

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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First Potomac Finds Room

First Potomac Realty Trust found space for a Bethesda Place tenant in one of its own buildings, providing itself with the room it needed to expand in another.

In a convoluted but ultimately beneficial deal to three parties, First Potomac doubled in size at 7600 Wisconsin Avenue, adding another floor and going prime with landlord Polinger Company in the process. Here's what happened: First Potomac was on a sublease on the 11th floor with Informax but needing to grow. A floor below, DRS Defense Solutions was mulling a move north from Bethesda to be closer to its workforce. Two problems were solved at once when First Potomac offered DRS 23,033 square feet at the Redland Corporate Center in Rockville. That lease was signed in August, freeing First Potomac to grow in Bethesda.

In other deals, the Center Pet Pharmacy is heading for Metro Park North. The group that fills prescriptions for animals (does Obamacare cover that?) took 13,797 square feet at 7616 Calhoun Place in Rockville. It was a Transwestern deal on both sides, with Joe McCormick representing the tenant, and Keith Foery, Jovi McAndrew and Scott Randolph representing landlord PS Business Parks.

Plenty of Product *Elm Street Readies Clarksburg Village Offerings*

A model home park that would qualify as a small town in some places is now underway in Clarksburg.

That's the 10 model homes that will serve as homebuyers' introduction to the next phase of Clarksburg Village. In the last six weeks, Elm Street Development has paved 427 lots off Route 27, including the pad for 160 apartment units, readying lots for a revamped line-up of builders. Craftmark/Craftstar, Beazer and NVR are lined up for the new section and just now beginning their models. Elm Street figures that by putting 10 homes in a single locale, it will offer the widest array of product and price points around. Models are slated to open by late March, enabling the builders to catch the nicer weather of the spring selling season.

Elm Street may also begin retail construction in 2012, though so far no tenants are signed to the planned 109,000 square foot Village retail center.

A Dollar. Meanwhile, the one-dollar transaction that would transfer the Clarksburg Town Center to Elm Street Development was slated to close as this newsletter went to press. Elm Street is buying the remaining lots – about 300 – and the rights to the retail center on Route 355 at Route 121 from Newland Communities for just about the cost of downloading a new song on iTunes. It's a reflection of the frustration that Newland has encountered in making sense of the beleaguered project that it is ready to pass on ownership for, well, a song.

Elm Street's primary job will be resolving the fate of the retail center. That center has an approved site plan, but for a design that predates the market by several decades. Only by resolving the retail center, though, can Elm Street access the final buildable lots. Said Elm Street's David Flanagan of his firm's pending purchase, "We're committed to investing the time to figure out the direction here, the way to right the ship."

Here are the 10 different products that will go up in the 'Village' model park:

- Craftstar will build a 20-foot townhouse, while sister company Craftmark builds a neo-traditional single and a classic large single-family;
- Ryan Homes will build two neo-traditional singles and a small traditional single; Ryan will also build a pair of townhouses, at 20 and 24 feet;
- NV Homes will build a large single;
- Beazer will build a neo-traditional single;

MARYLAND NEWSLETTERS

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Four Lots Sought; Douglas Buys Two

Four lots in one place in Bethesda is a rarity, but that's what a newly submitted subdivision plan envisions. Applicant Louise Richards, on behalf of a trust, wants to keep an existing house, but make room for four more on Lindale Drive, near Johnson Avenue.

Elsewhere in B-Town, builder **Douglas Construction Group** has two new teardowns in its possessions. The Potomac-based builder bought 5603 Lincoln Street in the Huntington Terrace community, for \$625,000, and 7603 Kentucky Avenue, for \$520,000. That one is in 'Westboro.' It financed both by amending existing notes with EagleBank.

In Silver Spring, **Foxhall Homes and JNP Capital** have the ultimate 'corner lot' under contract. It's the corner of Forest Glen Road and Georgia Avenue, right next to the Metro Station.

The affiliates control the one-acre tract that until a few weeks ago had a big old house on it. That house has now been knocked down, making way for final platting of seven single-family lots. 'Walk to Metro' understates the case here.

A partnership headed by Realtor **Sterling Mehring** will build out seven lots in Kensington. The Robert Connor LLC will start a spec home in February on one of the lots at the former Pleasant View Swimming Pool, off Wexford Drive. Mehring, with Long & Foster, has an interest in several Kensington subdivisions and recently sold a group of 13 lots on University Boulevard at Hobson Street to builder D.R. Horton.

