

MONTGOMERY NEWSLETTER

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Builders Abound In Bethesda

If you brought all the builders active in Bethesda teardowns into one room – well, you'd have to get a bigger room.

By our count, over 35 different builders pulled permits to construct a new house in Bethesda in 2012. Market observers say builders are aggressively looking for lots, pushing harder than they did a year ago. But so far, demand remains plenty strong despite the influx of builders.

One group that landed a buildable lot recently and is new to county work is Lange Development. The D.C. based firm bought an 11,250 square foot lot at 7308 Durbin Terrace in Bethesda. Lange paid \$800,000 for the lot, and expects to price the new house between \$2.2 and \$2.5 million. Work is underway and a spring delivery is expected.

In other infill, Rasevic Construction bought 136 Grafton Street in Chevy Chase, but the house won't come down. Rasevic will renovate the existing house, but put on a two-story addition. The lot cost the Bethesda builder \$980,000, and Cardinal Bank is financing the deal.

Three sales since Christmas leave Carter Inc. with only one townhouse remaining at River Quarry. Seven of the eight towns at the River Road project just outside the Beltway have now been claimed.

Carter bought the partially-completed project from Susquehanna Bank, and has 11 singles beyond the towns.

Managing Partner

Top Bid Puts Meridian in Charge at 'Morgan'

With a bid of \$36 million and one dollar, the Meridian Group claimed The Morgan Apartments at a foreclosure auction last week.

Beyond special servicer CW Capital, the Bethesda investor was the only bidder on a cold, windy morning outside the courthouse door. In offering the top bid for the 127-unit project just off Montrose Road, Meridian came full circle on a project it already knows well. The group had been a minority partner in the previous ownership, headed by Capmark, until Capmark's bankruptcy filing. When the note went to auction, it totaled about \$38 million.

Using money from a recently-created fund, Meridian is this time managing partner at The Morgan. "We're in control of our own destiny now," said Meridian's Bruce Lane. It wasn't so certain during the auction, as CW steadily countered Meridian's bids. Meridian didn't get the nod until it added the dollar to CW's final bid of \$36 million.

During Capmark's tenure, the ownership first began renovating units for a condo conversion, but put a stop to that when the market tanked. Now, Meridian believes there is additional upside from resuming those renovations, this time to rental standards. Overall, the Morgan is 98 percent leased.

Meridian's Lane said the company is also looking at using fund money for additional multi-family acquisitions.

MedImmune Looks to Grow, Connect

MedImmune wants room to grow, and its employees could get a quick route to Kentlands' amenities in the process. The company has offered the City of Gaithersburg parkland and funding for a 'Bridge to Kentlands' in return for an increase in its present density. At 920,000 square feet of built space, MedImmune is nearing its agreed-upon cap of almost 1.3 million feet. But with growth plans in mind, the company seeks a new cap of 2.4 million feet, and in taller buildings up to nine stories high.

MedImmune officials had told the City last fall that they would be looking to add some 50 employees over the next 18 months, as the firm tries to accelerate product releases. Among several proffers for the density it wants, MedImmune would convey 6.5 acres for a park and \$4 million toward a pedestrian bridge across Great Seneca Highway to Kentlands.

MARYLAND NEWSLETTERS

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Carr a New Owner At Park Plaza

Though it lost a Rockville building to foreclosure, Carr Properties has now acquired the land underneath the building as well as the building next door.

Carr gave up 2099 Gaither Road to special servicer LNR, but immediately acquired the underlying land, positioning itself to collect ground rent going forward. The same deal brought it 2101 Gaither Road. The company paid an undisclosed sum for the 125,435 square feet at 2101 Gaither and the adjacent ground, getting the package from the Estate of James Campbell.

The foreclosure and acquisition passed within weeks of each other. An affiliate of LNR bid \$11.1 million auction for the building at 2099 Gaither, or Park Plaza II, and that bid is awaiting final court sign-off. The building had been in receivership and Lincoln Properties is now actively marketing the more than half of the building now available.

In early February, Carr conducted its own closing for 2101 Gaither and the land. It is likewise actively marketing now, with CBRE working to fill the available 45,000 square feet in the building.

Carr's acquisition of a ground lease under a building it gave up is reminiscent of the trade at 6560 Rock Spring, where a partnership of Lockheed Martin and an affiliate of Rock Spring Partners similarly ceded the building to the bank, but Rock Spring retained the ground ownership. There, it is Aegon that must pay ground rent on the building it reclaimed.

On its Way: the City of Gaithersburg plans to release an RFP for 316 E. Diamond Avenue. It wants to see mixed-use, either residential or office, with retail on the first floor. The site is right in the center of Olde Towne.

