

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 27, Number 6

March 17, 2014

## *In Brief...*

### **General contractor Fortune**

Johnson's sign adorns a nine-acre tract in Largo, meaning that Lennar is underway on its new apartment project.

Fortune hails from Norcross, Ga., but has a local office in Vienna, Va. So far the groundwork is underway, as Lennar just settled its financing late last year. As Largo Park Multifamily Developer LLC, Lennar closed a \$44.2 million construction loan with HSBC for the new apartment building.

Lennar had bought 9.23 acres at the corner of Lottsford Road and Arena Drive back in 2011 for \$7.03 million. With design changes, its current plan shows 318 residential units atop 26,467 square feet of first-floor office and retail fronting Lottsford and Arena.

...**With its coming Greenbelt store,** T.J. Maxx fills in a crucial point on the compass – the north end of the county.

The clothing retailer has signed a 24,000 square foot lease to open in Beltway Plaza, where it will take space last leased to Gold's Gym. The new store is slated to open by mid-May, helping to fill the clothing void left by the departed Fashion Bug.

Maxx already had a Lanham location, but recently added a store in Rivertowne Commons in Oxon Hill, as well.

## **A Charter School Grows** *Two Developers Benefit*

The expansion of the Chesapeake Lighthouse Foundation here is a 'win-win' for Prince George's County; the group bought one building and is leasing another.

CLF runs charter schools, and already has a couple of schools here. But it's doubling its presence. In a first deal, as has been reported, an affiliate of the foundation paid \$5.59 million for 6151 Chevy Chase Drive in Laurel, where CLF will install both its own offices and an elementary school.

But the group also is planning a second charter at 1017 Brightseat Road in Landover, where it will open its CMIT South School. The size of the deal wasn't known at our presstime, but the Foundation has applied for a \$1.47 million fit-out permit for the space. Guardian Realty Management owns the building

The Foundation bought the Chevy Chase Drive building from Exeter Property Group, which itself had bought the building – empty - back in 2012 for \$2.77 million. In selling for \$5.59 million, Exeter executed a positive mathematical feat: it got in at about \$40 per foot, and out at over \$79 per foot.

6151 Chevy Chase was for years the back-office operation for the bank of the same name. Exeter bought in part because it liked the raised flooring and heavy-duty HVAC set-up. It originally planned a broad renovation and had even had pulled a fit-out permit. But those plans changed when the school came courting. Robert Oare of Cassidy Turley represented the buyer, while Hayes Merkert and Karen Cherry of Cushman & Wakefield represented Exeter.

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## ***Jackson Shaw Lands Brick Yard Pre-Lease***

Jackson Shaw is slated to start work on two new warehouses in The Brick Yard this spring – but only one of them is spec.

The other has a pre-lease for over two-thirds of the building. Jackson Shaw has signed a lease with Metropolitan Moving & Storage for 24,000 feet in its coming 'Building G.' The deal will leave the developer with only 9,000 feet to fill in that building. Its' second, so far tenant-free building, will come in at 50,000 feet. Nardi Construction is on board to build both buildings, and has already pulled a permit for one.

David Belford and William Feller of Broad Street Realty brought Metropolitan, while Pere Roberts of TSC represented Jackson Shaw.

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### **MARYLAND NEWSLETTERS**

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## *CA's Entry Price; Route 1 Plans*

CA Student Living's acquisition of the Maryland Book Exchange student housing cost it \$14.6 million.

According to the Land Records, that's what it cost the Chicago, Ill.-based firm to acquire the 2.57 acre site, fully approved and just underway, for a new student housing project. CA bought the ground – and, more importantly, its entitlements and ready construction – from a partnership headed by Josef Mittlemann. It's located on Route 1 directly opposite the south entrance to the University of Maryland.

The approved drawings that finally emerged from the approval process show 283 units and a 14,000 square foot Book Exchange on the first floor.

**Meanwhile**, two other big College Park projects are lining up for construction. Monument Realty submitted its Building Permit application to put up \$10 million worth of apartments at 9122 Baltimore Avenue. It picked up one of the two former JPI properties along Route 1. Monument still has some entitlement work ahead of it, but appears to be moving toward a ground-breaking.

