

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

Home for years to an electric company, 640 Lofstrand Lane was sold to a government contractor.

A partnership called Phoenix Investments LLC paid \$2.25 million for the 22,600 square foot building off E. Gude Drive in Rockville. Pelbern Electric had operated for years out of the warehouse/office building until it was acquired by Truland. At that point, operations were moved out and the building ultimately put on the market.

The deal closed just before the end of the year. Ro Waldron and Bill Quay of McShea & Company brokered the deal.

The long arm of the law – the financial division, that is – is coming to Westfield Shoppingtown Wheaton.

In a lease newly approved by the Board of Public Works, the state took 2,609 square feet at 11002 Veirs Mill Road in Wheaton – you know it as Wheaton Plaza. The new lease, effective this May, will put the state on the hook for \$67,834 per year, or \$26 per square foot.

Thus, going forward, the state Comptroller's office will, from Suite 506, 'ensure compliance with the state revenue laws.' You are hereby forewarned.

JV for White Flint Ground *ProMark, Foulger Pratt Strike Deal*

Foulger Pratt and ProMark Real Estate have formed a joint venture to deliver new apartment buildings in White Flint.

The pair are the latest to float residential plans for ground close to the White Flint Metro. If this keeps up, Park and Planning will have to put up one of those 'Line Forms Here' signs down at the application counter. In December, both the Dolben Companies, in a joint venture with Bethesda-based Quantum Companies, and Archstone promoted plans for new apartments.

ProMark and Foulger intend 660 residential units on five acres at the intersection of Nicholson and Huff Court - 5516 Nicholson Lane, to be specific - and last week gave area residents a first look at the plans they'll submit in the coming weeks.

ProMark had already submitted a Sketch Plan for its five-acre tract a year ago, but in conjunction with an adjacent six-acre tract. That Sketch Plan showed ProMark developing high-rise residential with small, highly urban units aimed at transient young professionals, and an office building.

Now, ProMark is effectively announcing it will move independently of the other property, it wants to eliminate the office building in favor of a residential-only plan, and will focus on more conventional apartments. Working with Foulger, it has redesigned the project to a first phase of 440 units, followed by another 220 in a second phase, with 35,000 feet of retail split between the two phases. The first building is five stories over a concrete podium first floor.

More Coming. Archstone, meanwhile, despite its massive sell-off of property to AvalonBay and Equity Residential, has the Montouri property under contract. Should the sale of Archstone properties close as expected, the site, located at Old Georgetown Road and Nebel Street, may be dished off to one of the two buyers. Asked what the future of Archstone is, we were told by the company that it is 'unable to comment at this time.' Either way, the proposal is for 252 units.

Boston-based Dolben, meanwhile struck a deal to partner with Quantum in a 16-story building with 193 apartments. Quantum bought 5511 Nicholson Lane in 2003 – it's opposite the ProMark site - with an eye toward long-term redevelopment, and now it seems, the long-term is almost here.

All in all, it appears that whoever came up with the idea of adding lots of density to White Flint and turning it into a major 'urban' hub was on to something. Good thinking.

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Fine Price for A Warehouse

In general, bulk warehouses are not suddenly worth nearly \$140 a foot. But to an affiliate of Elman Investors Inc., the one at 12100 Parklawn Drive in Rockville is.

Chalk it up to the neighborhood. The 50-year old building sold by Dorsey Management Company Parklawn LLC for \$11.9 million recently is itself 90 percent leased to GSA, and is located between two Metro stations. But wedged at the corner of Wilkins and Parklawn, it boasts particularly good company. Just a few blocks north are clustered HHS, FDA, and coming soon, more NIH, in the form of NIAID. To Montgomery County, they are the three branches of government.

The deal reflects investor confidence that Twinbrook is going to be GSA Central for a long time to come, which means the building's agency support role isn't going away. The current lease lapses in 2021, but Elman likely decided, there aren't many proximate place GSA could go.

Transwestern's Bob Filley represented the seller in the deal.

Air Rights Closes

Fulfilling several months of expectations, T IAA-Cref dispatched the Air Rights building to the care of MRP Realty and Rockpoint Group.

The 690,000 square foot, three-building complex traded at over \$200 million, at a cap rate between 6.5 and 6.75 percent. That from Bisnow, which had the first report on the sale. MRP and Rockpoint also got a development site, approved for 150,000 square feet, in the deal.

Cassidy Turley represented TIAA-Cref.

Comstock a Buyer in Shady Grove

Comstock Homes closed a land deal in December, in settling on Shady Grove Station.

The recorded price is believed to be \$7.75 million, for both the 36 townhouse lots and a parcel for 117 apartment units off Yellowstone Way at Redland Road, opposite the Shady Grove Metro station. Comstock acquired the contract of original contract purchaser Innovative Development Group.

The first 36 townhouse lots are approved, but more may be coming, as Comstock may well choose to re-plot the 117 apartments into 20 additional towns.

Herb Patterson of ReMax 100 Patterson Commercial, and Rich Samit and Aaron Lebovitz of Fraser Forbes Real Estate Services brokered the transaction.

Richmond American in 'Olney Springs'

Richmond American Homes has found in 'Olney Springs' a re-entry to the county housing market.