With Townhouses

Beazer, KHov Stock Inventory

Beazer Homes is under contract to buy a small convenience center on Clopper Road in Germantown, but it isn't suddenly switching from homebuilding to retail.

Rather, the builder is the winning bidder for the 104 townhouse lots that emerged from the successful rezoning of the 8.4 acre tract at the corner of Clopper and Mateny Roads. Seller Finmarc Management decided to redevelop the small retail center in 2009, after finding grocery stores were reluctant to replace lost anchor Weis Market. Though residents of nearby Cinnamon Woods initially fought the rezoning, the Council ultimately agreed that the center was a victim of the two larger 'village centers' developed nearby.

Finmarc will level the existing stores, then turn the site over to Beazer. The builder is wrapping up its long-running townhouse job at Arora Hills in Clarksburg. As for what it can expect price-wise on Clopper, it will likely turn to Ryland's showing at the Towns at Oak Hill. The Land Records say that Ryland settled 13 townhouses just off Father Hurley Boulevard at an average price of \$348,000 in 2012.

Fraser Forbes Real Estate represented Finmarc in the Beazer deal.

Elsewhere in coming townhouse projects, K. Hovnanian has put the 'Towns of Tanglewood' in Fairland under contract, and will develop the lots on its own account. The builder has submitted a site plan to revise the grading and parking, but otherwise expects to be open for sales sometime this spring. Otherwise known as the Kushner property, Tanglewood is located on Dogwood Drive where Briggs Chaney crosses the ICC.

The deal is the second townhouse project KHov has signed up in recent months, for it also put the remaining towns in 'The Vistas' in Gaithersburg under contract. There, it will buy finished lots - 26 of them - from Churchill Development.

Sturbridge Homes has been around for years - in Anne Arundel and other counties. But it's new to Montgomery. The Crofton-based builder crossed the county line recently to buy a pair of lots in Ashton. Sturbridge paid \$250,000 each for finished lots on Lethbridge Avenue in Ashton, where it will start one as a spec and market the other as a custom.

Miller and Smith's 'all in' price for finished lots at Poplar Run is just north of \$205,000 each. The builder bought 27 singles from Winchester Homes in the Layhill Road subdivision for \$4.32 million, or \$160,000 per lot, then agreed to a \$45,000 per lot finishing charge. Winchester also charged a modest amenities fee. Miller and Smith hasn't released sales prices yet.

At the Council: Apartment renters get their day in front of the Council's planning committee, where they'll advocate changes in county rental policies. Pushed primarily by the Renters Alliance, the potential changes would strengthen the existing Voluntary Rent Guidelines. The committee meets on the 25th.

Street Tree Bill: But is it Necessary?

It's no small irony that, only a few days after county exec Ike Leggett bemoaned duplicative county reviews, the Council is taking up a 'street tree' bill that is *intentionally* duplicative.

The county bill would largely mirror a state bill, with the effect, say builders, of more bureaucracy and more cost. At least the question of its' necessity is in front of the Council, put there by staff, as the committee heads into its second worksession on the bill.

While there is already a state permit required for disturbing trees in the right of way, the legislation would require builders and homeowners to also get a *county* permit, and pay the fees associated with that permit.

Sponsor Roger Berliner says the state doesn't have the resources to enforce its street tree obligations, and that the trees shouldn't be left to a 'distant state bureaucracy,' He also believes the state law is adequate. It appears to be builders on infill lots, removing trees for new driveways, largely targeted by Berliner's legislation.

Builders say that the present system appears to be working, but if it isn't, it's not the industry's fault. The checklist of county sign-offs all the way from start of a construction project to release of the right-of-way bond, they say, gives the county half a dozen bites at the apple, or, in this case, apple tree.

As MNC-BIA's Bob Kaufman wrote in a letter to the Council, "It seems every instance brought to our attention of a roadside tree problem involved a utility or the county and not a builder."

So far, the committee has reviewed several amendments but its official recommendation is yet to come.

Commercial News....

.....**Atlantic Physical Therapists** has struck a deal to move slightly south but within Aspen Hill. Coming out of a medical building in Leisure World controlled by Medstar, APT has leased just over 4,000 square feet at 13975 Connecticut Avenue. The world knows it as the SunTrust Bank building. Jack Alexander of AMR Commercial brokered the deal.

.....**Jordan Tempchin & Associates** has moved straight down Spring Street to a new location. Formerly at 1109 Spring, the accounting firm signed a lease at 8737 Colesville Road in Silver Spring for 5,500 square feet. The lease means it will write the rent checks to Vienna, Va.-based Atlantic Realty Companies. Matt Brady and Omar McKeithan of Scheer Partners repped JTA.