And at 8315 Baltimore Avenue, Herman Stewart Construction also filed a Building Permit 'app' (we're using the word the way it used to be used) to build a new 157-room hotel, plus a retail building. That's believed to be a new CVS. The hotel is expected to be a Courtyard by Marriott. Herman Stewart's permit shows \$12.5 million worth of work between the buildings, a project of Ashburn, Va.-based Keane Enterprises. Keane successfully rezoned the former Koons Ford dealership at Route 1 and Berwyn House Road from R-55 to M-U-I.

## **Work Underway at SMC's 'Riding'**

Marlboro Riding is about to saddle up again.

The Stanley Martin Companies (SMC) has begun development work at the Upper Marlboro community, cutting in an entrance off Ritchie Marlboro Road to access the long-dormant second phase.

The front end of 'Riding' was built out years ago, but the second-phase of 153 lots off Ritchie Marlboro had gone back to Acacia Federal Savings Bank. Reston, Va.-based SMC picked them up from Acacia in a two-deal sweep through Upper Marlboro last summer. First it paid Acacia \$4.59 million for the remainder of Marlboro Riding, then it reached across the street and bought from an Oxbridge Development partnership the 101 lots in 'Marlboro Pointe' for \$1.52 million. All the lots traded record-plat approved, giving SMC a ready inventory of lots.

So far, SMC is starting only Marlboro Riding, but even that one subdivision will dramatically increase its local presence. Right now, the builder is sharing Waterford in Bowie with K. Hovnanian.

**Elsewhere**, Caruso Homes has started sales at Belle Oak Estates. The builder signed on with developer Chesapeake Custom Homes for the final phase of 36 lots at the Accokeek subdivision.

Caruso's base price starts at \$365,990, that for the Treemont, the only home that starts less than 3,000 square feet in size at the community. From there, prices run up to the \$455,990 Kingsport.

**In the north county, NVR and Beazer are ramping up in Bentley Park. The newest sizable project in the county is on Old Gunpowder Road, just this side of the Montgomery County line. Permits are starting to go out, but sales starts are uncertain at this point. Fraser Forbes Real Estate brokered the deal putting Beazer into the community.**

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## *GSA Lease Award Keeps DOD in Place*

GSA handed out an industrial lease award last fall – but only released the paperwork underlying the award recently.

The lease kept in place a DOD group at 6340 Columbia Park Road in Landover, on a five year term. According to documents affiliated with the lease, GSA opted not to move after comparing a renewal against one qualified offer, that from 1900 Clarkson Way. According to a cost benefit analysis, moving the Department of Defense Missile Defense Agency (MDA) and Washington Headquarters Services (WHS) to Clarkson would have cost \$1.66 million just in moving and re-fitting expenses. Staying put cost zero.

Instead, GSA opted to save the million and a half in relocation expenses – and a slightly higher offered rental rate – and keep the space on Columbia Park Road. Where Clarkson Way offered \$7 per foot, Columbia Park offered \$6.50, but GSA notes in the paperwork that intended to negotiate a lower rate.

GSA says the Contract Award Date was September 24, 2013. It was posted on FedBizOps on February 20, 2014.

## ***Rochelle Apts Sold; Tribeca in Offing***

**The 60-unit Rochelle Hall** Apartments now belong to a new owner. The Rochelle DNB LLC paid approximately \$4 million for the District Heights complex, with walk-up style units in three buildings. Greysteel Company arranged the sale.

**Out in the Market:** The law firm of Chasen Boscolo is said to be looking for space. A Greenbelt firm, Chasen needs about 20,000 square feet. The Walker Group has the representation.

**A buyer for the Tribeca** at Camp Springs apartments ought to materialize soon.

The word on the street is that the sales effort on the 193 units near the Branch Avenue Metro Station is down to 'best and final,' with selection of a top bidder soon.

Wood Partners originally developed the complex as a condominium, but the current ownership has gained control of 193 of the 282 units in the entire mid-rise, from which it collects rents. It also signed about 6,000 square feet of rental tenants, leaving about 12,464 feet left to fill or convert to residential.

Broker HFF says Tribeca is the 'top performing asset in the submarket,' with net collections having grown five percent from January 2012 through July 2013.

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## ***Wolfe Farm on Block***

The Wolfe Farm on Thrift Road goes up for auction next month.

Tranzon Auction is advertising the 333-acre tract in Clinton for an April 10 sale. Tranzon says the 156 lots are Site Plan approved. Its zoned R-E and R-A and lots run one to two acres in size.