The Columbia-based builder has been building on spot lots in Germantown, but, now that it has signed a deal with Elm Street Development to take lots off Bowie Mill Road near Cashell, will unveil a larger program.

Olney Springs is a mixed-income job, stemming from a county RFP that produced Elm Street and the Montgomery Housing Partnership as the project developers. While Richmond American is taking market-rate units, its sharing the subdivision with Craftstar, which will build the MPDUs, and Ryan, taking the workforce-priced towns.

In all, Elm Street and MHP got 57 towns and 57 singles. Development work is already underway, and Elm Street is trying to get some paving done this winter with a spring sales program in mind.

Gone 'Green' on Lone Oak in Bethesda

A 'green' home is newly on the market on Lone Oak Drive in Bethesda, but the builder has two more coming on the same street.

Seed Homes, an affiliate of Classic Homes of Md., just unveiled 5601 Lone Oak, located at the intersection with Fleming Avenue. The builder has had the home, priced at \$1.48 million, certified as LEED Silver, so the buyer can probably expect an electric bill that rivals a late fee at the library. Seed's immediate competition includes Crescendo Homes close by at 10104 Dickens, where it too is completed and priced at \$1.18 million.

But Seed's new house is just one of several teardowns coming on Lone Oak on the east side of Old Georgetown. Besides the two more that Seed has planned, both 5603 and 5807 Lone Oak are slated to come down for new homes.

Seed is headed by Vic Turi, and is based in Arlington, Va, while Arbour Realty has the listing.

Scheduling Tours

They're out, they're looking, they may just renew. But right now they are.....Tenants in the Market! Herewith:

Bozzuto Group. Probably the largest tenant in the market right now, the multi-family builder's search is for approximately 80,000 square feet. Studley has the representation.

Total Wine. Now on Seven Locks Road, Total Wine seeks 60,000 to 75,000 feet. It is represented by Jones, Lang, LaSalle.

Paley Rothman. The law firm is seeking 25,000 square feet, say sources in the market. It is represented by Cresa Partners.

GlobalNet Services. The high tech company is reportedly on the lookout for 35,000 to 40,000. The Ezra Company has the representation.

DB Consulting. Now in Silver Spring, DB is in the market for 30,000 square feet, working with Jones, Lang, LaSalle.

Brickman Landscaping. Though it works the land, the company is looking in this case for office space, and it seeks it in the upcounty market. Cassidy Turley has the listing.

A Market Change

Home builders might find interesting a little nugget of information buried in Delta Associates' most recent apartment market report: Says Delta, 'The trend toward renting vs. owning appears to have run its course in the Washington area.'

Tree Bill Takes a Thrashing

If legislation had legs, the tree bill proposed by the administration would have staggered out of the Planning Board's hearing room last week.

It got that roughed up. An unusual coalition of builders and environmentalists, bolstered by an unhappy Parks Department, blasted the bill proposed by the Department of Environmental Protection as misguided and unlikely to protect trees.

At the end of an hour of verbal abuse, the bill was half-heartedly forwarded to the Council with the recommendation that it not be approved but with a list of suggested changes should the Council wind up liking the legislation. Included in that list would be clauses to incentivize planting on site, and giving credit for the protection of existing trees.

DEP's bill is relatively straightforward: builders would be expected to pay for the tree canopy they eliminate. The canopy on a particular lot would be measured pre-development by GPS; post-development it would again be measured, then a fee would be assessed for the missing square footage. DEP would use the money raised to plant trees elsewhere.

The industry quickly assailed the bill as little more than a funding mechanism to underwrite a new tree-planting bureaucracy. Instead, the builders' association has suggested that replanting on-site should be at the heart of any new bill. Oddly enough, environmentalists, and then the Board, found more common ground with the builders than with the bill.

Among the nicer things that Ginny Barnes, speaking for Conservation Montgomery, said of the bill was that it 'needs work.' Chair Françoise Carrier labeled herself 'flabbergasted' that the bill didn't include the amount of the canopy fee. Commissioner Amy Presley suggested that 'If the goal is to enhance tree canopy, this bill doesn't do it,' while an M-NCPPC Parks official offered the rejoinder that the bill would lead to 'lower quality tree canopy over time.'

By the end of the hearing, pretty much everyone in the room - and a few people walking around outside - had piled on in some form. The overriding theme was that the administration bill is punitive, but not protective. Wounded, it now goes to the Council.

Butz Property Passes Active Adult Hurdle

Leisure World may finally have a competitor, albeit a much smaller one.

A 140-unit proposal on the 54.4 acre Butz property made it through the Planning Board recently, over a recommendation of denial by staff. The Butz family had to convince the Board that although a strict reading of the master plan might consign its farm on the north side of Route 27 to low density, a broader reading suggested it makes a good transition between Germantown and Clarksburg for active adult.

The county decided a few years ago that active adult communities as small as 25 acres could be established, but Butz is the first to get as far as 'maybe.' The Board decided that Butz is surrounded by enough services and commercial that future residents won't lack for activities or supplies.

Brookes Lane Sold and Settled

The saga of the Brookes Lane property and its' auction double-take has come to an end.

A partnership that includes investor Michael Schecter and homebuilder Halco Homes settled on the 4.3 acre parcel at the price the group bid at auction last summer, \$3.25 million.

