

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

.....**Medstar Prompt Care** is coming to Gaithersburg. The company that apparently does things quickly is planning to retrofit the former Fuddrucker's (and then more recently Rockefeller's) space at 12111 Darnestown Road for a new branch outlet. Company officials have drawn the building permit from the City and say delivery is slated for this summer.

The company operates one of its Prompt Care offices on Georgia Avenue in Wheaton.

.....**Cytology Services of Maryland** is making a cross-border move into Silver Spring. Now in Laurel, the company signed a lease for 11,946 square feet at 12041 Bournefield Way. The location puts it near the site on which Adventist Healthcare wants to build a new hospital.

Jason Klein of The Walker Group represented the tenant, while PS Business Parks is the landlord.

.....**NVR's acquisition of Bentley Park** in Burtonsville gives it 247 units on this side of the county line.

In all, NVR bought 385 lots, including the 138 lots platted in Prince George's County, for a total of \$28.5 million. Because the job is largely approved, sales could start within a few months. Fraser Forbes brokered the deal on behalf of seller Artery Group, now Artery Capital.

An Apex Plan

Debate Sought on Bethesda Building's Future

Wishful thinking a year ago at the Planning Board about bringing down the Apex Building to make construction of the Purple Line easier may yet come to fruition.

But it isn't the owners of the building, at 7272 Wisconsin Avenue, that have suggested the plan. Instead, the building has been made part of a filing now in front of the County Council. The genesis of an idea now rocketing around Bethesda comes from the Meadow Lo Corporation, headed by ProMark's Bob Eisinger. Eisinger's group developed and owns the Sport & Health Club located on Montgomery Avenue, behind the Air Rights Center and, importantly, along the Purple Line and Capital Crescent Trail.

It is Eisinger who has suggested a 'minor master plan amendment,' which anyone is free to do, even for property they don't own. The issue is whether the county adopts the idea. Eisinger said the Sport & Health location would stand to benefit from the amendment, but the larger goal is to bring the Purple Line into Bethesda in the most efficient way possible. Planners are enthusiastic about the idea and have put it in front of the Council for a vote.

Upzone, Redevelop. Complications about the role of the owners of the Apex Building aside, the proposal is relatively simple: by up-zoning the building and a rectangular piece of Bethesda stretching eastward through Air Rights to midway along Montgomery Lane, the county would provide someone with the incentive to redevelop Apex and provide the state with the easements and construction flexibility it needs to build the Purple Line 'correctly.'

As it is, the Line can go forward, but not with the 'preferred' alignment underneath Apex. And importantly, instead of laying the trail underground with the Line, the trail would today have to go where most trails go – overland, but in this case across Wisconsin Avenue. Putting it underground with the train has long been a goal of Purple Line advocates.

In a sense, it could be argued that the Apex amendment is only an acceleration of the coming Bethesda Sector Plan. It would bring more CR zoning – with its height and density rules – to an area likely to be considered for it anyway. But some worry that the idea would tie Purple Line construction to Apex redevelopment, a problem if the present owners don't want to sell. But Eisinger says the state can always move ahead; the amendment would only put a different option on the table.

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Short Takes

..... **Largent’s Bar & Grill** will be dispensing brewski’s – cold ones, libations – from a Kentlands location. The restaurant signed a lease with Beatty Management for 8,455 square feet in the Kentlands Square Shopping Center. It’ll open in August.

Gary Edell of 4 Dimensional Real Estate Solutions repped the tenant, while landlord Beatty Management represented itself.

..... **People who have had enough** of their aching backs will be the clients at 50 West Gude Drive in Rockville. The Advanced Spine & Wellness Center signed a lease for 4,952 feet at the Washington Real Estate Investment building. Andy Cole of CBRE repped the landlord, while Gary Edell of 4 Dimensional Real Estate brought the tenant.

..... **Perhaps record low interest** rates have something to do with the expansion plans of George Mason Mortgage. The company has added a North Bethesda location, with a signed lease for 6,855 square feet at 2600 Tower Oaks Boulevard. Kevin McShea of CBRE brought the tenant,

..... **Quintiles Inc. is happy with its** mid-Pike location. The company will keep managing clinical trials from 1801 Rockville Pike, where it renewed its lease for 15,170 square feet. McShea & Company represented the landlord in the deal.

..... **Coakley & Williams and Spectrum Inc.** are two beneficiaries of recent deals at 9711 Washingtonian, better known as The Summit at Washingtonian.’ Coakley landed the \$480,000 tenant fit-out work for Medical Funding Services, which leased 12,541 square feet in the building. Vienna, Va.-based Spectrum Inc. will do the fit-out work for Stebbin & Company’s 17,013 square foot offices.

