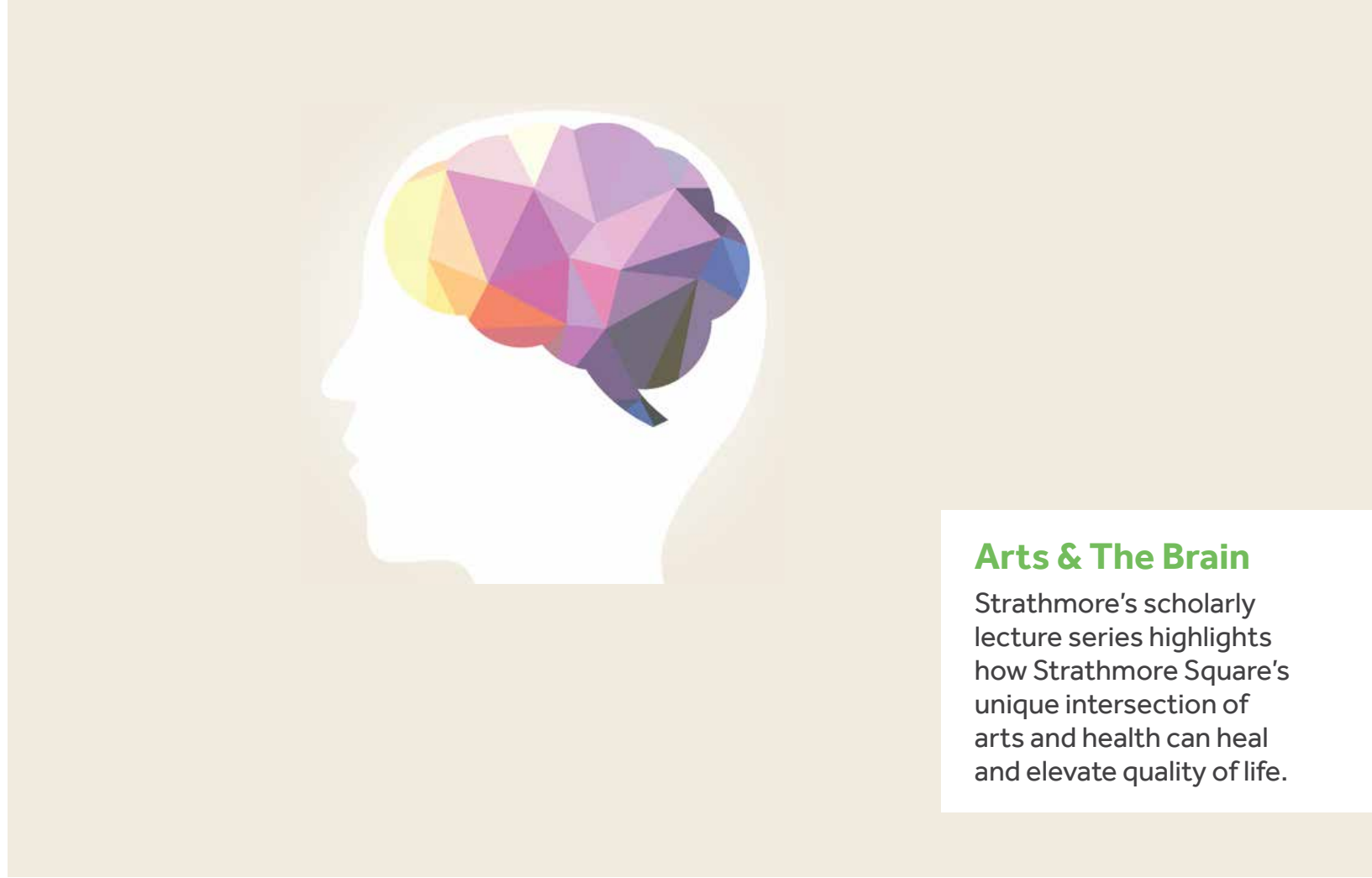






**Institute for Artistic & Professional Development**

Supporting budding artists with mentoring, performance and learning opportunities.



**Arts & The Brain**

Strathmore's scholarly lecture series highlights how Strathmore Square's unique intersection of arts and health can heal and elevate quality of life.



**Year-Round Events**

Festivals, performances, and programming.



**CityDance at Strathmore**

Offering Dance and Tai Chi classes.