Bethesda-based Schecter says the partnership will finalize some modifications to the existing 11-unit townhouse plan, then hope to start land development in the spring. The deal also includes the completion of the partially-renovated 22,000 square foot former home of broadcaster Harry Smith.

The Brookes Lane property, located off Sangamore Road, actually went to auction twice, but a first sale was nullified by a technicality that affected a variety of foreclosures state-wide. When it returned to the courthouse steps for a second sale, Halco's group was ready.

The present plan includes a 'serpentine' layout of the 11 lots, served by a single parking garage. It's a plan that some observers at the auctions felt should be redesigned. Halco president Hal Stuart and partner Schecter disagree. Schecter said last week that the partnership believes minor adjustments to the plan are all that are needed, and Stuart at the auction had called the garage-based plan "unique...but not a dealbreaker."

Commercial Leasing

Summit Lands Pair; Bethesda Deal

Two tenants opted to sign leases in The Summit totaling nearly 30,000 square feet.

The deals are the first signed since America's Real Estate Partners gained control of the Class A building at 9711 Washingtonian Boulevard. Business Suites, which, like Regus Inc., has been hunting the metropolitan area for sites for its suite business, leased 17,000 square feet. Its' new co-tenant in the building is financial advisor Steben & Company, which leased just over 12,000 square feet.

Both tenants will be riding the 9711 elevators with employees of GSX. That firm took about 93,000 square feet as the building's anchor tenant when it relocated off Darnestown Road, leaving about 100,000 feet available. Since that first lease, the building transferred ownership to AREP, which gained control after buying the note and completing a foreclosure.

Scott Randolph, Guy Copperthite and Phil McCarthy of Transwestern represented the landlord at The Summit, while Pat Herron of Herron Partners out of Texas brought Business Suites. Sammy Buckner of Cresa Partners represented Steben.

Econometrica will have a fine view from its new Bethesda offices.

The government contractor signed a lease with Brookfield Properties recently that will put it on the top two floors at 7475 Wisconsin Avenue. The 23,000 square foot lease will be phased in over the next year, with Econometrica first taking occupancy of the 10th floor.

The deal is net new growth, as Econometrica is growing by about 10,000 feet in moving from 4416 East West Highway. Susan Kay and Scott Randolph of Transwestern represented the tenants.

Children in the Shoe will open a new daycare center, and send the rent check to BREOF. The daycare company leased 8300 square feet at 1375 Piccard Drive recently. Landlord BREOF, or Brookfield Real Estate Opportunity Fund, bought the 113,000 square foot building from a special servicer in April, and as it did at nearby 1355 Piccard, embarked on a mission to fully lease the space.

BREOF's April acquisition gave it 77,000 feet of space to fill, and Children in the Shoe's arrival puts it about halfway to reaching that goal. Rocky Kern of Cassidy Turley represented BREOF, while Jonathan Danziger of The Ezra Company brought the tenant.

Virginia can lay claim to some corporate 'relo's' out of Maryland. Now the Old Line State has one to brag about: C2 Imaging. The media graphics company expanded from south of the Potomac River into 220 Perry Parkway, in Gaithersburg. The company took former Broadsoft space in the B.F. Saul Inc. office park. CBRE represents Saul in the park, and Studley brought the tenant.

*For Wood Partners***Modifications at ‘Village West’**

The Planning Board’s stamp of approval on a redesigned apartment complex in Germantown made official what multi-family developers already feel: the market has changed.

Buchanan Partners had been given an opportunity to add 15 units to a 289-unit plan on the former Martens property, originally approved in 2011, but it returned to the Board with the added 15 and a fully redesigned complex. Four stories had turned into five, amenity spaces had increased, and Buchanan had applied for LEED certification. The changes, Russ Gestl of Buchanan told the Board, amount to ‘a completely different project than it was.’

The reasons are two-fold. Buchanan didn’t have a contract purchaser when it first designed the units at ‘Village West at Germantown Town Center.’ Now Wood Partners is on board as the builder and has brought its own design preferences. But the euphoria that apartment developers felt just a couple of years ago has given way to a reluctant acknowledgment that supply is catching up with demand. “An awful lot of multi-family is coming into the market,” Gestl told the Board in explaining the sweeping changes. “People are fearful of a bubble...and (new projects) need greater efficiencies.”

He said that because constructions costs between four- and five-story construction have narrowed, Buchanan could go with the taller buildings and free up space for more amenities that would attract renters. Consolidating from five down to three buildings also enabled Buchanan to eliminate a one-level parking deck and rely only on surface parking. Next, by pursuing LEED certification, said Gestl, the project would better appeal to the capital markets. And, as a ‘high-rise,’ a five-story building can pay less in county fees like impact fees, than a low-rise building.

NVHomes is slated to build the townhouses at Village West, and for those units, Buchanan has proposed no changes.

HOC, RHE Nab Apartment Complexes

The county and the Housing Opportunities Commission brought their ‘right of first refusal’ to bear on a couple of December settlements. HOC went first, settling on 199 apartment units at ‘Glenmont Crossing,’ on Georgia Avenue in Wheaton. HOC paid \$27.9 million, or \$140,201 per unit, after the complex was first put under contract by a private entity. Buvermo Investment and Abbey Road Development were the sellers.