Still Hunting for MPDU Answers

Builders and county officials are still looking for a solution to the impasse over financing MPDU units.

But some wonder whether it is passing from a predicament to a crisis. As it stands, banks are increasingly unwilling to provide mortgages for MPDUs, based on a clause that the profit-sharing arrangement between the county and the MPDU owner that is at the heart of the affordable housing program survives foreclosure. That has spurred jittery banks scrutinizing the small print to back away. Of course, the 'small print' has been there since the inception of the program, but it is only in the current environment that it has raised red flags. One builder said of the situation, 'As it stands, anyone who owns an MPDU can't sell it.'

County housing chief Richard Nelson says he has pushed the issue at the highest levels of the FHA and is negotiating language that may resolve the problem. "It has their attention," said Nelson. Builders say that Nelson and the county also have a right to issue a waiver that would enable settlement, but the county's tact so far is to resolve the legal language with FHA.

Craftstar Homes, which has settled 50 MPDUs this year, first encountered the problem, but any builder with an MPDU component will be facing the issue.

JDA Done, Theracom Said to be Coming

JDA Software Group's decision to stay put at the Danac Stiles Corporate Center is the harbinger of another deal: Right behind it is Theracom.

JDA signed a new lease with Commonwealth REIT (formerly HRPT) for 38,000 square feet in 9713 Key West Avenue. It's a substantial downsizing of sorts for JDA, given that it had inherited a three-building lease at 9713, 9715 and 9717 Key West when it acquired Manugistics five years ago. But we say 'of sorts' because while JDA held the three-building master lease, which comes due next summer, it has been subleasing out the bulk to several different tenants already.

Now Theracom, the largest of the group, is negotiating a renewal and major expansion, which includes a doubling of its present 75,000 square feet into two full buildings. Theracom's decision to stay put and pursue a bigger prime deal with Commonwealth has sent its fellow sublessors, including **3e Technologies, NetStar-1 and Notable Solutions**, out into the market. All three are now actively looking for new corporate homes.

Robert Scheer and Matt Brady of Scheer Partners represented JDA.

Adventist Moving? In other leasing news, there's a deal afoot at 820 W. Diamond Avenue that also involves Commonwealth. Market scuttlebutt says Adventist Healthcare latched onto the building as a viable option after entering the market for about 85,000 square feet of space earlier this year, and is now finalizing a lease.

Commonwealth has struggled to fill space in the Gaithersburg building since NIST exited, though it broke a drought by signing MDA Federal in late 2010. If consummated as expected, the new deal would take Adventist out of 1801 and 1803 Research Boulevard to a single building farther north.

Lot 31 Developers Ready to Go

No matter the weather, it will be a fine day some 20 months to 30 months hence when developers Stonebridge/Carras and P.N. Hoffman, having signed a joint venture with Northwestern Mutual Life, deliver a finished Woodmont Avenue and new parking garage in Downtown Bethesda.

The infrastructure gets torn up for two years, but coming in 2014 will be the Darcy condominium building, then the retail and finally, with the delivery of The Loft, the apartments. In all, parking lot 31 will morph into 250 residential units and 40,000 feet of retail.

Stonebridge's Doug Firstenberg said bringing in an institutional partner was always a goal of the development team. "The size of the project dictated it," he said. Early response to the condos has been encouraging, said Firstenberg. With Lionsgate sold out a few months ago and The Adagio down to just a few units, the supply of new condos in the Bethesda market qualifies as 'constrained.' Stonebridge and Hoffman are now taking reservations that they'll convert to contracts once the condo documents are completed.

NOAA Re-Ups for 15

A newly-signed one-million square foot renewal will keep NOAA's headquarters in three Foulger Pratt buildings at the Silver Spring Metro.

The renewal has been three years in the making at 1305, 1315 and 1325 East West Highway, where Foulger agreed to invest \$40 million in upgrades over the next two years. Twelve million of that will come from the county in a conditional grant. The 15-year deal keeps some 4200 jobs in downtown Silver Spring.

In Bethesda

Developers Clash over 'Center'

Over the objections of the adjacent landlord, the Bernstein Companies last week cleared the first hurdle toward developing a hotel and office building in the center of Bethesda.

Bernstein's plans for a 256,670 square foot office building and a 203-room hotel won the backing of the Planning Board, but not before the developer had to parry the concerns of the Polinger Company that Bernstein's hotel design will 'detrimentally impact' its Bethesda Place building. At issue is Bernstein's somewhat V-shaped design for the planned Westin Hotel, fronting just on the north side of the Polinger building.