Says Official

DNR: State Can Manage Trees

A State forestry official disputes a line of thinking at the County Council that the state can’t enforce its own street tree laws, a belief helping to drive potential changes in the county’s street tree management.

The state’s effectiveness goes to the heart of proposed legislation that builders fear will mean new fees and permits that they consider unnecessary. Last week, the Council kept alive the idea of new street tree legislation, while tabling it until after the budget.

On a related bill, for tree canopy legislation, the administration softened its approach and agreed that builders should receive credit for both protecting trees they disturb and for planting new ones. It’s the extent of that credit that will likely become an issue.

As to state oversight of street trees today, Steve Koehn, Director of the Department of Natural Resources Forest Service, told the Newsletter in an email exchange, “The Maryland Forest Service does have sufficient resources to handle enforcement.’

Koehn suggested that the differences between enforcement and overseeing permitted work may have led to a misunderstanding on the Council. Koehn had responded in an email to county officials last year that his agency rarely ‘follows up’ on private roadside tree permits, because of a ‘lack of adequate Forest Service staffing in Montgomery County.’

It is that quote helping drive the present effort. But Koehn said in explanation that while DNR carefully reviews all tree removal requests and visits sites before issuing a permit, it largely leaves the removal itself to licensed operators familiar with state rules, operators who understand their license depends on compliance. Where complaints arise with the operator or another issue, Koehn says DNR aggressively enforces its rules.

Some on the Council believe there’s a gap between state and county management of street trees that can be only be filled with more county regulation. Nancy Floreen argues that if there is a gap, it can be filled with an education campaign that trees in the right of way don’t belong to the homeowner – they belong to the state or county and can’t be chopped down at will.

Joint Effort. Koehn says the state has already given the county an overall permit for managing approvals for tree removals, trimming and planting. Koehn said that when the Montgomery County Arborist complained that state staff was permitting the removal of too many healthy trees, his agency agreed to share approval for cutting the tree with the county. Nine months later, he said, the county had approved every application the state put in front of it.

In short, wrote Koehn in the email, ‘Since the Maryland Forest Service is most certainly “getting it done”, having a parallel county roadside tree permitting requirement certainly appears to be unnecessarily redundant.’ The next meeting on the tree bills is in June, and Koehn said that yes, the agency is planning to attend.

New Construction on Plainview Road

Just as Jeffco Development is about to start actively marketing a new house on Plainview Road, another builder has bought the lot next door. The Bethesda street is clearly in for a change.

Jeffco's Nantucket-style is the first 'teardown' on Plainview and it delivers in the next few weeks. At 7,053 square feet on a roughly 11,000 foot lot, it's one of several \$2 million plus homes coming to the market this year. (It's the built-in docking for an iPad that will sell the kids). Having paid \$820,000 for the lot, Jeffco has priced the home at 5820 Plainview at \$2.495 million.

Next door, a Meridian Homes partnership just settled on 5816 Plainview, for \$800,000. Though Meridian is marketing a new home, it doesn't show the price on its website. It did, however, borrow \$1.7 million from BB&T to buy the lot and build it.

A couple of other homes that will hover near or above the \$2 million mark are in the works. Where Jeffco went with the Nantucket, the Bernard Development Group will put a 'European' style home up at 5506 Lambeth Road, in 'Greenwich Forest.' Bernard acquired the lot recently with Capital Bank providing the financing. Home price: \$2.495 million.

Across town in Chevy Chase, Patrick K. Keating appears to be lining up another high-end single. Keating bought one of the two 'Meadow Lane' lots from CC Green Vision LLC, a partnership headed by Woodside Development. Woodside took on the Meadow Lane property, which has a certain infamy in Chevy Chase because it had resisted development, initially hoping to subdivide for three lots. It ultimately settled for two, is expected to keep one, and spun the other, at 7217 Ridgewood Avenue, off to PKK for \$1.08 million. Again it was Capital Bank providing PKK with financing.

Tenants in the Market

Someone Will Land Cyber Center

A cybersecurity center that would help the county compete in one of the hottest government contracting sectors could start looking for space this year.

That means in the nearer term, the National Cybersecurity Center of Excellence represents a potential tenant for some lucky landlord. Because it would act like an incubator, it also represents a long term effort to stimulate demand for an office market heavy on space and short on tenants. Right now, the big question about office space in the county, particularly the 270 corridor, is just who will fill it.