At Fireside Park, the county laid claim to the 236 units in Rockville, then transferred it to Rockville Housing Enterprises at the same price it paid, \$36 million, or \$152,542 per unit. Hampshire Properties sold the garden-apartment complex.

Dean Sigmon and Robin Williams at Transwestern represented the sellers in both cases.

Building Permits Issued

Dec. 8, 2012 to Jan. 4, 2013

Bethesda / Chevy Chase

Deborah L. Stein, 8217 Beech Tree Road, Bethesda, no phone given, to build an \$800,000 unit at the same address;

J&R Construction, 11710 Old Georgetown Road, #1, Rockville, Md. 20817, (301) 580-3837, to build a \$750,000 unit at 7115 Longwood Drive, Bethesda;

Abdun Noor, 11712 Lake Potomac Drive, Potomac, Md. 20854, (301) 983-3893, to build a \$350,000 unit at 6404 Wilson Lane, Bethesda, in ‘Oakwood Knolls;’

Pouneh Razavi, 4710 Falstone Avenue, Chevy Chase, Md. 20815, (202) 243-5251, to build a \$650,000 unit at the same address, in ‘Somerset Heights;’

Churilla Homes, 4938 Hampden Lane, #299, Bethesda, Md. 20814, (301) 233-8824, to build a \$550,000 unit at 6510 Halbert Road, Bethesda, in ‘Bannockburn;’

NDI of Maryland, 134 Holiday Court, #300, Annapolis, Md. (410) 266-5634, to build a \$350,000 unit at 8701 Bradmoor Drive, Bethesda, in ‘Bradmoor;’

Avalon Development, 11302 Rolling House Road, North Bethesda, Md. 20852, (301) 881-1345, to build a \$475,000 unit at 4525 Rosedale Avenue, Bethesda, in ‘Rosedale Park;’

Robert Nehrebecky, 4802 Franklin Street, Bethesda, Md. 20814, (240) 396-2051, to build a \$425,000 unit at 5814 Ipswich Road, Bethesda, in ‘Alta Vista Gardens;’

Douglas Construction, 8429 Fox Run, Potomac, Md. (301) 983-6947, to build a \$350,000 unit at 7911 Kentbury Drive, Bethesda, in ‘Columbia Forest;’

(Continued on Page 6)

Building Permits Issued (from p. 5)

Castlewood Consulting, 4825 Bethesda Avenue, #306, Bethesda, Md. 20814, (301) 347-1627, to build a \$205,000 unit at 7605 Cayuga Avenue, Bethesda, in 'Cohasset;'

Clarksburg

Beazer Homes Corp., 14901 Bogle Drive, #100, Chantilly, Va. 20151, (301) 749-9111, to build 10 single-family units in 'Arora Hills,' Clarksburg, at:

- 23012 Blue Flag Circle;
- 22912 Glacier Lily Drive;
- 11806 Peppervine Drive;
- 23010 Blue Flag Circle;
- 23006 Blue Flag Circle;
- 23000 Blue Flag Circle;
- 22917 Glacier Lily Drive;
- 22916 Glacier Lily Drive;
- 22914 Glacier Lily Drive;
- 22910 Glacier Lily Drive;

Beazer Homes Corp., 14901 Bogle Drive, #100, Chantilly, Va. 20151, (301) 749-9111, to build six single-family units in 'Clarksburg Village,' at:

- 22777 New Cut Road;
- 22763 Sweetspire Drive;
- 11890 Chestnut Branch Way;
- 22761 Sweetspire Drive;
- 22769 Sweetspire Drive;
- 11892 Chestnut Branch Way;

Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. 22101, (703) 734-9855, to build three \$300,000 units in 'Clarksburg Village,' at:

- 23601 Lefty Lane,
- 11893 Chestnut Branch Way;
- 11889 Chestnut Branch Way;

Craftmark Homes, (703) 734-9855, to build a \$300,000 unit at 11802 Kigger Jack Lane, Clarksburg, in 'R.T. Shaeffer Farm;'

NVR Inc., (301) 937-9761, to build four \$145,000 units in 'Clarksburg Village,' at:

- 11908 Chestnut Branch Way;
- 11920 Chestnut Branch Way;
- 2213 Kerrydale Court;
- 2212 Kerrydale Court;

Other Locations

Pulte Home Corporation, 10600 Arrowhead Drive, #225, Fairfax, Va. (703) 934-9300, to build a \$298,000 unit at 2233 Victoria Place, Olney in 'Batchellors Forest;'

Kettler Forlines Homes, 9426 Stewartown Road, #3-C, Montgomery Village, Md. (301) 258-0980, to build six \$200,000 units in 'Brightwell Crossing,' Poolesville, at:

- 19904 Briarley Hall Drive;
- 19906 Briarley Hall Drive;

- 19908 Brightwell Crossing Lane;
- 19916 Brightwell Crossing Lane;
- 19912 Brightwell Crossing Lane;
- 19910 Brightwell Crossing Lane;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4800, to build a \$200,000 unit at 17618 Zullo Drive, Poolesville, in 'Stoney Springs;'

Toll Brothers, 2164 Columbia Gateway Drive, #230, Columbia, Md. 21046, (410) 872-9105, to build a \$200,000 unit at 339 Picea View Court, Gaithersburg, in 'Shady Grove Crossing;'