## Monday

### AFTERNOON TEA

2pm | Mansion

### WATERCOLOR BEGINNER

2 pm | AIR Space

### WINE & GUITAR ARTIST-IN- RESIDENCE, Calista Garcia

7 pm | Lobby

## Tuesday

### WEDNESDAY WALKERS CLUB

8am | Lobby

### TAI CHI

1pm | CityDance

### MUSIC HISTORY LECTURE

7pm | Mansion

## Wednesday

### GALLERY TALK

2pm | Mansion

### JAZZ JAM

3pm | Levine School of  
Music

### JEFFREY ZIEGLER, CELLIST

7pm | Mansion

## Thursday

### PUPS AND PASTRIES

11am | Club Room

### AFTERNOON TEA

2pm | Mansion

### IMPROV BASICS

7pm | AIR Space

### GIPSY KINGS

8pm | Concert Hall  
[Docent Opportunity]

## Friday

### MORNING MEDITATION

9am | Club Room

### BOOK CLUB

2pm | Mansion

### WATERCOLORS I

2pm | AIR Space

### SCREEN ON THE GREEN

8pm | Park

## Saturday

### ART IN THE PARK

12-3pm

### DIANA ROSS

8pm | Concert Hall  
[Docent Opportunity]

## Sunday

### FARMERS MARKET

7-11am | Park

### STRING ENSEMBLE REHEARSAL

5pm | AIR Space

### CHILDRENS CHORUS

7pm | Concert Hall

# Strathmore Square living.

Your Creative Environment

May 1 through May 7









**AHEAD**





An aerial photograph of a dense forest, likely a coniferous forest, with many trees showing vibrant green and yellow-green foliage. The text "Green Space" is overlaid in the center in a large, white, sans-serif font.

**Green Space**



A group of three cyclists are riding down a wide set of concrete stairs. They are wearing helmets and cycling gear. The cyclist in the foreground is wearing a black and red jersey and a black helmet. The cyclist behind him is wearing a blue and black jersey and a white helmet. The cyclist further back is wearing a red and white jersey and a black helmet. They are all leaning forward, indicating they are in motion. A silver handrail runs along the side of the stairs. The background is a lush green landscape with trees and foliage.