## **By the Numbers: Dan Ryan Builders**

Dan Ryan emerged from 2013 with 29 closings for the year, and four new projects in the making.

Almost half of those settlements were written at the Villages of Savannah, where Dan Ryan settled in when it first arrived here in 2011. It closed an even dozen in Savannah, posting an average price of \$455,484. Though it closed two fewer homes than it did in 2012 in the Brandywine subdivision, its average price was a 5.1 percent gain over the average \$433,133 it was collecting the year before.

Likewise at Timber Village, another Brandywine job. Its five closings in 2013 fell one shy of the six completed in 2012, but Dan Ryan's average price climbed from \$435,493 to \$505,188, year to year.

Rounding out the year for Dan Ryan were four settlements in Stratford Estates, and eight in Westphalia Row. Stratford is a large-lot Upper Marlboro job started by Winchester Homes where Dan Ryan got \$564,237 on average for its four deals.

The townhouse job at Westphalia, off the Beltway at Ritchie Marlboro Road, yielded an average close at \$339,309.

Dan Ryan is so far just a south county builder, geographically speaking. In that vein, its newer jobs include Brandywine Reserve, where its singles start at \$359,000 and Marlboro Crossing, opening at \$389,000. The 'Coming Soon' category includes both towns and singles at 'Parkside at Westphalia.'

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## ***Safeway-Leased Building Goes to Exeter***

With Safeway on the hook for a lease, the Exeter Property Group bought a Landover warehouse.

Exeter paid \$9.7 million for 6300 Columbia Park Road recently, getting a 136,000 square foot building occupied by the grocery store. The seller was a long-standing partnership that had owned the property for years, having bought it from Safeway decades ago. Lance Schwarz and David Michael of The Michael Company brokered the deal.

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## ***Teachers Ramps Up Its Leasing Program***

Zero to 60: TIAA Cref didn't have anything to lease here; now it suddenly is looking to fill 360,000 square feet.

The institution just bought 1811 Cabin Branch, or the Landover Logistics Center, as we reported in our last issue, and has now selected Lincoln Property Company to do the leasing. TIAA-Cref, or Teachers, also has a development site that can yield about 70,000 feet of additional warehouse space.

**In other action,** the statement "3636 Pennsy is home to Iron Mountain" will remain a true fact for the foreseeable future, as the storage company signed a renewal keeping it in the Landover building. Lincoln Property Company repped landlord Invesco, while Jones, Lang, LaSalle brought the tenant.

## College Park RFP Hits the Street

A Request for Applications (RFA) issued last week looks to prompt new development near the College Park Metro Station, including a new science center.

But it's not on the Metro station proper. The newly-released RFA comes, instead, from the county, not the Washington Metropolitan Area Transit Authority (WMATA). But it does include a WMATA property.

A tad confusing, yes, but here's the deal: The county, WMATA and privately-held Castle Properties all control tracts on the north side of Paint Branch Parkway, east of Route 1. The three have tossed their lot in together to create a site of about 8.3 acres. They jointly seek a developer, though the RFA suggests that developers can choose pieces of the offering. (WMATA also has a preference to those respondents that would buy its ground).

It's left to responding developers to come up with a mixed-use plan, but one component the county is strongly encouraging is something called the 'Center for Advanced Technology and Science (CSAT).' That's an incubator-like science center the county wants to see on-site, and while it would be only a small part of a new project, it wants respondents to suggest how it might be built, owned and operated. Otherwise, the county suggests there's a market for apartments, office space and retail at the Paint Branch location.

Meanwhile, WMATA is preparing a joint development solicitation for the land right at the Metro Station, on the south side of Paint Branch Parkway. That should be coming out this spring, so get ready for dueling development proposals.

The county issued the RFA on March 13, and will hold a pre-application conference on March 24, with an application closing deadline of April 24.

## Builders: Some Up, Some Down

As the AT&T commercial with the kids tries to point out, bigger is better, and so is more. So it goes for new home closings. Big gainers in 2013 settlements over the year before, among builders, included Richmond American, Haverford Homes, and Beazer Homes. Less dramatically but still ahead were a pack that included Caruso, Mid-Atlantic Builders, and Craftmark Homes, as well as D.R. Horton.

Ceding ground in year over year closings, meanwhile, were K. Hovnanian, Integrity Homes, Lennar, and M/I Homes.