Winchester Homes, (301) 803-4800, to build a \$200,000 unit at 15507 Hallman Grove Court, North Potomac, in 'Hallman Grove;'

Nicole Weston, 2691 Cameron Way, Frederick, Md. (561) 352-9846, to build a \$300,000 unit at 1903 Brighton Dam Road, Brookeville;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build three \$200,000 units in 'Poplar Run,' Silver Spring, at:

- 13642 Night Sky Drive;
- 1465 Poplar Run Drive;
- 13324 Moonlight Trail Drive;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build a \$200,000 unit at 5800 Coppelia Drive, Rockville, in 'The Preserve;'

Townhouse Permits Issued

Michael Harris Development, 1420 Spring Hill Road, #550, McLean, Va. 22102, (703) 848-4920, to build six townhouse units at 10775 – 10785 Symphony Park Drive, North Bethesda, in 'Symphony Park;'

Commercial Permits Issued

Dec. 8, 2012 – Jan. 4, 2013

4500 East West Highway LLC, 1776 Eye Street, NW, #500, Washington, DC, 20006, (202) 461-3973, to build a \$41 million building of 311,945 square feet (including garage) at 4500 East West Highway, Bethesda;

Elm Street Development, 1355 Beverly Road, #240, McLean, Va. 22101, (703) 734-9730, to build 34,577 square feet of retail shell space for \$2.42 million at New Cut Road and Snowden Farm Pkwy, Clarksburg;

David Ntiamoah, 6656 Dasher Court, Columbia, Md. 21045, (952) 594-4986, to build a \$350,000 church alteration of 12,000 square feet at 15421 Old Columbia Pike, Burtonsville;

Minkoff Dev., 20457 Seneca Meadows Pkwy, Germantown, Md., (240) 912-0200, to build a \$925,000 building of 5,249 square feet at 20660 Seneca Meadows Parkway, and a \$1.2 million building of 7,068 square feet at 20630 Seneca Meadows Parkway Germantown;

(Continued on Page 7)

Commercial Permits Issued (from p. 6)

Berkshire Property Advisors, 14502 Greenway Drive, #204, Laurel, Md. 20708, (301) 490-9341, to build a \$250,000 fit-out of 7,100 square feet at 6425 Rock Forest Drive, Bethesda;

David Daniel, 5500 MacArthur Blvd., NW, Washington, DC, 20016, (202) 244-5800, x110, to build a \$250,000 fit-out for MVA Express, at 16520 Westland Drive, Gaithersburg;

Parkway Construction, 1000 Civic Circle, Lewisville, Tx, 75067, (469) 322-3733, to build a \$901,000 restaurant fit-out at 1127 University Blvd, Silver Spring;

Montgomery Co. Dept. of Parks, 9500 Brunett Avenue, Silver Spring, Md. 20901, (301) 995-2516, to build a \$450,000 alteration of 16,522 square feet at 10231 Carroll Place, Kensington;

Food Lion, 2110 Executive Drive, Salisbury, NC, 28145, (704) 633-8250, to build a \$380,000 interior fit-out at 16567 Frederick Road, Gaithersburg;

7-11 Inc., One Arts Plaza, Dallas, Tx, 75201, (703) 338-6805, to build a \$300,000 interior fit-out at 8484 Georgia Avenue, Silver Spring;

PS Business Parks, 7529 Standish Place, #115, Rockville, Md. 20855, (301) 340-0901, to build a \$375,495 fit-out of 25,033 square feet, at 2331 Broadbirch Drive, Silver Spring;

Washington Real Estate Investment Trust, 6110 Executive Blvd., #800, Rockville, Md. 20852, (301) 984-9400, to build a \$575,000 fit-out of 1,245 square feet at the same address;

Lerner Enterprises, 2000 Tower Oaks Blvd, 8th Floor, Rockville, Md. 20895, (301) 284-6000, to do a \$100,000 demolition of 263,200 square feet at 11301 Rockville Pike, Rockville;

Multi-family

Kingsview Development, 24012 Frederick Road, Clarksburg, Md., 20871, (301) 428-0800, to build three garden-apartment buildings, garage and clubhouse, at a cost of \$7.5 million, at 18401 Ale House Circle, Germantown;

Rockville Building Permits Issued

Sigal Construction, (703) 302-1500, to build a \$500,000 interior alteration including lobby improvements, at 1700 Rockville Pike, Rockville;

HBW Group, (301) 424-2900, to build a \$201,300 fit-out for CHR LLC (Corporate Health Resources), at 1375 Piccard Drive;

Milestone Construction, 21495 Ridgetop Circle, Sterling, Va. (703) 406-0960, to build a \$78,573 fit-out for Republic Foods, at 1101 Wootton Parkway, #460;

HBW Group, (301) 424-2900, to build a \$175,000 fit-out for The Learning Tree, at 1801 Rockville Pike, #200;

City of G'burg Permits Issued

Clark Builders Group, 4401 Wilson Blvd, Arlington, Va. (703) 294-4500, to build a 199-unit rental apartment and garage at a cost of \$22.8 million, at 200 Old Towne Avenue, Gaithersburg;

Advantage Homes, (301) 540-1778, to build a single-family unit at 182 Norwich Lane, in 'Crowne Pointe';

City of G'burg Plans Submitted

Sheehy Ford, (301) 258-1015, to build a 3,073 square foot building for showroom and sales, at 901 N. Frederick Avenue, Gaithersburg;

City of G'burg Plans Approved

AFP-1603-2012 – Crown Farm. Neighborhood 2. Zoned MXD. *Add townhouse architecture for 20-foot product.* Located on Hendrix Avenue, off Fields Road, Gaithersburg. Appl: M-I Homes, 21355 Ridgetop Circle, #220, Sterling, Va. 20166. (703) 404-2200.

