

MONTGOMERY NEWSLETTER

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In Brief...

.....Johnson Development Associates acquired the Rockville ground along I-270 on which it will build a new self-storage building.

As JSF West Montgomery, LLC, the Spartanburg, S.C. firm paid \$3.75 million for land on West Montgomery Avenue next to the Best Western Hotel. Vacant, the ground totals 137,082 square feet, or 3.14 acres.

Johnson actually has two pending self-storage plans in Rockville, with the other also located along I-270 but at Redland Road.

Next to the Best Western, Johnson will build a 122,854 square foot building with up to 1,000 storage units. It will operate under the CubeSmart brand.

....The 'Potter' property cost builder Brad Bernstein \$6.375 million, says the Land Records.

Bernstein, as Beech Avenue LLC, bought the 5.6 acre tract at 5415 Beech Avenue in Bethesda in early October. The Rockville developer said he would pursue a subdivision within the R-90 zoning that would yield approximately 19 singles.

Bernstein also told the Newsletter that he hadn't finalized whether he will build out the tract on his own, share it with a builder or sell outright to one builder.

'Bloom' Plan Approved Monument's Layout is Weighted Toward Towns

Monument Realty left the Planning Board recently with site plan approval for its redevelopment of the former Montgomery Village Golf Club, which it calls 'Bloom.'

The Board's backing gives Monument a final design for the 147-acre tract that winds through Montgomery Village. The tee boxes and greens will give way to a plan for 494 units, largely given over to towns. Beside a pair of duplexes and 26 singles, the rest are attached units. Monument has been marketing the site to builders in recent months.

The Bloom plan has been years in the making, starting with Monument's acquisition at a foreclosure sale five years ago, and prior to the recent hearing, some still wanted to see the plan 'right-sized' to below 400 units. But the Montgomery Village Foundation ultimately provided its 'strong support' for the plan. Monument's willingness to jettison the apartments it once envisioned enabled Bloom to be set at a density that the civic group called 'an appropriate compromise.'

That is likewise the side on which staff fell, calling the plan one that's in conformance with the larger Montgomery Village master plan. The only ripple at the hearing was differences over the location and timing of a shared-use path, but the developer and staff arrived at an agreement on its ultimate construction. The Board's nod on the site plan now gives the developer one of the largest blocks of approved townhouse lots in the county. Of the total, 426 of the lots are market-rate. Fraser Forbes has the listing.



Senior Plans for Mizell

To a former lumber yard in Kensington, McCaffrey Interests wants to bring independent and assisted senior living.

Headquartered in Chicago, McCaffrey has the former Mizell Lumber and Hardware store on Metropolitan Avenue under contract. The store,

with its old wooden floors and Americana exterior, closed in 2011. While the site includes the former lumber yard, McCaffrey is exploring an adaptive re-use of the small building as a coffee house or similar retail.

Otherwise, the plan, as outlined in a recent pre-submission meeting, is to build 135 units for senior care, plus 5,000 feet of retail. McCaffrey as a developer is new to the county, but its web site suggests it pursues a variety of commercial development projects.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: support@marylandnewsletters.com
www.marylandnewsletters.com