Department of Economic Development chief Steve Silverman says the hunt for a location for the Center must await the selection of a manager to run it. NIST, which is working cooperatively with the county and state, is expected to issue an RFP for the manager, and once a Center manager is chosen, said Silverman, the hunt for space can more actively begin. A press release issued when the Center was created said the facility will be located 'near NIST's Gaithersburg campus,' and county officials estimate the Center itself could fill about 60,000 feet, with another 40,000 feet possible for private sector companies.

Available. Though brokers say they've seen an uptick in activity lately, the present reality of vacant space is daunting. GSA 'relo's' of NIAID and NCI will empty several North Bethesda buildings. Marriott just announced it will trim its IT staff at its Bethesda headquarters. Lockheed Martin is consolidating, giving back ample space in the Shady Grove area, and new owner Glaxo is looking to sublease part of the HGS headquarters at 14200 Shady Grove Road.

To this space dilemma there's no cavalry coming in the form of IBM or the federal government. So DED chief Silverman sees initiatives like the cyber center as helping create the kind of innovative companies, that would, in typically small Montgomery County leases, gradually absorb the overhang. Meanwhile, here are a few other 'Tenants in the Market:'

Holy Cross Hospital. The company is in Silver Spring but is said to want a more central location between its Forest Glen Road hospital and the one it will build in Germantown. It's believed to seek about 15,000 feet initially with growth to 60,000 feet.

Total Wine. Now in the Seven Locks Road area, Total Wine is said to be focusing on Rock Spring for a requirement of about 25,000 feet now, but with substantial expansion space. Jones, Lang, LaSalle has the requirement.

United Educators. Believed to be looking for 25,000 square feet down-county.

MedStar. The health company is thought to be the super-secret tenant that has toured Bethesda in recent weeks hunting for up to 60,000 square feet.

General Electric. Now in 2 Bethesda Metro, the company poked its head out for recent tours of other Bethesda locations.

At the Planning Board...

.....**The Bernstein Companies' plans** for Bethesda Center took two giant leaps forward recently. The office/hotel proposal won Site Plan approval at the Planning Board, and while there, Bernstein officials told the Board that litigation between it and the adjacent Bethesda Place has been settled.

Bernstein, which has already signed Westin to anchor the project at 7750 Wisconsin, made design modifications that eased the concerns of Polinger Shannon & Luchs next door. Bernstein's plan includes 238,000 feet of office space and 13,000 feet of retail.

Willco Construction no longer owns ground for an office building at 8621 Georgia Avenue in Silver Spring. It owns, instead, ground for apartments.

The Rockville developer won an amendment last week that switches the uses at a site near the corner of Georgia and Colesville Road. In a joint venture with Foulger Pratt, it now can build 292 units in a 17-story tower. Not only will the building include 35 MPDUs, but it will feature 17 of the much talked-about but rarely built Workforce Housing units. Willco and Foulger won approval of an added floor to make room for the affordable units, getting to 161 feet high.

A project that might have some impact on teardowns along Old Georgetown Road comes to the Planning Board this week.

Streetscape Development and Michael Harris Homes bring their redevelopment of the College of Cardiology site in for Site Plan approval. The pair would build 29 market-rate singles and five MPDUs on the nearly 10-acre site at Old Georgetown and Alta Vista Road.

The building that housed the College, now relocated to D.C., would come down.

Deals of Note:

Brivo Systems LLC will move across Bethesda to the newly renovated 7700 Old Georgetown Road.

A web security firm, Brivo will exit Bethesda Towers for 16,116 square feet it leased on the third floor at the B.F. Saul building. 7700 Old Georgetown is one of two buildings – the other is 7550 Wisconsin – completely overhauled as a Class A alternative in the central business district. Scott Randolph of Transwestern and Joe McCormick, now with HBW Group, repped Brivo, while Larry Thau and David Machlin of CBRE represented the landlord.

It's the Jewish Federation of Greater Washington that bought 6101 Executive Boulevard in Rockville.

The buyer that paid \$15.75 million hadn't been disclosed by seller Washington Real Estate Investment Trust when it parted with the building a few weeks ago, but the word is out. JFGW will relocate its operations from 6101 Montrose Road into the North Bethesda building starting later this year.

According to JFGW officials, the Federation and several of its affiliates will all co-locate, taking about 30,000 feet. The remainder of the approximately 80,000 foot building is fully leased. Lincoln Property Company will manage the building on the Federation's behalf.