Preliminary Plans Submitted

1-20130080 – Glenmont MetroCenter. Zoned TS-R. 30.9 acres. *Propose 1,325 multi-family and 225 townhouses, plus 90,000 square feet of retail.* Located on Glenallen Avenue, northeast of Georgia Avenue behind Glenmont Metro Station, Silver Spring. Appl: Layhill Investment Associates, c/o James Jervey, 4445 Willard Avenue, #700, Chevy Chase, Md. 20815. (240) 333-3600.

1-1989245A – Crossroads at Germantown. *Propose 525 square foot addition and new building façade to existing McDonald's.* Zoned C-3. 1.49 acres. Located on Frederick Road just south of Route 27, Germantown, (Henderson Corner). Appl: Chesapeake Design Group, 419 N. Charles St., Baltimore, Md. 21201. (410) 607-6430, or Golden Arch LP, Bethesda, Md. (240) 497-3708.

Site and Project Plans Submitted

9-20130030 – Bethesda Commerce. Zoned CBD-2. .32 acre. Located 7535 Old Georgetown Road, at Commerce Lane, Bethesda. (The United Bank Building). Lot 10 in ‘Sunnyside.’ *Propose 120 residential units (incl. 15 MPDUs) and 5,000 square feet retail.* Appl: Bethesda Commerce LLC, c/o Kettler, 1751 Pinnacle Drive, #700, McLean, Va. 22102. (703) 852-5681.

8-2006025C – Ripley Street North. Zoned CBD-2. 1.6 acres. *Currently approved for apartments, townhouses and retail. Amendment would allow street-front retail to be developed as live/work to provide market flexibility.* Located on Ripley Street, 500 feet west of Georgia Avenue, Silver Spring, Md. Home Properties, c/o Don Hague, 8229 Boone Blvd, #500, Vienna, Va. 22182. (703) 370-7363.

Preliminary Plans Approved

Dec. 20, 2012 and Jan. 10, 2013

– Village West at Germantown Town Center.

(Formerly Martens property). *Amendment to add 15 multi-family units, for total* Located in the southwest quadrant of Wisteria Drive and Waters Road, Germantown. Tax map EU-32. Appl: Buchanan Partners, 9841 Washingtonian Blvd., #300, Gaithersburg, Md. 20878. (301) 417-0510.

Project and Site Plans Approved

Dec. 20, 2012 and Jan. 10, 2013

9-2002002C – Village West at Germantown Town Center. (Formerly Martens property). *Amendment to add 15 multi-family units, for total* Located in the southwest quadrant of Wisteria Drive and Waters Road, Germantown. Tax map EU-32. Appl: Buchanan Partners, 9841 Washingtonian Blvd., #300, Gaithersburg, Md. 20878. (301) 417-0510.

8-2011013A – Village West at Germantown Town Center. (Formerly Martens property). *Amendment to add 15 multi-family units, for total* Located in the southwest quadrant of Wisteria Drive and Waters Road, Germantown. Tax map EU-32. Appl: Buchanan Partners, 9841 Washingtonian Blvd., #300, Gaithersburg, Md. 20878. (301) 417-0510.

8-2008021D – Washington Adventist Hospital. 44.86 acres. Zoned I-1 and I-3. *Propose interim parking lot for planned hospital complex, landscaping, lighting and grading.* Located on the west side of Plum Orchard Drive, 400 feet south of Broadbirch Drive, Fairland. Appl: Washington Adventist Hospital, 12041 Bournefield Way, #B, Silver Spring, Md. 20904. (301) 592-4458.

Planning Board Zoning Actions

Dec. 20, 2012 and Jan. 10, 2013

G-881 – Theodore H. Butz et al. *Propose rezoning of 54 acres from RE-2 to Planned Retirement Community, to build 140-unit project.* Located in the northwest corner of Brink Road and Ridge Road (Route 27), Clarksburg. Windridge Farms LLC, c/o Tom Butz, PO Box 149, Adamstown, Md. 21710. (301) 607-4399. **Recommend Approval.**

G-954 – 4831 West Lane LLC. *Request rezoning from R-60 to TS-R zone for lot 26, and amend entire project from 48 previously approved units to 120 units.* Total tract size is 38,804 square feet. Located at 4831 West Lane, off Arlington Road, Bethesda. Appl: 4831 West Lane, LLC, c/o SJG Properties, 805 15th Street, NW, #230, Washington, DC, 20005. (202) 842-5105, or Pat Harris, attorney, (301) 986-1300. **Recommend Approval.**

Record Plats Approved

Dec. 20, 2012 and Jan. 10, 2013

2-20121860 – Westmore. Zoned I-1. 1 parcel. 10 acres. Located northwest quadrant of Westmore Avenue and North Horners Lane, Rockville. Appl: Perry Cho, (240) 654-4723.