.....There's a little more of everything for **BLH Technologies** at 1803 Research Boulevard: more desks, more chairs, a bigger employee refrigerator. That's because the company consolidated on the third floor in the Rockville building, growing by about 8,000 feet in the process, to roughly 20,000 feet.

Adaptable Systems likewise expanded at 1803, doubling in size to 4300 square feet at the same building. In the two deals, Haze McCrary of Broad Street Realty represented BLH, while Nate Crowe of Scheer Partners repped Adaptable. Guy Copperthite and Keith Foery of Transwestern represented the landlord.

.....**General Electric** toured the market recently, according to brokerage sources. Now in 2 Bethesda Metro Center, the company is looking for about 30,000 square feet. Its representative is Cushman & Wakefield.

.....A group that provides third-party certification for medical diagnostics is making the leap from Innovation Center to leased space. **United States Diagnostics Standards** will move to 10,000 square feet at 9712 Medical Center Drive, in a building owned by BioMed Realty Trust. It came out of the Rockville Innovation Center and expects to grow from just a few employees to about 20. Henry Bernstein and Matt Brady of Scheer Partners repped USDS.

.....First **Cassidy Turley** got the right to sell the Air Rights Building. Now it is poised to win the leasing. According to brokerage sources, the company appears to be the front-runner in a competition to handle the leasing duties for the new owners at the iconic Bethesda building. Rockpoint and MRP Realty settled on the over 700,000 square foot complex in early February for \$205 million.

.....Perhaps it was the full renovation of the façade, the lobby and the common areas that attracted **BTI Security, NSR Solutions and Intercontinental Development Corp.** The three companies signed deals at 1700 Rockville Pike totaling almost 12,000 square feet. NSR was the biggest of the three, at 4815 feet, while BTI took 4,577 square feet and IDC signed up for just over 2500 feet. Merrill Turnbull and Brent Prossner of Lincoln Property Co. repped the owner, while Gil Weinbaum of Zalco brought BTI.

.....One Washingtonian, home to **Sodexo** and fronting on the lake off I-270, is on the market, one of seven buildings in a portfolio offered by CBRE Global Investors. Sodexo kept everyone guessing until it finally agreed to renew at the 321,000 square foot building recently, giving CBRE a long-term anchor.

Mont. Village Golf Course Selling

A bankruptcy court judge approved the sale of the Montgomery Village Golf Club to Monument Realty recently.

The DC development company had offered \$5 million for the approximately 147-acre course on Montgomery Village Avenue, and for the near future will continue to operate the course. Monument still has litigation pending in Circuit Court claiming that the former owner breached an exclusionary agreement going back to sales negotiations prior to bankruptcy.

Going forward, expect Monument will likely play a key role in a coming master plan for the area, as the course is the last major open expanse in the area. The Montgomery Village Foundation wants to see either part of the course or as much open space as possible retained, while acknowledging that development is likely coming.

Board Backs 'Studio'

One almost complete re-design later, a first phase of apartments at 'Studio Plaza' in Silver Spring is approved.

The Planning Board backed a site plan last week from Fairfield Realty for 417 units and a small amount of retail off Georgia Avenue at Thayer Avenue. Fairfield weathered a long conversation about whether the plan should await more in-depth discussion about the allowed uses in 'public use' spaces like the proposed open lawn at Studio Plaza.

Studio Plaza is much of a city block between Silver Spring Avenue on the north and Thayer on the south. It's all an alley-way removed from Georgia, behind a line of retail fronting on the main road. Fairfield's early drawings sparked local criticism, so it went back to the proverbial drawing board, and returned with a more amenable design.

ARE Parts with G'burg Pair

Looking to focus on its Rockville properties, Alexandria Real Estate has sold a pair of Gaithersburg office parks.

The company parted with 25, 35 and 45 West Watkins Mill Road, and with 1201 Clopper Road, for a total of \$41.1 million. Buyer Equus Capital Partners out of Philadelphia got 282,523 square feet of existing office space as well as a 4.9 acre undeveloped parcel. The deal was first reported by the *Gazette*.

According to the published report, Alexandria foresees coming vacancies in the two projects, and transitioned out in order to focus on its Rockville projects. Qiagen is expected to consolidate operations out of the Clopper Road property.

Life/Sci tenants MedImmune, Qiagen and Amplimmune are part of the tenant roster on W. Watkins Mill Road, but that project is likewise facing coming vacancies. Equus knows what it is getting into, as it released a statement saying it anticipates cash flow for the next few years from 'brand-name' tenants while it looks to add value through re-tenanting and development of the vacant parcel.

In Brief...

.....**The county's offer** of a swap of the police station site in downtown Bethesda for a new 2nd District headquarters is back on the street. April 8 is the deadline for answers to the Request for Qualifications and Development Proposals. Once selected, the winning bidder will be expected to hand over a fully built and outfitted, LEED Silver home for the police, and in return will gain title to the 21,000 square feet of valuable real estate at Wisconsin and Montgomery Avenues, opposite the Metro station.