.....**It will be Monument Realty scheduling starting times and collecting the greens fees at the Montgomery Village Golf Club.** The D.C. firm settled on the 147.5 acre golf course in Gaithersburg in March, for \$5.05 million, through a bankruptcy sale. An upcoming master plan for the area will likely yield some development potential.

.....**In buying the office building at 2101 Gaither** and the land under the next door building at 2099 Gaither, Carr Properties spent \$23 million. Here's how it allocated the dough: Carr assigned \$16 million to the 132,685 square foot building, which it now owns fee simple. Carr lost the adjacent building at 2099 Gaither to the lender, but it bought the land underneath the building for \$7 million, says the Land Records, and will now collect ground rent there.

....**The Great Indoors will become the Great Car-Selling Place.** CarMax won approval recently of a schematic design plan for a dealership at the Shady Grove Road site off Route 355. In moving north along the Pike, it'll knock down the building that housed first Sears and then Great Indoors and put up one of its signature facilities. A second phase of over 200,000 feet of commercial space was also approved, but that space is, at this point, way in the future.

.....**The folks at Lerner Corporation took time out** from cheering for the Nats last week to issue a press release: the company's newest medical office has topped out and negotiations with a lead tenant are underway. The 110,000 square foot, five-story Fallsgrove Plaza building in Rockville is slated for occupancy later this year.

Apartment Rents Down As Supply Starts to Arrive

And so the salad days for apartments came to an end. And the giddy feelings of a few years back have given way to the usual gravitational truth about things that go up.

Added competition has a way of doing that. But even as Class A rents in the suburban Maryland submarket drop from their accelerated pace of 18 months ago, they are falling in the manner of a budget cut in Washington: there's still an increase; it just isn't as large.

Over the last year for instance, says Delta Associates in a newly released report, average rents for all Class A apartments grew 1.6 percent in suburban Maryland.

Still, while suburban Maryland rents seemed to have stayed on the positive side, the next 24 months here will be a time of swallowing the pipeline of starts that arrived in 2012. Delta says that twelve projects containing nearly 3,500 units are slated for delivery over the next six months in suburban Maryland, putting 'downward pressure on occupancy and rents.' Things are not helped by the economic questions facing the regional economy.

Fortunately for landlords, demand for apartments remains relatively good and the development pipeline has plateaued. After a short hiatus, the buy vs. rent needle still tilts to rent, says Delta. And it yet expects the return to the market of 'de-nesters' – those twenty-somethings living in Mom and Dad's basement – to provide more rental traffic.

Falkland Chase Changes Hands

JBG Companies will take advantage of the income production at the Falkland Chase Apartments while it mulls future redevelopment.

The firm paid seller Home Properties an undisclosed amount for the Silver Spring apartments, which includes 450 existing units but the rights to another 1,250 plus a grocery store. At one point, Harris Teeter had expressed strong interest in locating at Falklands, but whether it still wants to build is unknown.

During its tenure, Home Properties won site plan approval to raze part of the complex, located at 16th Street and East West Highway, and construct several high-rises just around the corner from the Metro Station.

Building Permits Issued

March 16 – 31, 2013

Bethesda

Carter Inc., 1682 E. Gude Drive, #301, Rockville, Md. (301) 738-7717, to build a \$500,000 unit at 8309 Quarry Manor Terrace, Bethesda, in 'River Quarry;'

Estoril Construction, 7220 Wisconsin Avenue, #402, Bethesda, Md. 20814, (301) 652-2775, to build a \$600,000 unit at 6920 Fairfax Road, Bethesda, in 'Bradley Hills;'

Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. 20814, (240) 467-6491, to build a \$450,000 unit at 5504 Durbin Road, Bethesda, in 'Whitehall Manor;'

Mehran Khadivi, 11033 Seven Hill Lane, Potomac, Md., to build a \$400,000 unit at 5603 Lone Oak Drive, Bethesda, in 'North Bethesda Grove;'

Washington Metropolitan Homes, 4208 Glenrose Street, Kensington, Md. 20895, (301) 881-8101, to build a \$200,000 unit at 10015 Edward Avenue, Bethesda, in 'North Bethesda Grove.'