2-20130180 – Bradley Hills. Zoned R-90. 1 lot. Located on the west side of Fairfax Road, 875 feet north of Wessling Lane, Bethesda. Appl: Beatrice Harwood, c/o CAS Engineering, (301) 607-8031.

2-20130260 (-280) – The Towns at Germantown Park. Zoned RT-12.5. 104 townhouse lots. Located in nw quadrant of Clopper Road (Route 117) and Cinnamon Drive, Germantown. Appl: Finmarc Management, (301) 656-4111.

Real Estate Transactions of Note

Nebel Road Limited Liability Company, c/o Paul L. Klinedinst, to **FP Nebel, LLC**, c/o Foulger Pratt, 9600 Blackwell Road, #200, Rockville, Md. 20850. Lot 8 in 'Montrose Industrial Park.' Located at 11600 Nebel Street, Rockville, Md. Lot is 55,000 square feet. Improved with 33,048 square foot building. Zoned Commercial. Tax ID: 04-50436. Liber 45526, page 83. Deed date: November 30, 2012. **Purchase price: \$5,100,000.**

4 Taft Holdings LLC, c/o Anshu Bhatnager, to **Kiron Real Estate Holdings LLC**. Unit 150 in '4 Taft Corporate Center Condominium.' Located at 4 Taft Court, Rockville, Md. Zoned Commercial. Tax ID: 04-1762137. Liber 45500, page 433. Deed date: November 30, 2012. **Purchase price: \$1,000,000.**

4 Taft Holdings LLC to **Kiron Real Estate Holdings LLC**. Unit 175 in '4 Taft Corporate Centre Condominium.' Located at 4 Taft Court, Rockville, Md. Tax ID: 04-1762137. Liber 45500, page 438. Deed date: November 30, 2012. **Purchase price: \$1,100,000.**

4 Taft Holdings LLC to **Kiron Real Estate Holdings LLC**. Unit 125 in '4 Taft Corporate Centre Condominium.' Located at 4 Taft Court, Rockville, Md. Liber 45500, page 428. Deed date: November 30, 2012. **Purchase price: \$1,250,000.** Deed of Trust: \$2.84 million, Citizens Bank of East Tennessee.

Mark Ohan et al to **Moki Media, Moeller LLC**, 12215 Wonder View Way, Potomac, Md. 20878. Unit 7-A in 'Old Georgetown Office Park Condominium.' Located at 7982 Old Georgetown Road, Bethesda, Md. 20814. Zoned Commercial. Liber 45543, page 393. Deed date: November 27, 2012. **Purchase price: \$220,000.** Deed of Trust: \$176,000, The Columbia Bank.

19707-09 Executive Park LLC, c/o David Franklin, to **WER Real Estate LLC**, 15810 Norman Drive, Darnestown, Md. Units 4-G and 5-G, Building 1, in 'Churchill Executive Park Office Condominium.' Located at 19707 Executive Park Circle, Germantown, Md. 20874. Units are 1,000 square feet each. Zoned Commercial. Tax ID: 02-2840453 and 64. Liber 45622, page 488. Deed date: November 21, 2012. **Purchase price: \$560,000.** Deed of Trust: \$224,000, OBA Bank.

John D. Sadler, Substitute Trustee, to **3 Sons Avalon LLC**. Three parcels. Located at 22821 - 22901 Frederick Road, Clarksburg, Md. 20871. Approx. 10.5 acres. Unimproved. Tax map EW-41, parcels 77,0, 765, 801. Zoned Residential. Tax ID: 02-19098, 19076, 19087. Liber 45609, page 17. Deed date: December 13, 2012. **Purchase price: \$1,222,000.**

Robin Ladd McEntire to **Allnutt Homestead LC**. Property of 36.9 acres. Located at 15300 Sugarland Road, Poolesville, Md. 20837. Improved with house. Zoned Agricultural. Tax ID: 03-37851. Liber 45533, page 125.

Deed date: November 27, 2012. **Purchase price: \$830,000.** Deed of Trust: \$638,000, Mid-Atlantic Farm Credit.

Laytonsville LLC, c/o Ralph Mocci, to **Mencia Enterprises 2, LLC**, 2614 Brighton Dam Road, Brookeville, Md. 20833. Two parcels, located at 24211 and 24221 Laytonsville Road, Gaithersburg, Md. 20882. Total 94,040 square feet. Improved with 2,200 sq warehouse. Tax ID: 01-3663 and 7160. Liber 45473, page 233. Deed date: October 11, 2012. **Purchase price: \$855,000.** Deed of Trust: \$685,000, Virginia Heritage Bank.

RESIDENTIAL

Bethesda

Bloom Investments LLC, c/o Lewis Bloom, to **Lot 27 West Virginia Avenue, LLC**, c/o Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. Lot 27 (Block 5) in 'West Chevy Chase Heights.' Located at 4707 West Virginia Avenue, Bethesda, Md. 20814. Liber 45562, page 158. Deed date: November 15, 2012. **Purchase price: \$860,000.** Deed of Trust: \$645,000, Congressional Bank.