Starting with the Manor Inn Bethesda, Bernstein has over the years assembled 2.1 acres along Wisconsin Avenue just south of Norfolk. Its assemblage includes the Connor Building and stretches back to Woodmont Avenue. The low-rise buildings that now occupy the site would give way to a 12-story hotel and an 11-story office building if Bernstein's plan is approved.

But Polinger contends the hotel design (imagine a 'greater than' symbol pointing away from Bethesda Place) 'blindfolds' the two ends of its building, and creates a dead space in the middle. The impact, said Polinger's Elliot Schnitzer, will be to make Bethesda Place less desirable to first class tenants and impact rents. Schnitzer told the Board the impact will be exaggerated by the fact that hotels remain 'dark' during daytime hours. The heart of Polinger's case is that the Planning Board is obligated to consider if a new building has a 'detrimental' impact on the neighborhood, a finding Schnitzer said was legally supportable. Schnitzer said the firm isn't opposed to the project, but only to the current design.

Nevertheless, the Board wasn't moved. Several commissioners pointed out that Polinger had built its own building close to the lot line, and that it should have expected an adjacent owner would eventually come in with a request for a high-density project. Commissioner Norman Dreyfuss suggested that Polinger's showing several design ideas at the hearing that, from its perspective, would improve the situation, would set a 'dangerous precedent' of one developer designing another's building. More importantly, the Board seemed to feel, was that further redesigning of the building would reduce the large planned 'public space' fronting on Wisconsin between the two buildings.

In Brief... Build more than 25 percent in affordable units and don't pay the Impact Fees. That's the trade-off new legislation at the Council offers developers. Nancy Floreen said the legislation could act as an incentive to providing more affordable housing.....**Putting the Capital Crescent Trail through the tunnel that would carry the Purple Line into downtown Bethesda would cost another \$40 million**, so planners have suggested both more study – to see if that cost can be reduced - and alternatives. The alternatives include locating the station east of the Air Rights Building but continuing the tunnel – for trail users and commuters - underneath the Air Rights and Apex buildings. If the cost is still prohibitive and the alternatives fail, the fallback is Purple Line underground, and the trail remaining up above in the fresh air. Now there's a novel idea.

AREP Makes Leasing Pick

Transwestern has been tabbed to handle the leasing for 9711 Washingtonian Boulevard.

America's Real Estate Partners (AREP), which owns the four Irvington Centre buildings across I-270, usually does its own leasing, but broke with precedent in selecting a broker for the nearly 194,000 square foot building. AREP gained control through a recent foreclosure auction.

9711 Washingtonian, or The Summit, was one of the buildings delivered when developers ramped up in 2008, bringing 10 buildings and 2.1 million square feet of new space to the I-270 corridor. The flight to quality that ensued came at the expense of B buildings, but it gradually banded away at the overhang of top-notch space. The market has since sucked up about 1.5 million feet of the A suites, leaving the 100,000 square feet of contiguous space at The Summit in a better position. That has some brokers wondering whether landlords on the remaining never-occupied, Class A spaces can ease off the concessions a bit. Time will tell.

Craftstar Readying Trio

There's barely time for lunch over at Craftstar Homes, where the company is busy opening three new townhouse jobs.

At Layhill Overlook, in Silver Spring, Craftstar opened its sales trailer two weeks ago, setting prices on the 12 towns in the mid-\$400's, and the 21 singles in the mid \$500's.

Craftstar breaks ground on its towns at 'Woodlake,' off Briggs Chaney Road, in January, with sales starting in the low to mid-\$300's. And at Park Summit in Gaithersburg, dirt moving should likewise begin in January.

Westfield Revives Mall Plans

Remember those big plans for Westfield Montgomery? The owner of the center better known as Montgomery Mall won its approvals just as the economy tanked so little has changed. Westfield now thinks the future is a bit brighter, for it is back in to the planning offices seeking modifications. In a late November filing, Westfield's application says the company 'believes it is time to begin the redevelopment.'

Apparently, customer surveys have told Westfield to direct its earliest efforts at enhancing the food court and creating a larger theater complex. Those are changes 1 and 2 on Westfield's 'To Do' list, with bigger changes to follow. First, the mall owner needs some site plan modifications, for which it is now in for review.

Leggett Climbs Aboard BRT for CCT

Ike Leggett says he's prepared to recommend that the Corridor Cities Transitway be built as a Bus Rapid Transit (BRT), instead of a light rail line.