.....**Legislation we missed:** A text amendment passed in the fall that widened the pool of density sellers in the Woodmont Triangle. The Council agreed that about 16 properties on the south side of Old Georgetown, roughly west of Wilson Boulevard, should have the same opportunity to trade unused density to other developers within the Triangle.

.....**Ike Leggett wants** to streamline the development process...by eliminating Park and Planning. In his State of the County speech, the County Exec asked whether 'we need a cumbersome state/county planning review model that was adopted close to the turn of the century.'" Leggett went on, questioning whether the county needs 'three transportation reviews' and 'three environmental reviews cutting across several different agencies.'

.....**Keep the Bethesda Sector Plan on Track:** Over 40 property owners, developers and small business owners met a week ago to draft a letter urging the County Council not to let the current schedule to start a new Sector Plan in 2014 slip. The Sector Plan now in force has zoning, height and design constraints that impede growth, say folks in the group. And with White Flint threatening to steal Bethesda's development mojo, goes the thinking, the new Sector Plan needs to arrive on time.

Building Permits Issued

Feb. 5 – 15, 2013

Bethesda

NDI Homes, 134 Holiday Court, #300, Annapolis, Md. 21401, to build a \$350,000 unit at 6417 Stoneham Road, Bethesda;

Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. 20814, (240) 467-6491, to build a \$800,000 unit at 6909 Fairfax Road, Bethesda;

Lange Development, 5153 34th Street, NW, Washington, DC, 20008, (202) 409-4236, to build a \$350,000 unit at 7308 Durbin Terrace, Bethesda;

Mid-Atlantic Custom Homes, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. (301) 231-0009, to build a \$538,460 unit at 6508 Millwood Road, Bethesda;

Douglas Construction Group, 8429 Fox Run, Potomac, Md. 20854, (301) 983-6947, to build a \$350,000 unit at 7503 Newmarket Drive, Bethesda;

Chevy Chase

Sandy Spring Builders, 4302 East West Highway, Bethesda, Md., (240) 467-6491, to build a \$800,000 unit at 4806 Essex Avenue, Chevy Chase;

3600 Thornapple Street LLC, 4336 Montgomery Avenue, Bethesda, Md. 20814, (301) 908-8140, to build a \$500,000 unit at 3600 Thornapple Street, Chevy Chase;

Clarksburg

Beazer Homes, to build a \$160,000 unit at 11802 Peppervine Drive, Clarksburg, in Arora Hills;

NVR Inc., 555 Quince Orchard Road, #240, Gaithersburg, Md. (301) 258-0002, to build three single-family units in 'Clarksburg Village,' at:

- 22595 Castle Oak Road;
- 22587 Castle Oak Road;
- 22591 Castle Oak Road;

NVR Inc., to build a single-family unit at 22613 Winding Woods Way, in 'Clarksburg Village;'

Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. 21046, (301) 621-8151, to build 13 MPDU condominiums at 22901 – 22911 Meadow Mist Road and 22901 – 22911 Sweetspire Drive, and 22925 Spicebush Drive, Clarksburg, in 'Arora Hills;'

Other Locations

Magruder at Woodward Crossing, 12105 Darnestown Road, Gaithersburg, Md. 20876, (301) 921-9050, to build five units in 'Woodward Crossing,' at:

- 8320 Broderick Circle;
- 8322 Broderick Circle;
- 8324 Broderick Circle;
- 8326 Broderick Circle;
- 8328 Broderick Circle;

SK Homes, 7090 Samuel Morse Drive, #500, Columbia, Md. 21046, (443) 864-0143, to build a \$300,000 unit at 21635 New Hampshire Avenue, Brookeville, in 'Bradley's Choice;'

Brandon Scuffins, 14719 Anderson Street, Woodbridge, Va. 22193, (571) 557-4927, to build a \$280,000 unit at 15501 Barnesville Road, Boyds;

Advantage Homes, 12800 Middlebrook Road, #100, Germantown, Md. (301) 540-1778, to build a single-family unit at 10248 Bethesda Church Road, Damascus;

Kettler Forlines, 9426 Stewartown Road, #3-C, Montgomery Village, Md. 20886, (301) 258-0980, to build a \$196,700 unit at 19909 Briarley Hall Drive, Poolesville;

Stanley Martin Co., 11111 Sunset Hills Road, #200, Reston, Va. 20190, to build a \$159,000 unit at 1146 Oakwood Manor Drive, Sandy Spring, in Orchards of Sandy Spring;'

Winchester Homes, to build two single-family units in 'Preserve at Rock Creek,' Rockville, at:

- 17710 Toboggan Lane;
- 17715 Toboggan Lane;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4803, to build five \$200,000 units in 'Poplar Run,' Silver Spring, at:

- 1104 Windy Meadow Court;
- 13620 Blue Stem Lane;
- 13612 Early Light Lane;
- 13621 Blue Stem Lane;
- 13788 Night Sky Drive;

PRN LLC, 415 Ethan Allen Avenue, Takoma Park, Md. 20912, (301) 270-0684, to build a \$280,000 unit at 18 Montgomery Avenue, Takoma Park;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build two single-family units in 'Stoney Springs,' Poolesville, at:

- 17608 Zullo Drive;
- 17616 Zullo Drive;

Toll Brothers, 7164 Columbia Gateway Drive, Columbia, Md. 21046, (410) 872-9105, to build five single-family units in 'Olney Estates,' Olney, at:

- 112 Brimstone Academy Court;
- 2644 Winter Morning Way;
- 125 Brimstone Academy Court;
- 2650 Winter Morning Way;
- 2633 Winter Morning Way;

G'burg Permits of Note Issued

Pulte Home Corp, 10600 Arrowhead Drive, #225, Fairfax, Va., to build six \$100,000 townhouses on Discoverly Drive, in 'Crown Farm;'

NVR Inc., to build three \$165,000 townhouse units on Parkview Drive, in 'Parklands;'

Commercial Permits Issued

Feb. 5 – 15, 2013

Muslim Community Center, 15200 New Hampshire Avenue, Silver Spring, Md. (301) 570-4245, to build a \$1.5 million addition at the same address;

Federal Realty 1626 E. Jefferson Street, Rockville, Md. 20852, (301) 998-8100, two multi-family/retail buildings of 294,532 and 478,557 square feet, at a cost of \$27.1 and \$31.1 million, at 11800 and 11801 Grand Park Avenue, Rockville, in ‘Pike & Rose;’

Harris Teeter Inc., PO Box 10100, Matthews, NC, 28106, (410) 487-2637, to build a \$2.5 million grocery store of 52,159 square feet, at 22700 Sweet Shrub Drive, Clarksburg;

First Federal Corporation, 75 W. Watkins Mill Road, Gaithersburg, Md. 20878, (301) 548-1500, to build a \$572,500 interior fit-out at 20441 Century Boulevard, Germantown;

The Tower Companies, 2000 Tower Oaks Boulevard, Rockville, Md. 20852, (301) 984-7000, to build a \$175,000 alteration of 1,207 square feet at 1401 Blair Mill Road, Silver Spring;

Regus, 8403 Colesville Road, Silver Spring, Md. 20910, (703) 691-1100, to build a \$176,796 alteration of 13,139 square feet at 8403 Colesville Road, Silver Spring;

Enviva, 7200 Wisconsin Avenue, Bethesda, Md. 20814, (703) 691-1100, to build a \$450,000 fit-out of 12,096 square feet at 7200 Wisconsin Avenue;

McCrowd Restaurant Group, 350 E. Royal Lane, Building 4, Suite 126, Irving, Tx, 75039, (703) 472-3553, to build a \$1.2 million interior alteration of 4,961 square feet at 5471 Wisconsin Avenue, Chevy Chase;

Advanced Bioscience Laboratories, 9800 Medical Center Drive, Rockville, Md. 20850, (301) 816-5203, to build a \$460,000 fit-out of 1,425 square feet at the same address;

Desire Soedharmo, 606 E. Joppa Road, Towson, Md. 21286, (410) 321-4602, to build an \$80,000 interior alteration at 3140 Spencerville Road, Burtonsville;

Whiting-Turner, 300 E. Joppa Road, Baltimore, Md. 21286, (410) 821-1100, to build a \$105,000 sheeting and shoring at 11570 Old Georgetown Road, Rockville;

City of Rockville Permits Issued

Hitt Contracting, 2900 Fairview Park Drive, Falls Church, Va. 22042, (703) 289-9308, to build a \$262,000 fit-out of 5,721 square feet for Infosys Limited, at 800 King Frm Boulevard;

HD KCC Construction LLC, 13607 Rush Drive, Woodbridge, Va. 2192, to build a \$125,000 fit-out of 2,262 square feet for REIT Management at 1401 Rockville Pike;

StructureTone Inc., 2300 Clarendon Road, #900, Arlington, Va. 22201, (703) 526-1240, to build a \$262,500 fit-out of 13,835 square feet for Morgan Stanley Smith Barney, at 702 King Farm Boulevard;

Pre-Preliminary Plans Forwarded

Feb. 14 and 21, 2013

7-20110100 – Club Hollow. Zoned RDT. 1 lot. 13.78 acres. Located on Club Hollow Road, 1,750 feet west of Edwards Ferry Road, Poolesville. Parcel p560. Appl: Bob Jamison, Box 621, Poolesville, Md. 20837, c/o Benning & Associates, (301) 948-0240.