Bethesda Homes, 6311 Tilden Lane, Rockville, Md. 20852, (301) 231-7295, to build a \$250,000 unit at 5811 Kingswood Road, Bethesda, in 'Alta Vista Gardens;'

Clarksburg

Craftmark Homes, 6820 Elm Street, #200, McLean, Va. (703) 734-9855, to build two \$300,000 units in 'Clarksburg Village,' at:

- 11891 Chestnut Branch Way;
- 22584 Winding Woods Way;

NVR Inc., 555 Quince Orchard Road, #280, Gaithersburg, Md. 20879, (301) 937-9761, to build six units in 'Clarksburg Village,' at:

- 11600 Shining Harness Street;
- 11827 Emerald Green Drive;
- 22368 Heron Neck Terrace;
- 2217 Kerrydale Court;
- 22441 Heron Neck Terrace;
- 22445 Heron Neck Terrace;

NVR Inc., to build two unit in 'Arora Hills,' Clarksburg, at:

- 22516 Muscadine Drive;
- 22540 Muscadine Drive;

Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. 21046, (301) 621-8151, to build 16 \$80,000 condo units at 22932 - 22962 Spicebush Drive, Clarksburg, in 'Arora Hills;'

Other Locations

Tony Rettig, 4408 Edgefield Road, Kensington, Md. 20895, (410) 200-7221, to build a \$700,000 unit at the same address;

(Continued on page 6)

Building Permits Issued (from p. 5)

Natin Deodhar, 8820 Ridge Road, Bethesda, Md. 20817, (202) 253-7227, to build a \$245,000 unit at 11640 Partridge Run Lane, Potomac;

Mitchell & Best Homes, 1686 E. Gude Drive, Rockville, Md. 20850, (301) 762-9511, to build a \$264,336 unit at 10908 Bolton Drive, Rockville, in 'Pine Knolls;'

Winchester Homes, (301) 803-4803, to build a \$200,000 unit at 12505 Fellowship Lane, Gaithersburg;

Kettler Forlines Inc., 9426 Stewartown Road, #3C, Montgomery Village, Md. (301) 258-0980, to build three units in 'Brightwell Crossing,' Poolesville, at:

- 18017 Bliss Drive;
- 18006 Bliss Drive;
- 19918 Brightwell Crossing Lane;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4803, to build a \$200,000 unit at 13613 Blue Stem Lane, Silver Spring, in 'Poplar Run;'

Stanley Martin Companies, 11111 Sunset Hills Road, #200, Reston, Va. 20198, (703) 964-5000, to build three units in 'The Preserve,' Rockville, at:

- 17514 Toboggan Lane;
- 5802 Toboggan Circle;
- 17506 Toboggan Circle;

Winchester Homes, (301) 803-4803, to build two \$200,000 units in 'Stoney Springs,' Poolesville, at:

- 17528 West Willard Road;
- 17620 Zullo Drive;

Commercial Permits IssuedMarch 16 – 31, 2013

Federal Realty Investment Trust, 1626 E. Jefferson St., Rockville, Md. 20852, (301) 998-8100, to build a \$65.5 million multi-family and retail building of 520,443 square feet, at 11570 Old Georgetown Road, North Bethesda;

The Atlantic Companies, 526 King Street, Alexandria, Va. (703) 836-5888, to build a \$1.36 million façade repair at 4701 Willard Avenue, Chevy Chase;

Lockheed Martin, 700 N. Frederick Avenue, Gaithersburg, Md. 20847, (301) 240-7798, to build a \$800,000 interior alteration at 9221 Corporate Blvd., Rockville;

Bethesda ARC LLC, 7315 Wisconsin Avenue, Bethesda, Md. 20814, (301) 469-3037, to build a \$515,000 alteration to 12,107 square feet at 7315 Wisconsin Avenue, Bethesda;

Martek Global Services, 7920 Norfolk Avenue, Bethesda, Md. 20852, (703) 598-1589, to build a \$230,000 alteration of 4,470 square feet, at the same address;

Clarksburg Village Investments, c/o Elm Street Development, (703) 734-9730, to build two multi-family

buildings of 17,691 square feet each at 11860 Country Squire Way and 11901 Breezy Meadow, in 'Clarksburg Village;'

Café Rio, c/o Terry Look, 2825 E. Cottonwood Pkwy, #360, Salt Lake City, Utah, 84121, (801) 930-6018, to build a \$125,000 alteration at 20680 Seneca Meadows Parkway, Germantown;

Catania Construction, 11415 Somerset Avenue, Beltsville, Md. 20705, (301) 931-7665, to build a \$400,000 swimming pool renovation at 10850 Lock Drive, Silver Spring;

City of Rockville Permits Issued

Fisher & Strachan, (301) 881-0025, to build a \$145,000 fit-out of 4,399 square feet for Comprehensive Primary Care, at 15825 Shady Grove Road;

Washington Real Estate Investment Trust, to build a \$265,000 fit-out of 2,949 square feet for Fitzgerald Financial Group, at 600 Jefferson Plaza;

Excalibur Group, (732) 442-8425, to build a \$140,000 fit-out for CRA Rockville, at 15225 Shady Grove Road;

DR Construction & Consulting, (240) 91-7938, to build a \$385,123 fit-out for Rockville Eye Association, at 3204 Tower Oaks Blvd;

City of Rockville Plans Submitted

PAM2013-0058 – Enterprise Rent-A-Car. Located at 702 Rockville Pike, Rockville, Md. *Use existing building but construct 1,720 square car wash as accessory use.* Zoned MXCD. Appl: Enterprise RAC Company of Maryland, c/o Michele Chisholm, 2273 Research Blvd, #600, Rockville, Md. (301) 212-6495.