Cost and timing issues have convinced the exec to examine a switch from one mode of transit to the other. In a letter written to the County Council earlier this year, Leggett told Council chairman Roger Berliner that state officials had told him that if the Light Rail option was chosen, it might not be built for a decade or more. The BRT, costing significantly less, "could possibly be built on a much faster timeline," he told Berliner.

Leggett's latest policy direction comes as the private sector is starting to determine how it might move the line forward. As reported in the *Post*, a group that includes Johns Hopkins University has hired a consultant to determine the most cost efficient and timely means of putting the line in motion.

A report completed by MDOT laid out the stark differences between the two modes: BRT would cost \$491 million in all (in 2010 dollars), and a first phase of 8.9 miles from Shady Grove to Metropolitan Grove could begin in 2018. The whole thing, including the second phase, would be finished in 2028.

A Light Rail line would cost \$772 million, and first phase construction wouldn't start until 2028. It would be 2040 before riders would alight at the end of the line in Clarksburg.

By choosing the BRT alternative, with its earlier construction start and reduced cost, the county would reap higher economic, employment and tax impacts than the Light Rail option.

Berkshire is Now Rock Spring Landlord

Berkshire Realty Advisors stepped into AvalonBay's shoes on the ground lease at its Rock Spring complex. Berkshire paid \$73.75 million for the 386-unit Rock Spring apartments, in the process assuming a ground lease with the Camalier Limited Partnership. Avalon had developed the project in a joint venture in 2003, then bought out its partner's interest earlier this year. Berkshire's last appearance here was its acquisition of the 1,119 unit 'The Enclave' in Silver Spring, in which it bought the note and then foreclosed on Stellar Management.

Percontee the Pick For East County

In selecting Percontee to develop the proposed east county Life Sciences Center, Ike Leggett chose the biggest unabashed booster of bringing a high-tech park to White Oak.

Percontee, which wants to couple the 115-acre tract off Route 29 with its own 185 acres on Cherry Hill Road, would develop a new life sciences hub through its affiliate Global LifeSci Development. Jonathan M. Genn, executive vice president, has tenaciously pressed his view that FDA's presence in White Oak can be converted into a job-creating machine. County officials said Percontee's ability to consolidate its land with the county's, creating a much bigger mixed-use center, was key to its selection.

PSTA Pre-Sub Held

Though reps from some of the larger development and building firms in the area showed, attendance at the county's pre-submission meeting for the Public Safety Training Academy was generally light.

About 30 people gathered at the Rockville facility, where the county is looking for a buyer that will develop the 52-acre property in keeping with the Great Seneca master plan.

Few doubt the potential of the site, with its outline for 2,000 residential units squarely in the Life Sciences corridor. The larger question is when. The master plan grants it high-density, in keeping with a stop on the coming CCT.

The county clearly wants to get the project into the mix of upcounty jobs. Several competing projects are already out of the box, including EYA at the Shady Grove Metro, and several multi-family plans percolating along Key West Avenue.

Building Permits Issued

Dec. 1 – 14, 2011

Bethesda

April Pearson, 8120 Woodmont Avenue, #700, Bethesda, Md. 20814, (301) 657-9215, to build \$500,000 unit at 5610 Oak Place, Bethesda, in 'Oakmont;'

Classic Homes, 50 W. Edmonston Drive, #405, Rockville, Md. 20852, to build a \$265,000 unit at 6213 Bannockburn Drive, Bethesda;

C.M. Conlan Contractors, 11307 S. Glen Road, Potomac, Md. 20854, (301) 983-1301, to build a \$300,000 unit at 9411 Bulls Run Parkway, in 'Wyngate;'

Seed Homes, 50 W. Edmonston Drive, Rockville, Md. 20852, (301) 541-8224, to build a \$400,000 unit at 5601 Lone Oak Drive, Bethesda;

Laurence Cafritz Builders, 7520 Hampden Lane, Bethesda, Md., to build a \$1 million unit at 7732 Oldchester Road, Bethesda, in "Pineview;'

Sandy Spring Builders LLC, 4302 East West Highway, Bethesda, Md. 20814, (301) 913-5995, to build a \$800,000 unit at 7306 Honeywell Lane;

Karran Amiri, 7605 Arnet Lane, Bethesda, Md. (240) 463-2680, to build a \$400,000 unit at the same address;

Lindsay Builders, 2612 Triadelphia Lake Road, Brookeville, Md. 20833, (410) 207-9811, to build a \$524,000 unit at 5520 Lincoln Street, Bethesda;

Douglas Construction Group, 8429 Fox Run, Potomac, Md. (301) 983-6947, to build a \$300,000 unit at 4319 Rosedale Avenue, Bethesda, in 'Columbia Forest.'