**Bikers This Way.**



Strathmore  
Square



# **32 Miles of Running & Biking Trails**



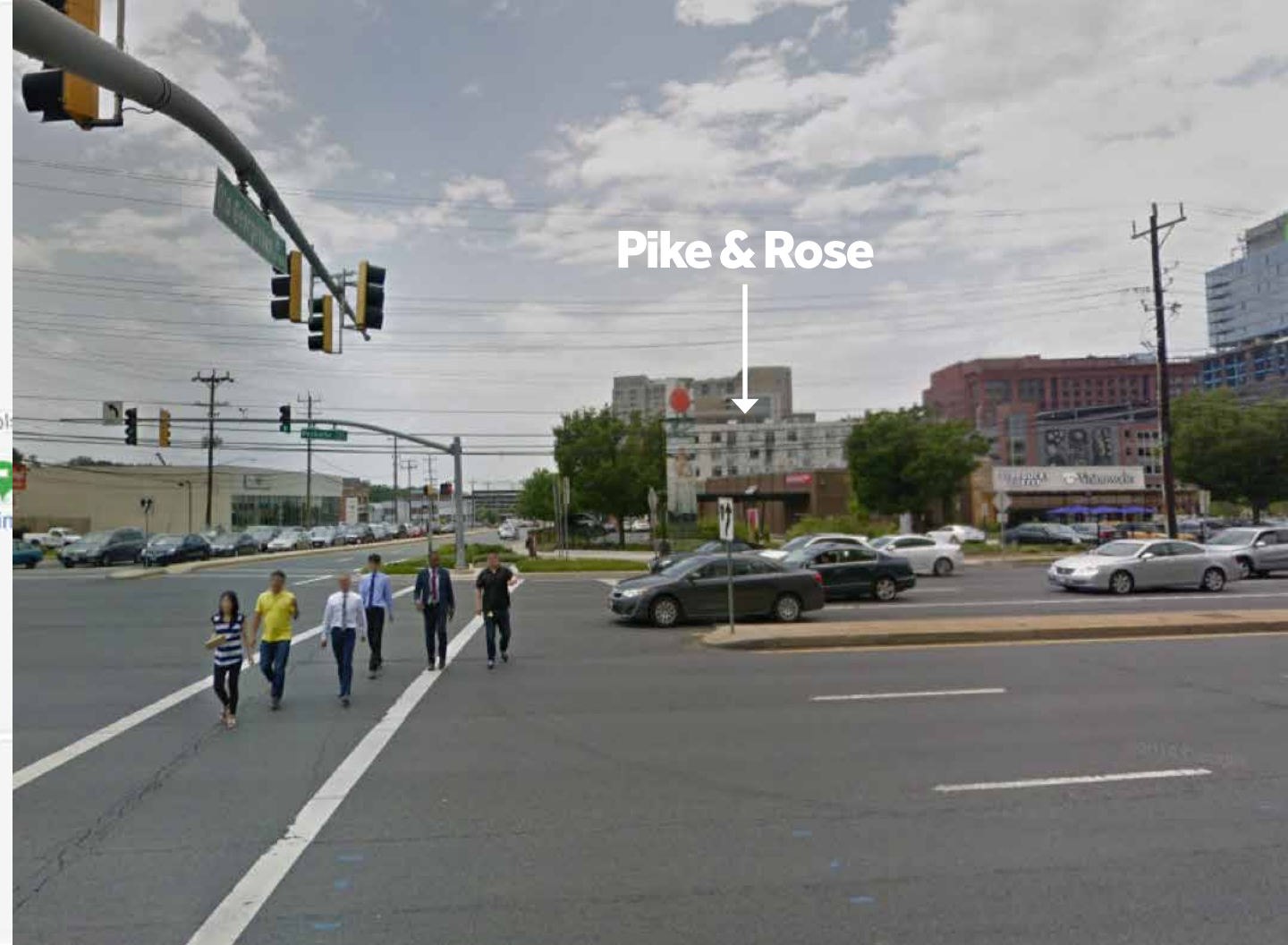


# Transit

A low-angle, upward-looking shot of a train at night. The train's windows are brightly lit from within, creating a warm, yellow glow that contrasts with the dark exterior. The train is positioned diagonally across the frame, leading the eye from the bottom left towards the top right. Above the train, a large, curved concrete structure, possibly part of a station or bridge, is visible. In the background, a building with a grid-like facade is partially illuminated. The overall atmosphere is one of modern urban transit.

