

Developer Pitches 46 Townhouses Near I-270 in North Bethesda

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A Washington, D.C.-based developer wants to build 46 townhouses on the edge of I-270, a project that would mean clearing out almost 2 acres of forest.

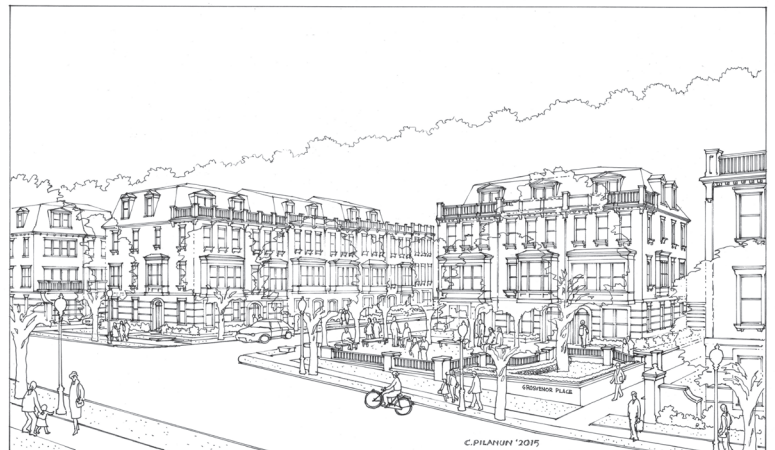
Developer Community Three will go before the Montgomery County Planning Board next week for review of its preliminary plan and site plan, and has a recommendation for approval from Planning Department staff.

The townhouses would be built on a thin slice of property that runs along I-270 just north of where Grosvenor Lane passes over the highway.

While the development will sit next to the Grosvenor Park Townhouses and across from Grosvenor Park's high-rise condo buildings, the land is separately owned.

The townhouses would include seven moderately priced dwelling units as required by County law, centrally located amenity space and gathering area, four private roads for access, and picnic and seating areas.

In its recommendation for approval, Planning Department staff said the 4-acre site's hilly topography means the developer has little choice but to clear 1.95 acres of forest—which includes removing three older trees that merit “variance” status from the County.



Layout proposed for the 46 townhouses part of 'Grosvenor Place' in Bethesda. Credit: Tori Gallas

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Washington, D.C.-based developer Community Three got its preliminary and site plan approvals for Grosvenor Place, a 46-town house development that will go next to the Grosvenor Park Townhouses and across the street from one of Grosvenor Park's high-rise condo buildings. The town houses will be built on a thin slice of property that runs along I-270 just north of where Grosvenor Lane passes over the highway.

At the request of Planning Department staff, the developer agreed to include a 12-foot-high noise wall between the project and I-270.

“I believe we really did go the extra mile,” said Steve Robins, the attorney representing Community Three.