City of G'burg Permits Issued

Harris Teeter Inc., 701 Crestdale Drive, Matthews, North Carolina, 28105, (704) 844-3103, to build a 55,818 square foot grocery store at 323 Copley Place, in 'Crown;'

Heath Design Group, 516 N. Charles Street, Baltimore, Md., (410) 752-2700, to convert a former Fuddrucker's Restaurant to a Medstar Prompt Care. Located at 1211 Darnestown Road, Gaithersburg.

Coakley & Williams, (301) 963-5000, to build a \$480,000 fit-out of 10,625 square feet at 9711 Washingtonian Blvd., for Medical Funding Services;

Spectrum Inc., 8460 Tyco Road, Vienna, Va., to build a \$380,000 fit-out of 10,571 square feet at 9711 Washingtonian, for Stebbin & Co.;

Runkles Construction, (301) 948-4717, to build a \$261,000 fit-out of 3,000 square feet at 700 N. Frederick Avenue, for Lockheed;

City of G'burg Approvals

ASK-1746-2013 – CarMax. Zoned MXD. 13.6 acres. *Propose 25,000 sf auto dealership and 225,000 sf commercial building.* Located at 16331 Shady Grove Road. Appl: CarMax, 12800 Tuckahoe Creek Parkway, Richmond, Va. 22328. (804) 747-0422.

Site Plans Submitted

8-20130200 – Travilah Grove. Zoned CR 0.5. 13.7 acres. Located on Travilah Road, northeast of Unicorn Way, Rockville. *Propose 300 units multi-family.* Appl: Travilah Grove LLC, 15215 Shady Grove Road, #201, Rockville, Md. 20850. (301) 330-9011. Engineer: Loiederman Soltesz, (301) 948-2750.

Site / Project Plans Approved

April 4, 2013

8-2011006A – 8621 Georgia Avenue. *Propose replacement of office/retail with 292 residential units and 1,619 square feet of retail in 17-story building.* Located on the north side of Georgia Avenue, just west of Colesville Road, Silver Spring. Appl: 8621 Georgia Avenue, LLC, c/o Willco Construction, 7811 Montrose Road, #500, Rockville, Md. 20854. (301) 279-7000.

8-20120210 – Bethesda Center. Zoned CBD-2. 2.14 acres. *Propose Westin Hotel, 257,437 square foot office building (11 stories), 10,461 square foot restaurant, 4,377 square feet retail.* Located on Wisconsin Avenue at corner of Norfolk Avenue. Lots 525 - 532, 7 and 12, and parcels P087 and 086. Appl: The Bethesda Center LLC, c/o The Bernstein Companies, 700 3299 K Street, NW, Washington, DC, 20007. (202) 333-9000.

8-20120150 – Cabin Branch. Phase 3. Zoned RMX-1/TDR. *Propose 128 single-family detached and 57 single-family attached.* Located in the southwest quadrant of the intersection of Clarksburg Road and I-270, Clarksburg. Appl: Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817. (301) 803-4800. Engineer: Rodgers Consulting, (301) 948-2117.

Final Plans Approved

April 4, 2013

2-20131030 – Glen Echo Heights. Zoned R-90. 1 lot. 14,582 square feet. Located on the south side of Walhonding Road, 400 feet nw of Waneta Road, Bethesda. Appl: c/o Potomac Valley Surveys, (888) 349-5090.

2-20131070 – Bradley Hills. Zoned R-90. 2 lots. Located on the west side of Bradley Boulevard, 200 feet

northwest of Pembroke Road, Bethesda. Appl: Matthew Holahan, c/o M.H. Holahan Development. (301) 674-2160.