Jose A. Pinto et al to **CHS Acquisitions LLC**, c/o Chuck Sullivan Homes, 7901 Pearl Street, Bethesda, Md. 20814. Lot 2 (Block P) in 'Oakwood Knolls.' Located at 6403 Middleburg Lane, Bethesda, Md. 20817. Lot is 9,020 square feet. Improved with house (built 1963). Tax ID: 07-627973. Liber 45470, page 313. Deed date: November 16, 2012. **Purchase price: \$685,000.** Deed of Trust: \$1.1 million, John Marshall Bank.

Michele M. Newman to **5714 Grosvenor LLC**, Matthew B. Leydig and Marcelo Argotti, 1215 N Street, NW, #7, Washington, DC. Part of Lot 3 (Block B) in 'North Bethesda.' Located at 5714 Grosvenor Lane, Bethesda, Md. 20814. Lot is 12,932 square feet. Improved with house (built 1936). Zoned Residential. Tax ID: 07-676062. Liber 45575, page 10. Deed date: September 20, 2012. **Purchase price: \$525,000.** Deed of Trust: \$810,000, Capital Bank.

Christopher L. Hamlin, Substitute Trustee, to **Brookes Lane Development Company**, Michael Schecter, 8404 Westmont Court, Bethesda, Md. 20817. Located at 6450 Brookes Lane, Bethesda, Md. 20816. Total 4.4 acres. Approved for 11 townhouse lots. Improved with partially renovated home. Liber 45500, page 484. Deed date: November 21, 2012. **Purchase price: \$3,205,000.** Deed of Trust: \$6 million, Monument Bank.

Other Locations

Clarksburg Village L.C., c/o Elm Street Development, to **Beazer Homes Corp.** 14901 Bogle Drive, #100, Chantilly, Va. 20151. Lot 2 (Block RR) in 'Clarksburg Village.' Located at 11894 Chestnut Branch Way, Clarksburg, Md. 20871. Liber 45461, page 428. Deed date: November 6, 2012. **Purchase price: \$161,450.**

(Continued on Page 10)

Real Estate Transactions (Continued from p. 9)

Glavell & Associates to **Montgomery County, Md.** Lots 61 and 62 in 'Hickey & Offutt's,' and parcel P921. Located on Washington Avenue. Total 2.13 acres. Zoned Residential. Unimproved. Tax ID: 13-957632, 43 and 54. Liber 45495, page 395. Deed date: December 10, 2012.

Purchase price: \$2,000,000.

Chestnut Lodge Properties Inc. to **Streetscape @ Chestnut Lodge LLC**, 1420 Spring Hill Road, #550, McLean, Va. Lots 7 and 26 (Block A) and Lot 5 (B) in 'Chestnut Lodge.' Located at 7, 8 and 114 Bullard Circle, Rockville, Md. Tax ID: 04-3594878 et al. Liber 45540, page 45. Deed date: November 27, 2012. ***Purchase price: \$900,000.*** Deed of Trust: Amend note with Sandy Spring Bank.

The Ochsman Foundation Inc., c/o Bruce D. Ochsman, 1650 Tysons Blvd., #820, McLean, Va., to **9030**

Congressional Parkway LLC, c/o Aspi Irani, 15735 Thistlebridge Drive, Rockville, Md. 20853. Lot 8 and part of Lot 9 (Block 5) in 'Bradley Farms.' Located at 9030 Congressional Parkway, Rockville, Md. 20854. 3.11 acres. Improved with 13,015 square foot building. Zoned Residential. Tax ID: 10-866068. Liber 45565, page 237. Deed date: December 12, 2012. ***Purchase price: \$2,675,000.*** Deed of Trust: \$1.5 million, Sabadell United Bank.

Builder Sales of Note

PHH Homes LLC, c/o Potomac Heritage Homes, to **Shantanu Agrawal et al.** Lot 20 (Block 14) in 'Bradmoor.' Located at 8703 Irvington Avenue, Bethesda, Md. 20817. Lot is 7,976 square feet. Improved with 4,086 square foot house. (Built 2011). Zoned Residential. Tax ID: 07-586564. Liber 45577, page 179. Deed date: November 29, 2012. ***Purchase price: \$1,380,000.***

8023 Aberdeen Road LLC, c/o Carole Sherman, to **Horacio Rozanski**. Lot 35 (Block 12) in 'English Village.' Located at 8023 Aberdeen Road, Bethesda, Md. 20814. Lot is 13,415 square feet. Improved with 4,248 square foot house (built 2012). Zoned Residential. Tax ID: 07-492716. Liber 45612, page 457. Deed date: November 27, 2012.

Purchase price: \$2,450,000.

6200 Maiden Lane LLC, c/o Douglas T. Wood, 4825 Bethesda Avenue, #306, Bethesda, Md., to **John E. DeWolf et al.** Lot 12 (Block 12) in 'Landon Woods.' Located at 6200 Maiden Lane, Bethesda, Md. 20817. Lot is 9,858 square feet. Improved with 4,831 square foot new house. Zoned Residential. Tax ID: 07-613032. Liber 45441, page 348. Deed date: November 7, 2012. ***Purchase price: \$1,748,419.***

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