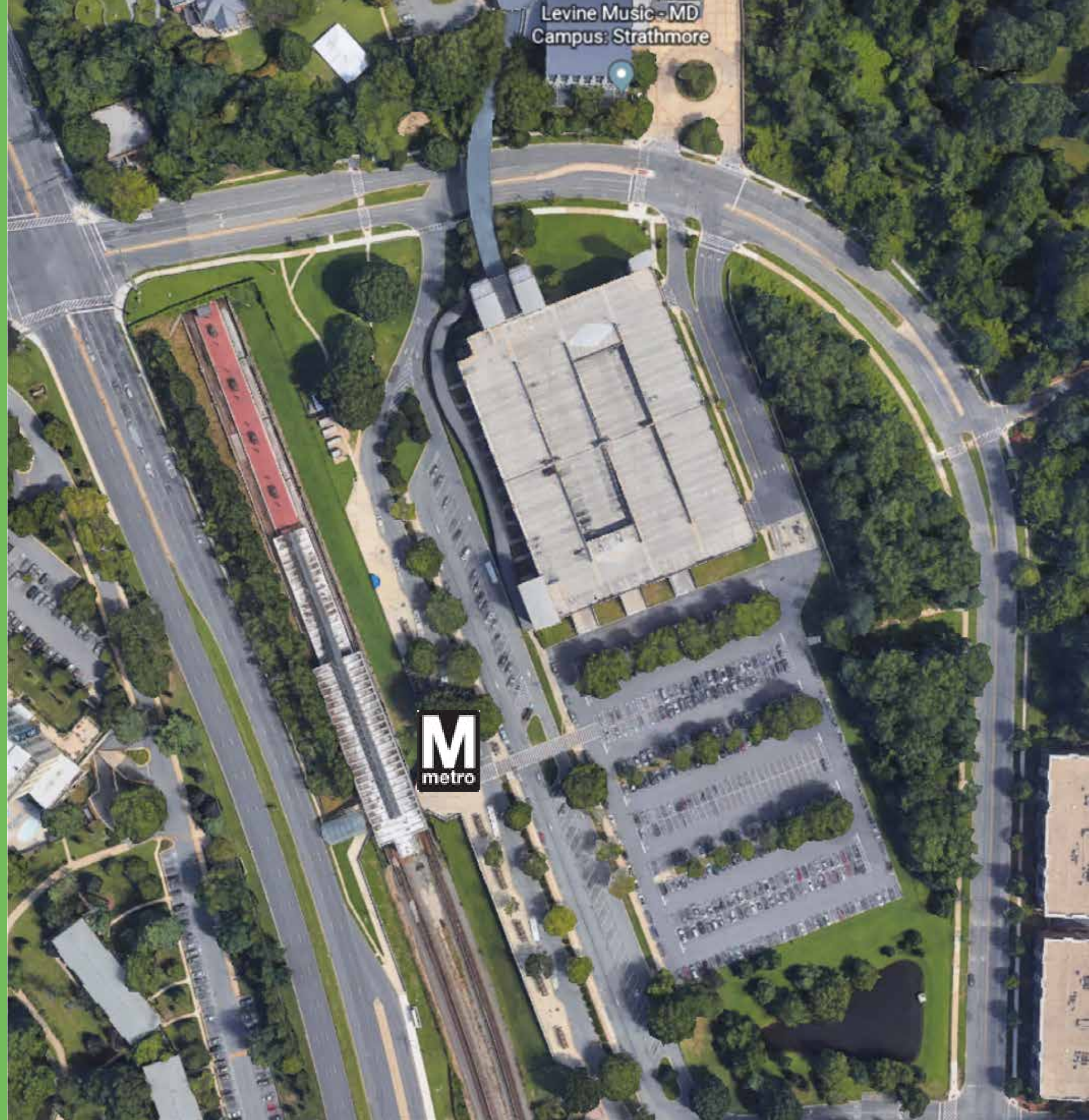


# Competitive Advantage: Not Just “Near Metro”



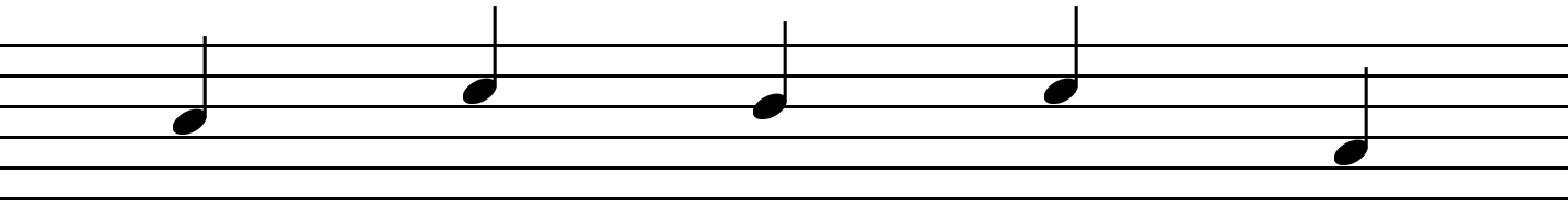


# Strathmore Square is At Metro





# Our Progress



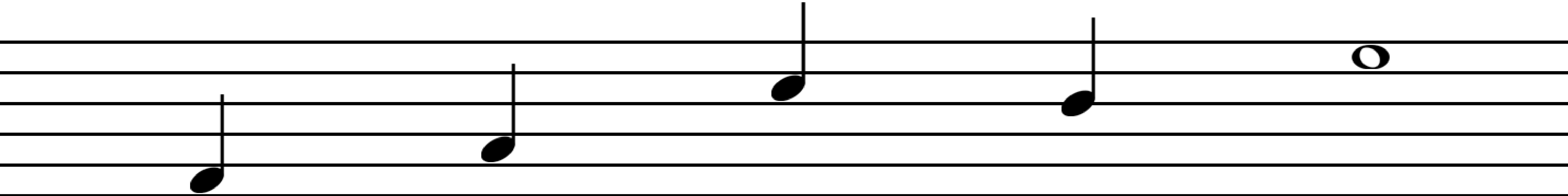
**September 2014**  
Fivesquares selected as joint development partner. Approved for 550 units.

**July 2016**  
Grosvenor Strathmore Metro Area Minor Master Plan (MMPA) launched.

**December 2017**  
Montgomery County approves MMPA for 2,100 units and 175 room hotel or office plus 160,000sf of retail and cultural uses.