Real Estate Transactions of Note

Luigi Traettino et al to **STE49268M, LLC**, c/o Lenkin Company Management, 4922-A St. Elmo Avenue, Bethesda, Md. Lots 82 and 83 in 'Woodmont.' Located at 4928 and 4926 St. Elmo Avenue, Bethesda. Lots are 2500 square feet each, and are improved with buildings of 5000 and 2150 square feet. Zoned Commercial. Tax ID: 07-550947 and 553108. Liber 46337, page 353. Deed date: March 14, 2013. **Purchase price: \$3,800,000.**

Daniel Z. Herbst to **General Electric Credit Equities**, 1818 Market Street, #2620, Phila., Pa. Thru Foreclosure. Building 1680, including nine condo units, in 'Rockmanor Office Park.' Located at 1680 E. Gude Drive, Rockville, Md. 20850. Tax ID: 04-02410136, 47 et al. Liber 46338, page 360. Deed date: Jan 31, 2013. **Price: \$800,000.**

General Electric Credit Equities to **J-G Holdings Maryland LLC**, 12123 Trailridge Drive, Potomac, Md. 20854. Building 1680, including nine condo units, in 'Rockmanor Office Park.' Located at 1680 E. Gude Drive, Rockville, Md. 20850. Tax ID: 04-02410136, 47 et al. Liber 46338, page 367. Deed date: January 31, 2013. **Purchase price: \$925,000.**

David H. Cox, Substitute Trustee, to **Monro Muffler Brake, Inc.**, 200 Holleder Parkway, Rochester, NY. Thru Foreclosure. Lot 2 in 'Haymonds Addition to Rockville.' Located at 706 – 708 Rockville Pike, Rockville, Md. 20852. Liber 46338, page 343. Deed date: March 12, 2013. **Purchase price: \$4,613,520.**

Montgomery Village Golf Club LLC, c/o John C. Doser, to **USL2 MR Montgomery Village Business Trust**, c/o Monument Realty, 1700 K Street, NW, #600, Washington, DC. Thru Bankruptcy Court. Property of 147.4 acres. Improved with golf course. Located on Montgomery Village Avenue, Gaithersburg, Md. Tax ID: 09-772244. Tax map FU42, parcel 510. Liber 46338, page 161. Deed date: March 11, 2013. **Price: \$5,050,000.**

ARE-2 West Watkins LLC, c/o Alexandria Real Estate Equities, to **IP9 West Watkins Mill Land LLC**, c/o BPG Properties, Yardley, Pa. Lot 18 in 'Metropolitan Grove Park.' Located at 2 West Watkins Mill Road, Gaithersburg, Md. 4.9 acres. Unimproved. Zoned Industrial. Tax ID: 09-3279926. Liber 46313, page 107. Deed date: February 1, 2013. **Purchase price: \$1,000,000.**

(Continued on Page 8)

Real Estate Transactions (from p. 7)

ARE-25/35/45 W. Watkins Corp., c/o Alexandria Real Estate, to **IP9 West Watkins Mill Campus LLC.**, c/o BPG Properties, 770 Township Line Road, #150, Yardley, Pa. Parcel E in 'Bennington Corporate Center.' 12.7 acres. Improved with 138,938 square foot building. Zoned Industrial. Tax ID: 09-3147967. Liber 46336, page 320. Deed date: February 1, 2013. **Purchase price: \$22,668,691.**

ARE-Metropolitan Grove I, LLC., c/o Alexandria Real Estate, to **IP9 1201 Clopper Road LLC.**, c/o BPG Properties, Yardley, Pa. Lot 20 in 'Metropolitan Grove Park.' Located at 1201 Clopper Road, Gaithersburg, Md. 20878. 8.1 acres. Improved with 147,135 square foot building. Zoned Industrial. Tax ID: 09-3484006. Liber 46349, page 212. Deed date: February 1, 2013. **Purchase price: \$17,731,309.**

806 West Diamond Avenue LLC., c/o Atlantic Realty Companies, to **Nero Property Management LLC.**, 4002 Carriage Hill Drive, Frederick, Md. 21704. Unit 110 in 'Diamond Office Center.' Located at 806 West Diamond Avenue, Unit 110, Gaithersburg, Md. 20878. Unit is 1,956 square feet. Tax ID: 09-3554337 and 634. Liber 46341, page 454. Deed date: February 15, 2013. **Purchase price: \$674,903.** Deed of Trust: \$815,000, Capital Source Bank.

RESIDENTIAL**Bethesda / Chevy Chase**

Blue Sunsets, LLC., c/o Edwin J. McLaughlin, to **The Bernard Development Group LLC.**, c/o Warren Bernard, 4509 Windsor Lane, Bethesda, Md. 20814. Lot 6 (Block J) in 'Greenwich Forest.' Located at 5506 Lambeth Road, Bethesda, Md. 20814. Lot is 10,173 square feet. Improved with house (built 1950). Tax ID: 07-00497035. Liber 46364, page 447. Deed date: February 14, 2013. **Purchase price: \$1,008,000.** Deed of Trust: \$1.423 million, Capital Bank.