Overall, NVR maintained its dominant share. It gained only slightly, going from 376 closings in 2012 to 384 for the year just ended, but either way it amounted to an approximately 30 percent sale. Overall, builders notched 1,218 closings in 2013, up from 1,186 the year before.

Where Richmond American had 22 total closings in 2012, it jumped to 52 for 2013. Similarly, Haverford nearly tripled its overall output, from 21 to 58, year to year. And Beazer went from single-digits, with nine, to 36 in all in 2013. Both Richmond American and Haverford can trace their more successful 2013 in part to Westphalia Row. The Upper Marlboro townhouse job kept on giving throughout the year.

KHov's closings took the biggest turn. With mid-recession acquisitions like Dixon Estates and Shipley Farm closing out, KHov's settlements turned southward from 201 in 2012 to 127 in 2013.

Builder	2013 Closings	2012 Closings
NVR	384	376
K. Hovnanian	127	201
D.R. Horton	86	68
Haverford	58	21
Richmond American	52	22
Integrity	46	44
Mid-Atlantic	44	42
Toll Bros	41	43
Caruso	38	36
Beazer	36	9
Lennar	36	45
Dan Ryan	29	20
Timberlake	27	24
Centex	24	40
Pulte Homes	24	20

### Overall Sales, 2013 vs. 2012

Product	2013	Avg.	2012	Avg.
All	1,218	\$440,256	1,186	\$422,054
SFD	782	\$481,022	747	\$461,116
TH	347	\$339,173	267	\$330,336
Condo	89	\$473,980	172	\$394,787

All figures based on deeds recorded in the Land Records office.

## Short Takes...

Chick-Fil-A wants a spot on East West Highway at the Mall at Prince George's. But it also wants a drive-through, and thus needs an amendment to the approved TDOZ zoning. According to the Hyattsville *Patch*, the chicken specialist made its first pitch to the Hyattsville City Council, where it is trying to build support for the change.

....A 120-unit senior rental apartment passed muster with the Planning Board last week. Columbia, Md.-based Conifer Realty wants to build the complex on 4.8 acres at 2011 Brooks Drive, in District Heights.

.....A set of townhouse lots and plans for a new warehouse both went to Final Plat in recent weeks. W.F. Chesley Real Estate controls the 156 towns on the Norbourne property in Upper Marlboro. The warehouse, proposed by an affiliate of developer Joseph Nazario, would be a 50,000 footer on Edmonston Road in Beltsville.

....A Bowie rezoning didn't go the way the landowner hoped. The County Council is expected to finalize its vote of denial for the Santos property official soon. The Santos LLC wanted to switch 7.8 acres on Woodcliff Court off Annapolis Road from residential to commercial. Santos hoped to build two buildings on a site it considers 'singularly unfit' for residential. Santos argued that among other problems, the site can only be reached by a commercial access. It should have been rezoned to commercial in the last Sectional Map Amendment, said Santos. At its most recent District Council hearing, the Council disagreed, and opted to leave it residential.

## Building Permits Issued

February 26 – March 7, 2014

### Accokeek

**NVR Inc.**, (301) 937-9761, to build two single-family units in 'The Preserve,'

Accokeek, at:

- 13808 Dr. Edelen Drive;
- 13810 Dr. Edelen Drive;

**Steuart Kret Development**, 7090 Samuel Morse Drive, #500, Columbia, Md. 21046, (301) 870-5603, to build three single-family units in 'Braemar,' Accokeek, at:

- 1500 Braemar Court;
- 15711 Carlee Court;
- 1502 Jillian Court;

### Bowie / Mitchellville

**Stanley Martin Companies**, 11111 Sunset Hills Road, #200, Reston, Va. 20190, (703) 964-5000, to build a single-family unit at 13104 Contee Manor Road, Mitchellville, in 'Waterford;'

**K. Hovnanian Homes**, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build a single-family unit at 3600 Thomas Spriggs Road, Mitchellville, in 'Waterford;'

**NVR Inc.**, (301) 937-9761, to build five single-family units in 'Fairwood,' Bowie, at:

- 13105 Montauk Greenfields Drive;
- 13106 Montauk Greenfields Drive;
- 5004 St. George's Chapel;
- 5006 St. George's Chapel;
- 5014 St. George's Chapel;