**April 2018**  
Montgomery County approves Sectional Map Amendment.

**November 2018**  
Sketch Plan Approved



**June 2019**  
Preliminary Plan Approval

**July 2019**  
Garage Expansion Began

**October 2020**  
Garage Expansion Complete

**Q4 2022**  
Building Permit



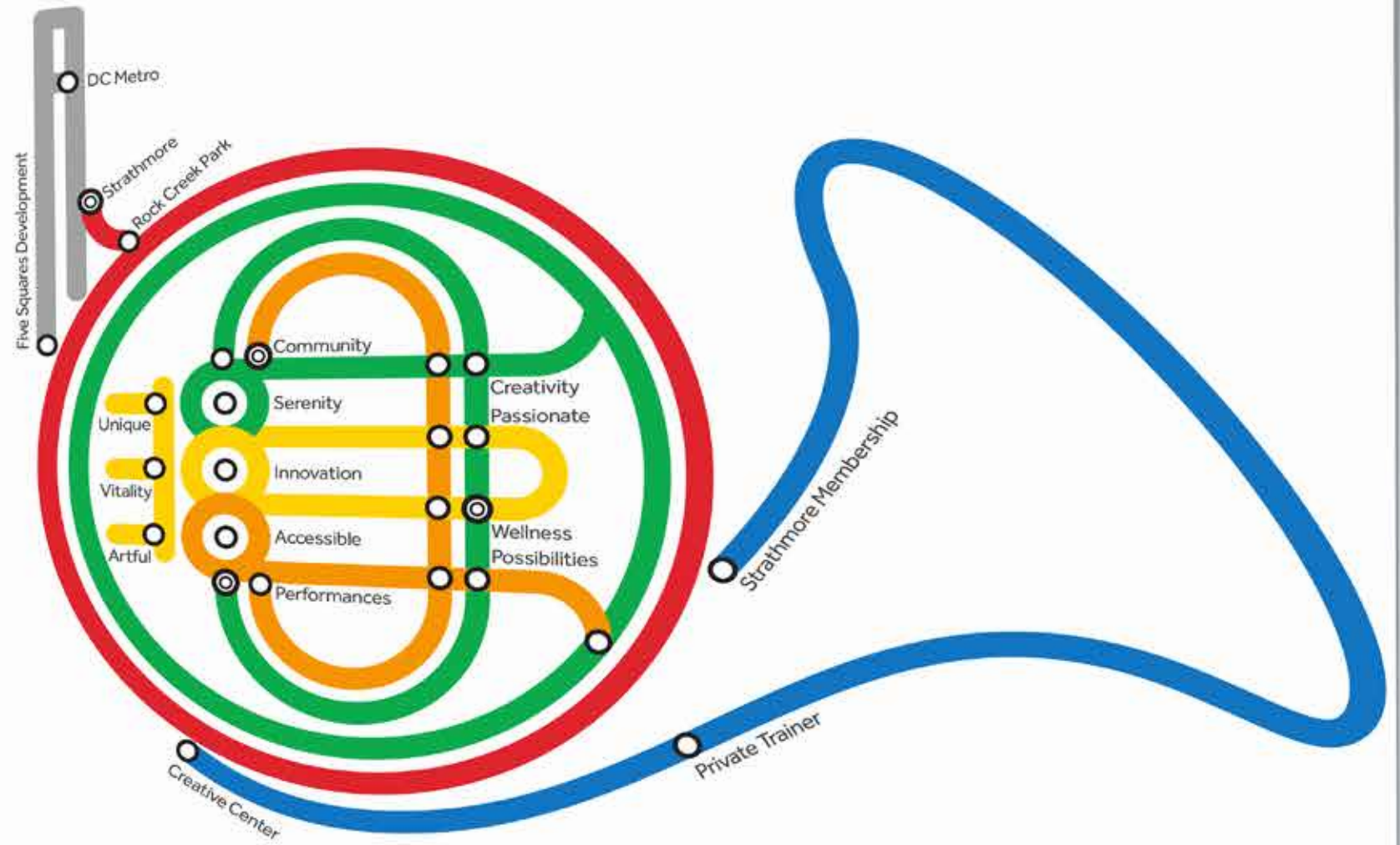


## We're making a scene.

If you have never experienced a musical performance at Strathmore, we'd love to take you. It's one of the great activities this area has to offer, and we help bring it all together.

- Attractions
- Benefits
- Amenities
- Values
- Differentiators
- Partners

[wmata.com](http://wmata.com)  
Customer Information Service 202-687-7000  
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- Key value
- Symbiotic Relationship