Preliminary Plans Submitted

1-20130120 – Edgemoor. Zoned TS-R. .15 acre. *Propose 4 condominium units in single building*. Located on Montgomery Lane, at its intersection with West Lane, Bethesda. Appl: Sandy Spring Builders, 4825 Montgomery Lane, LLC, 4302 East West Highway, Bethesda, Md. 20814. (301) 913-5995.

1-20130070 – Goshen Hunt Hills. Zoned RE-2. 9.68 acres. *Propose 3 lots*. Located on Woodfield Road, 450 feet southeast of Glendalough Road, Goshen. Appl: Lisa Stanley, PO Box 577, Damascus, Md. 20872. (301) 253-0575.

Preliminary Plans Approved

Feb. 14 and 21, 2013

1-20120300 - Alfred House. *Propose assisted living facility*. Zoned RE-1. 2.48 acres. Located on Needwood Road, sw of Muncaster Mill Road. Parcel P927. Appl: Alfred House Elder Care, c/o Dr. Veena Alfred, 18100 Cashell Road, Rockville, Md. 20853. (301) 460-6997. Engineer: Macris, Hendricks, Glascock, (301) 670-0840.

1-20130020 – Studio Plaza. Zoned CBD-1. 3.8 acres. *Propose 749 multi-family units and 24,180 square feet of retail*. Located on a block including the southeast quadrant of Thayer Avenue and Mayor Lane, east of Georgia Avenue, Silver Spring. Appl: Fairfield Investment Company, 1110 North Glebe Road, #650, Arlington, Va. 22201. (703) 414-8411. Engineer: Bohler Engineering, (703) 414-8411.

1-20120200 – 7900 Wisconsin Avenue. Zoned CBD-1 and CBD-R2. 3.24 acres. *As amended, for 475 multi-family units, 21,630 square feet of retail*. Located on the west side of Wisconsin Avenue, south of Cordell Avenue, Bethesda. Appl: JBG/Wisconsin Developer LLC, 4445 Willard Avenue, #400, Chevy Chase, Md. 20815. (240) 333-3600. Engineer: Vika Inc.

Site Plans Submitted

8-20130150 - Edgemoor. Zoned TS-R. .15 acre. *Propose 4 condominium units in single building.* Located on Montgomery Lane, at its intersection with West Lane, Bethesda. Appl: Sandy Spring Builders, 4825 Montgomery Lane, LLC, 4302 East West Highway, Bethesda, Md. 20814. (301) 913-5995.

8-20130120 - Pike & Rose. Zoned CR3.0. 12.47 acres. *Phase 2 of larger 24.3 acre project: 405 apartments, 285,500 sf hotel, 475,150 sf office, 80,500 sf restaurant, and 194,750 sf retail.* Located in the northwest quadrant of Route 355 and Old Georgetown Road, North Bethesda. Appl: Federal Realty Investment Trust, 1626 E. Jefferson Street, Rockville, Md. 20852. (301) 988-8300.

8-2008010A – Towns of Tanglewood. Zoned RT-8. 4.97 acres. *Amend plan for townhouse lots to revise grading, parking calculations and retaining walls.* Located on Dogwood Drive, 600 feet south of Snow Cloud Lane, Fairland. Appl: K. Hovnanian Homes, 1802 Brightseat Road, Landover, Md. (301) 772-8900.

8-20130140 – Kensington Heights. Zoned RT-8. 3.02 acres. *25 townhouse lots and one single-family lot.* Located in the southwest quadrant of University Blvd W. and Wheaton Plaza Access Road, Kensington. Appl: Kensington Heights 2, LLC, c/o Sterling Mehring, 2905 Forest Glen Road, Silver Spring, Md. 20910. (301) 585-2600.

Site, Project Plans Approved

Feb. 14 and 21, 2012

8-20130010 – Studio Plaza. Zoned CBD-1. 3.8 acres. *Propose first phase of 415 apartment units and 10,500 square feet of retail.* Located on a block including the southeast quadrant of Thayer Avenue and Mayor Lane, east of Georgia Avenue, Silver Spring. Appl: Fairfield Investment Company, 1110 North Glebe Road, #650, Arlington, Va. 22201. (703) 414-8411. Engineer: Bohler Engineering, (703) 414-8411.