### Brandywine

**Dan Ryan Builders**, 64 Thomas Johnson Drive, #110, Frederick, Md. 21702, (301) 696-0200, to build a single-family unit at 12604 New Relief Terrace, Brandywine;

**Haverford Homes**, Executive Blvd, Rockville, Md., (301) 864-6500, to build a single-family unit at 13005 Arya Drive, Brandywine;

### Clinton

**NVR Inc.**, (301) 937-9761, to build two single-family units in 'Simmons Ridge,' Clinton, at:

- 6814 Simmons Lane;
- 6900 Simmons Lane;

**Caruso Homes**, Crofton, Md. (301) 261-0277, to build two units in 'Rivergate Estates,' Clinton, at:

- 2715 Pumpkin Street;
- 2804 Pumpkin Street;

### Upper Marlboro

**Dan Ryan Homes**, 64 Thomas Johnson Drive, #110, Frederick, Md. 21702, (301) 696-0200, to build a single-family unit at 4300 Henley Court, Upper Marlboro, in 'Stratford Estates;'

**Beazer Homes** 8955 Guilford Road, Columbia, Md. 21046, (410) 381-3222, to build two units in 'BeechTree,' Upper Marlboro, at:

- 3010 Lake Forest Drive;
- 3008 Lake Forest Drive;

(Continued on Page 6)

**Building Permits Issued (from p. 5)*****Other Locations***

**Beazer Homes**, 8955 Guilford Road, Columbia, Md. 21046, (410) 381-3222, to build a single-family unit at 6108 Harrington Street, Capitol Heights, in 'Brighton Place;'

**NVR Inc.**, (301) 937-9761, to build a single-family unit at 2114 Washington Overlook Drive, Fort Washington;

**NVR Inc.**, to build a single-family unit at 14202 Bentley Park Drive, Laurel, in 'Bentley Park;'

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**Commercial Permits Issued**February 26 – March 7, 2014

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**Nardi Construction**, 11800 Baltimore Avenue, Beltsville, Md. 20705, (301) 470-6200, to build a \$3 million flex/warehouse for Jackson Shaw Inc., at 13250 Mid-Atlantic Blvd., Laurel;

**L.F. Jennings Inc.**, 407 North Washington Street, Falls Church, Va. (703) 241-1200, to build a \$2 million building at Osborne Shopping Center, at 7607 Crain Highway, Upper Marlboro;

**Wood Vision Construction**, 5701 Ridge Road, Mt. Airy, Md. 21771, (301) 831-7750, to build an \$800,000 bathhouse for Chirp Resort, at 9800 Cherry Hill Road, College Park;

**Chesapeake Construction Management**, to build a \$350,000 exterior alteration for McDonald's, at 1030 Largo Center Drive, Largo;

**CMI General Contractor**, 30071 Business Center Drive, Charlotte Hall, Md. 20622, (301) 843-8081, to build a \$350,000 building for Speedy Clean Carwash, at 16005 Crain Highway, Brandywine;

**Strayer University**, to do \$490,000 in HVAC work at 5110 Auth Way, Suitland;

**Prince George's Board of Ed.**, 14201 School Lane, Upper Marlboro, Md. (301) 952-6000, to build a \$1.3 million baseball field at 8000 Croom Road, Upper Marlboro;

**Maryland National Capital Park & Planning Commission**, 6611 Kenilworth Avenue, #103, Riverdale, Md. 20737, (301) 454-1600, to build a \$200,000 building at 5001 Collington Road, Bowie;

**Washington Research Library Consortium**, 901 Commerce Drive, Upper Marlboro, Md. (301) 390-2000, to build a \$3 million addition at 901 Commerce Drive, Largo;

**KG Industries**, c/o McPherson Design Group, to build a \$120,000 improvement for Burger King, at 6980 Laurel Bowie Road, Bowie;

**AP Adler Hampton Overlook**, c/o Adler Group, 1400 NW 107 Ave., Miami, Fl., 33172, (800) 452-3537, to build a \$681,000 interior fit-out at 9150 Hampton Overlook Road, Capitol Heights;