Courtney Sunday Jr. to **C.M. Conlan Contractors & Builders Inc.**, 11307 S. Glen Road, Potomac, Md. 20854. Lot 10 (Block C) in 'Samuel T. Robertson's Addn to Bethesda.' Located at 5011 Rugby Avenue, Bethesda, Md. 20814. Lot is 6,733 square feet. Improved with house (built 1953). Tax ID: 07-00435740. Liber 46364, page 485. Deed date: March 15, 2013. **Purchase price: \$575,000.**

Courtney Sunday Jr. to **C.M. Conlan Contractors & Builders Inc.** Lot 8 (Block 7) in 'Samuel T. Robertson's Addn to Bethesda.' Located at 5015 Rugby Avenue, Bethesda, Md. 20814. Lot is 10,671 square feet. Improved with house (built 1938). Tax ID: 07-00435727. Liber 46364, page 490. Deed date: March 15, 2013. **Purchase price: \$625,000.**

Helen Carmen Rivera to **5816 Plainview LLC.**, c/o Meridian Homes, 4938 Hampden Lane, #330, Bethesda, Md. 20814. Lot 22 (Block 14) in 'Kenwood Park.' Located at 5816 Plainview Road, Bethesda, Md. 20817. Lot is 10,250 square feet. Improved with house (built 1960). Liber 46301, page 177. Deed date: February 12, 2013. **Purchase price: \$800,000.** Deed of Trust: \$1.7 million, BB&T.

CC Green Vision LLC., c/o Thomas Brault, to **PKK, LLC.**, c/o Patrick K. Keating Co., PO Box 88, Garrett Park, Md. 20896. Lot 38 (Block 5) in 'Chevy Chase.' Located at 7217 Ridgewood Avenue, Chevy Chase, Md. 20815. Lot is 24,263 square feet. Unimproved. Zoned Residential. Tax ID: 07-3707467. Liber 46352, page 306. Deed date: February 22, 2013. **Purchase price: \$1,080,000.** Deed of Trust: \$1.665 million, Capital Bank.

Other Locations

The Kushner Investment LP., c/o Neal Bobys, to **K. Hovnanian Homes of Maryland I, LLC.**, 1802 Brightseat Road, Landover, Md. Property of five acres. Located at 13311 Dogwood Drive, Silver Spring, Md. 20904. Unimproved. Planned for 31 market-rate towns, 5 MPDUs. Tax ID: 05-266335. Liber 46334, page 1. Deed date: March 13, 2013. **Purchase price: \$1,705,000.**

Clarksburg Village L.C., c/o Elm Street Development, to **NVR Inc.** Lots 76 – 82 (Block OO) in 'Clarksburg Village.' Located on Autumn Breeze Avenue, Clarksburg, Md. Townhouse lots. Tax ID: 02-3699914 et al. Liber 46299, page 264. Deed date: February 28, 2013. **Purchase price: \$931,700.**

Clarksburg Village L.C., c/o Elm Street Development, to **Beazer Homes Corp.** Lots 84 and 85 (Block OO) in 'Clarksburg Village.' Located at 22804 and 22806 Aspen Grove Road, Clarksburg, Md. Liber 46335, page 403. Deed date: February 28, 2013. **Purchase price: \$325,900.**

VII Crown Farm Owner, LLC., 10740 Parkridge Blvd, #110, Reston, Va., to **M/I Homes of DC, LLC.**, 21355 Ridgetop Circle, #220, Sterling, Va. 20166. Lots 4 – 6 and 13 – 16 (Block G) in 'Crown Farm.' (7 lots). Townhouse lots. Located off Fields Road, Gaithersburg, Md. Tax ID: 09-3703618 et al. Liber 46359, page 267. Deed date: March 1, 2013. **Purchase price: \$1,995,000.**

VII Crown Farm Owner LLC to **KB Home Maryland LLC.**, 2701 Prosperity Avenue, #100, Fairfax, Va. 22031. Lots 5 -7 (F) and 8 and 12 (N) in 'Crown Farm.' (5 townhouse lots). Located off Fields Road, Gaithersburg, Md. Tax ID: 09-03704817 et al. Liber 46371, page 12. Deed date: March 14, 2013. **Purchase price: \$1,601,141.**

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