9-20120030 - 7900 Wisconsin Avenue. Zoned CBD-1 and CBD-R2. 3.24 acres. *As amended, for 475 multi-family units, 21,630 square feet of retail.* Located on the west side of Wisconsin Avenue, south of Cordell Avenue, Bethesda. Appl: JBG/Wisconsin Developer LLC, 4445 Willard Avenue, #400, Chevy Chase, Md. 20815. (240) 333-3600. Engineer: Vika Inc.

Record Plats Approved

Feb. 14 and 21, 2012

2-20120680 (0730, 1360) – Clarksburg Village. Zoned R-200/TDR. 8 parcels. Located east side of Little Seneca Parkway, along Winding Woods Way, Clarksburg. Appl: Elm Street Development, McLean, Va. (703) 734-9730.

2020120070 et al – Fairland Park. Zoned PD-2. 246 lots. Located at the end of terminus of Cedar Lane, approx. 800 feet south of Leatherwood Terrace, Fairland. Appl: The Artery Group, Bethesda, Md. (301) 961-8000.

2-20130020 (-0040) – Brookeville Preserve. Zoned RE-2/TDR. 9.54 acres. 16 lots. Located in the southeast quadrant of Georgia Avenue and Owens Road, Olney. Appl: John Wilmoth, (240) 779-8000.

2-20130460 – Griffith Estates. Zoned RE-1. 2 lots. Located at the end of Wiley Court, 450 feet south of Dorsey Road, Rockville. Appl: Paulo Docouto, (301) 370-6866.

2-20130790 – Wheaton Forest. Zoned CR. 1 parcel, for conversion of office building in rental apartments. Located east side of Georgia Avenue, 350 feet south of Reedie Drive, Wheaton. Appl: Lowe Enterprises, (202) 496-2900.

Real Estate Transactions of Note

Bethesda ARC LLC, c/o Teachers Insurance and Annuity, to **RP MRP Air Rights EW, LLC,** 3953 Maple Avenue, #300, Dallas, Tx. 'The Bethesda ARC Land Condominium.' (Known as the Air Rights Complex). Located at 4550 Montgomery, 7315 Wisconsin, et al. Approx. 710,000 square feet of office space. Tax ID: 3601053 et al. Liber 45849, page 449. Deed date: January 7, 2013. **Purchase price: \$205,000,000.**

Dolly Devlin McBride to Gude Drive Center LLC, 4017 Montpelier Road, Rockville, Md. 20853. Property at 114 Derwood Circle, Rockville, Md. 20850. Total 27,221 square feet. Improved with 9,824 square foot building. Tax ID: 04-2886444. Liber 45814, page 39. Deed date: December 27, 2012. **Purchase price: \$1,038,000.**

Carlos A. Aguado to CKO Property Holdings LLC. Unit 16 in 'Kensington Park Office Condominium.' Located at 3821 Farragut Avenue, Unit 16, Kensington, Md. 20895. Tax ID: 02-370085. Liber 45821, page 443. Deed date: December 21, 2012. **Purchase price: \$240,000.** Cardinal Bank.

R And C Russell LLC, c/o Rogers C. Burlton, to **Li Ping Liu,** 328 Main Street, Gaithersburg, Md. 20878. Unit 4101 in 'Russell Office Park.' Located at 981 Russell Avenue, #4101, Gaithersburg, Md. 20879. Unit is 1,380 square feet. Zoned Commercial. Tax ID: 09-2785282. Liber 45853, page 148. Deed date: January 2, 2013. **Purchase price: \$195,000.**

(Continued on Page 8)

Real Estate Transactions (from p. 7)

Sonjac LLC, c/o Steve Schwarz, to **2311 Perkins Place, LLC**, c/o Jose Antonio Giron, PO Box 8005, Silver Spring, Md. 20907. Two parcels, including Lots 4 and 16, and parts of Lot 5 and 6, in 'Perkins...Addn. to Linden.' Located at 2311 Perkins Place, Silver Spring, Md. 20910. Tax ID: 13-1409006. Liber 45833, page 20. Deed date: December 28, 2012. **Purchase price: \$1,050,000.** Deed of Trust: \$1.45 million, SunTrust Bank.

HFI Acquisitions Company LLC to **ESA P Portfolio MD Trust**, c/o Extended Stay Hotels, 11525 N. Community House Road, #100, Charlotte, NC. Parcel P in 'Century XXI.' Located at 20141 Century Boulevard, Germantown, Md. 20874. 5.4 acres. Improved with 34,586 sf building. Zoned Commercial. Tax ID: 02-3185805. Liber 45808, page 36. Deed date: December 13, 2012. **Purchase price: \$8,527,000.**

8201 – 8203 LLC, c/o Dale Mangum, to **Georgia Spring LLC**, c/o Jacobson Holman PLLC, 400 7th Street, NW, Washington DC. Lot 6 (A) in 'R. Holt Easley's S.S. Subdivision.' Located at 8201 – 8203 Georgia Avenue, Silver Spring, Md. 20910. Tax ID: 13-1043391. Lot is 7,225 square feet. Improved with 7,968 square foot building. Zoned Commercial. Liber 45863, page 412. Deed date: December 27, 2012. **Purchase price: \$2,325,000.** Deed of Trust: \$1.84 million, BB&T.