**Meckley Services**, no phone given, to build a \$160,000 fit-out for Rite Aid, at 4705 Silver Hill Road, Suitland;

**Triple Crown Construction**, c/o Baskerville Architects, to build a \$390,000 fit-out for Courtyard by Marriott, at

8330 Corporate Drive, Landover;

**Area Construction Group**, c/o JMT, Architect, Sparks, Md., (410) 329-3100, to build a \$100,000 fit-out for Institute for Defense Analyses, at 17100 Science Drive, Bowie;

**Board of Education**, 14201 School Lane, Upper Marlboro, Md. (301) 952-6000, to build a \$540,000 HVAC system improvement at Apple Grove Elementary;

**Spectrum Inc., GC**, or c/o OTJ Architect, Washington, DC, (202) 621-1000, to build a \$198,000 fit-out for the Retina Group of Washington, at 7501 Greenway Center Drive, Greenbelt;

**Shade Construction**, (410) 665-5300, or c/o Wilmot Sanz, Architects, to build a \$250,000 alteration for Dimensions Healthcare, at 3001 Hospital Drive, Landover;

**Nardi Construction**, 470-6200, to build a \$550,000 fit-out for High Road School, at 1220 Caraway Court, Largo;

**ARA Construction**, 7500 Energy Court, Curtis Bay, Md. 21226, (443) 770-0800, c/o John Dolores, Architect, to build a \$645,000 fit-out for Price Rite grocery, at 3104 Queens Chapel Road, West Hyattsville;

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**Commercial Permit Applications**February 26 – March 7, 2014

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**Monument Realty**, 1700 K Street, NW, Washington, DC, 20006, (202) 777-2000, or c/o The Preston Partnership, (571) 405-2700, to build a \$10 million apartment building at 'Monument Village,' at 9122 Baltimore Avenue, College Park;

**Herman Stewart Construction**, 4550 Forbes Blvd, Lanham, Md. 20706, (301) 731-5555, to build a \$12.5 million 157-room hotel and retail building at 8315 Baltimore Avenue, College Park;

**Arium AE LLC**, 5537 Twin Knolls Road, #435, Columbia, Md., 21045, (410) 730-2300, to build a \$2.65 million fit-out at 6151 Chevy Chase Drive, Laurel, Md., for CMIT South Elementary School;

**CMIT South School**, 6100 Frost Place, Laurel, Md. 20707, (301) 350-6052, to build a \$1.46 million fit-out at 1017 Brightseat Road, Landover;

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**Preliminary Plans Approved**March 6 and 13, 2014

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**4-13021 – Patient First Beltsville**. Zoned C-S-C. 1.02 acres. 1 parcel. *Propose medical clinic*. Located at 10424 Baltimore Avenue, Beltsville (at Route 1 and Circle Road). Appl: Rebkee Company, 15871 City View Drive, #300, Midlothian, Va. 23113. (804) 419-0745.

**4-13017 – Accokeek Dollar General**. *Propose retail store*. Zoned C-S-C. 1.17 acres. 1 lot. Located at 15792 Livingston Road, near Krista Way, Accokeek. Appl: Accokeek Associates, c/o PO Box 10325, Greensboro, NC, 27404. (336) 855-5555.

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## Site Plans Submitted

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**DSP-13048 – Potomac Business Park.** *Propose 100,310 square foot variety store (Walmart).* Located in the southeast quadrant of the intersection of Oxon Hill Road and Clipper Way, Oxon Hill. Appl: Oxon Hill Associates, c/o Peterson Companies, 12500 Fair Lakes Circle, #400, Fairfax, Va. (703) 227-2000.

**DSP-99045-03 – Dunkin Donuts, Allentown.** *Add drive-through and façade improvements to existing store.* Zoned C-S-C. .17 acre. Located at 6030 Allentown Road, Suitland, Md. Appl: Ashapura Inc., 4767 Allentown Road, Suitland, Md., 20746, c/o Matt Tedesco, attorney, (301) 441-2420.

**DSP-11025-01 – Salubria Center.** Zoned M-X-T. 43.7 acres. *Revise architecture and building footprint for 53,790 square foot hotel (100 rooms).* Located on Oxon Hill Road at the intersection with Harborview Avenue, Oxon Hill. Appl: Pinnacle Harbor LLC, c/o Peterson Companies, 12500 Fair Lakes Circle, #400, Fairfax, Va. (703) 227-2000.

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## Site Plans Approved

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March 6 and 13, 2014

**DSP-13012 – Conifer Village at Oak Crest.** 4.87 acres. *Propose 120-unit affordable senior rental apartments.* Located at 2011 Brooks Drive, at Penn. Avenue, District Heights. Appl: Conifer Realty, 8808 Centre Park Drive, #200, Columbia, Md. 21045. (443) 320-0492.

**DSP-89063-07 – Duvall Village Shopping Center.** *Propose 21,678 square foot addition to former grocery store to create new WalMart.* Zoned C-G. 12.2 acres. Located in the southeast quadrant of Annapolis Road and Glenn Dale Road, Glenn Dale. Appl: Wal-Mart Real Estate Business Trust, 2001 SE 10th Street, Bentonville, Al. (479) 204-2186.

**SDP-1303 – Brandywine Village.** Zoned L-A-C. 20.2 acres. *Propose 191 townhouses.* Located in the northeast quadrant of Chaddsford Road and General Lafayette Boulevard, Brandywine. Appl: D.R. Horton Inc., 1356 Beverly Road, #300, McLean, Va. (301) 670-6144.

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## Planning Board Zoning Decisions

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March 6 and 13, 2014

**SE-4646 – Anthony George Project.** *Request Special Exception for Surface Mining.* Zoned O-S. 22.3 acres. Located on the north side of Evergreen Way, north of Brandywine Road, Brandywine. Appl: Rock Hill Sand and Gravel, PO Box 220112, Chantilly, Va. 20153, or c/o Anthony George, 15544 Brandywine Road, Brandywine, Md. 20163. **Recommend Approval.**

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## Final Plats Approved

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March 6 and 13, 2014

**5-14031 (038) – Norbourne Subdivision.** Zoned R-T. 27.5 acres. 165 townhouse lots. Located in the southwest quadrant of the intersection of Marlboro Pike and Woodyard Road, Upper Marlboro. Appl: Woodyard Land LLC, c/o W.F. Chesley Real Estate.

**5-14029 - Chec Warehouse.** Zoned Industrial. 5.89 acres. *Propose 50,000 square foot warehouse.* Located nw quad of Edmonston Road and Old Baltimore Pike, Beltsville. Appl: CHEC Limited Partnership, c/o Joseph Nazario, 11405 Maryland Avenue, Beltsville, Md. 20705. (301) 937-4664.

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## District Council Zoning Actions

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**ZMA-10029 – Santos, LLC.** *Request rezoning from R-R (residential) to C-M (commercial).* 7.8 acres. Located at the end of Woodcliff Court, 1100 feet south of Annapolis Road. Tax map 46E-2. Appl: Santos LLC, 5711 Woodcliff Road, Bowie, Md. **Prepare Order of Denial.**

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## Real Estate Transactions of Note

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**MFS Landover LLC** et al, c/o Finmarc Management, Bethesda, Md., to **SPI 1701 Brightseat LLC et al.**, c/o Salus Government Properties LLC, 600 Hermitage Road, Charlotte, NC, 28207. Parcel A in 'Landover Industrial Center.' Located at 1701 Brightseat Road, Landover, Md. 7.22 acres. Improved with 218,625 square foot building. Zoned I-1. Tax map 60C-4. Tax ID: 13-1464171. Liber 35664, page 66. Deed date: February 18, 2014. **Purchase price: \$33,390,000.** Deed of Trust: \$23.3 million, Morgan Stanley Mortgage Capital.

**TTB, LLC**, c/o Terrance P. Myers and Timothy S. Myers, to **Poplar Ridge LLC**, c/o Jeffrey W. Potter and Gregory Potter, 1910 Spencerville Road, Spencerville, Md. 20868, Located at 14700 Old Gunpowder Road, Laurel, Md. 20707. Parcel A in 'Armaugh Industrial Park.' Total of 2.59 acres. Improved with 4,838 square foot building. Zoned I-2. Tax map 5A-3. Tax ID: 10-1004605. Liber 35665, page 486. Deed date: January 10, 2014. **Purchase price: \$1,115,500.** Deed of Trust: \$892,400, Sandy Spring Bank.

**Finglass Properties LLC**, c/o Jack Finglass, to **Finglass Office Holding LLC**, c/o Jerry L. Holly, 13204 Duley Station Road, Upper Marlboro, Md. 20772. Located at 14744 Main Street, Upper Marlboro, Md. 20770. Lot is 38,647 square feet. Improved with 11,744 square foot office building. Zoned C-S-C. Tax map 101F-1, parcel 69. Tax ID: 03-0202291. Liber 35649, page 370. Deed date: January 31, 2014. **Purchase price: \$900,000.** Deed of Trust: Amend Deed of Trust with Washington First Bank.