Richardo Casillas to **Dragone Management LLC**, 6205 Maiden Lane, Bethesda, Md. 20817. Unit 3-A in 'Georgetown Office Park Condominium.' Located at 7960 Old Georgetown Road, #3A, Bethesda, Md. 20814. Unit is 645 square feet. Zoned Commercial. Tax ID: 07-2335322. Liber 45904, page 1. Deed date: December 14, 2012. **Purchase price: \$249,500.** Deed of Trust: \$199,600, EagleBank.

RESIDENTIAL**Bethesda / Chevy Chase**

Michael J. Lang et al to **C.M. Conlan Contractors & Builders**, 11307 S. Glen Road, Potomac, Md. 20854. Lot 26 (D) in 'Wyngate.' Located at 9507 Lindale Drive, Bethesda, Md. 20817. Lot is 11,442 square feet. Improved with house (built 1950). Tax ID: 07-575457. Liber 45791, 268. Deed date: December 31, 2012. **Purchase price: \$600,000.**

Henrietta C. Vent to **136 Grafton LLC**, c/o Rasevic Construction, 5200 River Road, Building Six, Bethesda, Md. 20816. Lot 6 (Block 16) in 'Chevy Chase, Section 1-A.' Located at 136 Grafton Street, Chevy Chase, Md. 20815. Lot is 8,750 sf. Improved with house. (Built 1940).

Tax ID: 07-453431. Liber 45831, page 69. Deed date: January 15, 2013. **Purchase price: \$980,000.** Deed of Trust: \$1.4 million,

Lisa Gessow Michelson et al to **7308 Durbin Terrace LLC**, c/o Lange Development, 5153 34th Street, NW, Washington, DC, 20008. Lot 97 (Block 14) in 'Bradley Hills, First Addn.' Located at 7308 Durbin Terrace, Bethesda, Md. 20817. Lot is 11,250 sf. Improved with house (built 1960). Tax ID: 07-443578. Liber 45870, page 86. Deed date: December 17, 2012. **Purchase price: \$800,000.** Deed of Trust: \$1.53 million, Monument Bank.

Clemens Esche et al to **Mid-Atlantic Custom Builders**, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. 20817. Lot 10 (Block 3) in 'Burning Tree Valley, Sect. 4.' Located at 7921 Maryknoll Avenue, Bethesda, Md. 20817. Lot is 13,192 sf. Improved with house (built 1959). Tax ID: 07-653391. Liber 45916, page 472. Deed date: December 28, 2012. **Purchase price: \$710,000.**

Clarksburg

Clarksburg Village L.C., c/o Elm Street Development, to **Beazer Homes Corp.**, 14901 Bogle Drive, #100, Chantilly, Va. 20151. Lots 23 and 26 (Block PP) in 'Clarksburg Village.' Located at 22761 and 22767 Sweetspire Drive, Clarksburg, Md. 20871. Lots avg. 4,200 square feet. Unimproved. Liber 45793, page 1. Deed date: December 31, 2012. **Purchase price: \$323,900.**

Clarksburg Village LC, c/o Elm Street Development, to **NVR Inc.** Lots 72 – 75 (Block OO) in 'Clarksburg Village.' Located on Autumn Breeze Avenue, Clarksburg, Md. Townhouse lots. Tax ID: 02-3699878 et al. Liber 45908, page 1. Deed date: December 27, 2012. **Purchase price: \$530,000.**

Other Locations

Winchester Homes Inc to **Miller and Smith at Poplar Run LLC**, 8401 Greensboro Drive, #450, McLean, Va. 22102. Lots 1 – 11 (Block O), 1 – 3 (P), 1 – 10 (S) and 2 – 4 (R) in 'Poplar Run.' (27 lots). Single-family lots. Located off Layhill Road Liber 45808, page 196. Deed date: December 14, 2012. **Purchase price: \$4,320,000.**

Montgomery County, Maryland to **Bowie Mill Road, LLC**, c/o Elm Street Development, 1355 Beverly Road, #240, McLean, Va. Property in 'Olney Springs.' Located at 18241 Bowie Mill Road, Olney, Md. 32.6 acres. Approved for 114 units in mix of market/affordable. Tax ID: 08-702264. Liber 45808, page 215. Deed date: December 26, 2012. **Purchase price: \$2,588,906.** Deed of Trust: \$7.77 million, Wells Fargo.

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