(Cont. on page 8)

**Real Estate Transactions (from p. 7)**

**Finglass Properties LLC**, c/o Jack Finglass, to **Finglass Parking Lot LLC**, c/o Jerry Holly, 13204 Duley Station Road, Upper Marlboro, Md. 20772. Located at 14821 Pratt Street, Upper Marlboro, Md. 20770. Total 46,522 square feet. Unimproved. Zoned C-S-C. Tax map 101F-1, parcel 171. Tax ID: 03-0201020. Liber 35649, page 376. Deed date: January 31, 2014. **Purchase price: \$300,000.**

**Jackson-Shaw/AFC, LLC** to **Washington Metropolitan Area Transit Authority**, 800 5<sup>th</sup> Street, NW, Washington, DC, 20001. Parcel 1 in 'Andrews Federal Campus.' Located at 4311 Forestville Road, Suitland, Md. 20746. 34.87 acres. Unimproved. Zoned I-4. Tax map 89A-3. Tax ID: 06-5539958. Tax ID: 06-5539958. Liber 35652, page 41. Deed date: January 16, 2014. **Purchase price: \$13,800,000.**

**RESIDENTIAL**

**V.O.B. Limited Partnership**, 8245 Boone Blvd, #550, Vienna, Va. 22182, to **NVR Inc.**, 4780 Corridor Place, #B, Beltsville, Md. Lots 1 - 6 (Block J) in 'BeechTree.' Located on Littleton Place, Upper Marlboro. Townhouse lots. Zoned R-S. Tax map 85A-4. Tax ID: 03-5528476 et al. Liber 35662, page 479. Deed date: January 16, 2014. **Purchase price: \$282,456.**

**NVR MS Cavalier Oak Creek Owner LLC**, c/o John Carney, 11700 Plaza Drive, #310, Reston, Va. 20190, to **NVR Inc.** Lot 5 (Block A) in 'Oak Creek Club, Eagle Ridge.' Located at 13704 Mary Bowie Parkway, Upper Marlboro, Md. Lot is 10,018 square feet. Zoned R-L. Tax map 69D-4. Tax ID: 07-3878865. Liber 35662, page 483. Deed date: January 14, 2014. **Purchase price: \$121,800.**

**NVR MS Cavalier Fairwood LLC**, c/o John T. Carney, 11700 Plaza America Drive, #310, Reston, Va. 20190, to **NVR Inc.** Lot 13 (Block FF) in 'Fairwood.' Located at 4902 Dorsey Chapel Lane, Bowie, Md. Single-family lot. Zoned M-X-C. Tax map 46C-4. Tax ID: 07-3837796. Liber 35662, page 487. Deed date: January 8, 2014. **Purchase price: \$131,128.**

**Buddington GD LLC**, c/o Kenneth Michael, to **EVG-College Heights LLC**, 3684 Centerview Drive, #120, Chantilly, Va. 20151. Lot 7 (Block B) in 'College Heights West.' Located at 7241 Windsor Lane, Hyattsville, Md. 20782. Lot is 5,967 square feet. Unimproved. Zoned R-55. Tax map 33A-4. Tax ID: 21-3959814 and 3959772. Liber 35668, page 241. Deed date: October 9, 2013. **Purchase price: \$250,000.** Deed of Trust: Amend note with Howard Bank.

***Multi-family Sales***

**R&J 7501 LLC**, c/o Josef Mittlemann, to **Campus Investors 4500 College Avenue LLC**, c/o CA Student Living Holdings, 161 N. Clark Street, #4900, Chicago, Ill., 6061. Parcel 1 in 'Maryland Book Exchange.' 2.57 acres. Unimproved. Platted for student housing. Zoned 33C-3. Tax ID: 21-5540092. Liber 35666, page 186. Deed date: January 4, 2014. **Purchase price: \$14,600,000.** Deed of Trust: \$58.3 million, RBS Citizens National.

**The Maryland Newsletters**

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report  
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Web site: [www.marylandnewsletters.com](http://www.marylandnewsletters.com). \$215/annually (24 issues).

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