Haig Colter, 8200 Wahly Drive, Bethesda, Md. 20817, (301) 335-4704, to build a \$500,000 unit at the same address;

Clarksburg

Craftmark Homes, 1355 Beverly Road, McLean, Va. (703) 734-9855, to build a \$300,000 unit at 22511 Winding Woods Way, Clarksburg;

NVHomes, 555 Quince Orchard Road, #240, Gaithersburg, Md. 20878, (301) 258-0002, to build two single-family units in 'Clarksburg Village,' at:

- 11901 Country Squire Way;
- 22905 Turtle Rock Terrace;

Rockville / Potomac

Abraham Amir-Hamzeh, 13505 Maidstone Lane, Potomac, Md. 20854, (301) 213-2221, to build a \$780,000 unit at 13505 Maidstone Lane, Potomac;

Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. 20817, (301) 913-5995, to build a \$450,000 unit at 6504 Quaker Ridge Road, Rockville;

Other Locations

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4803, to build two \$200,000 units in 'Stoney Springs,' Poolesville, at:

- 17608 Cobb Avenue;
- 17627 Cobb Avenue;

Mitchell and Best Homes, 1686 E. Gude Drive, Rockville, Md. 20850, (301) 762-9511, to build a \$385,000 unit at 10132 Sycamore Hollow Lane, Germantown;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4800, to build two \$200,000 units in 'Poplar Run,' Silver Spring, at"

- 13614 Night Sky Drive;
- 13609 Early Light Lane;

(Continued on page 6)

Building Permits Issued (from p. 5)

NDI of Maryland LLC, 134 Holiday Court, #300, Annapolis, Md. 21401, (410) 266-5634, to build a \$500,000 unit at 17726 Norwood Road, Sandy Spring;

Pulte Home Corp., 10600 Arrowhead Drive, #225, Fairfax, Va. 22030, (703) 934-9300, to build three single-family units on Ashbourne Place, in 'Reserve at Fair Hill,' Olney;

Craftmark Homes, 1355 Beverly Road, McLean, Va. 22101, (703) 734-9730, to build a \$350,000 unit at 9010 Damascus Hills Lane, Damascus;

Kettler Forlines Homes, 9426 Stewartown Road, #3C, Montgomery Village, Md. 20886, (301) 258-0980, to build two units avg. \$250,000 in 'Brightwell Crossing,' Poolesville, at:

- 17931 Bliss Drive;
- 17856 Bliss Drive;

Raymond Husler, 705 Auburn Avenue, Takoma Park, Md. 20912, (202) 616-0387, to build a \$540,000 unit at 7211 Flower Avenue, Takoma Park, Takoma Park;

Townhouse Permits Issued

Beazer Homes, 8965 Guilford Road, Columbia, Md. 21046, (301) 621-8151, to build 10 \$55,000 units on Little Seneca Parkway, Clarksburg, in 'Arora Hills;'

MHP Twinbrook LLC, 12200 Tech Road, Silver Spring, Md. 20904, to build 12 units on Halpine Place, Rockville;

Commercial Permits Issued

Dec. 1 – 14, 2011

Fishers Lane LLC, 4445 Willard Avenue, Chevy Chase, Md. 20815, (240) 333-3757, to build a \$2.8 million building at 5600 Fishers Lane, Rockville, for NIH;

A.R. Kronstadt Realty Investment, 11820 Parklawn Drive, Rockville, Md. (301) 770-4034, to build a \$1.23 million commercial storage building at 4930 Boiling Brook Parkway, Rockville;

The Elms at Clarksburg LLC, c/o Elm Street Development, 1355 Beverly Road, McLean, Va. 22101, (703) 734-9730, to build \$3.6 million in apartment units at 12210 – 12230 Elm Forest Court, Clarksburg, in 'Clarksburg Village;'

Koons Ford-Lincoln, 3111 Automobile Boulevard, Silver Spring, Md. (703) 472-3553, to build a \$1 million storage building at the same address;

DMI Inc., 6550 Rock Spring, Bethesda, Md. 20817, (240) 223-4808, to build a \$600,000 alteration at 6550 Rock Spring Drive, Bethesda;

EuroMotor Cars Bethesda, Bethesda, Md., 20814, (301) 986-8800, to build a \$500,000 alteration at 7020 Arlington Road, Bethesda;

EuroMotor Cars Bethesda, Bethesda, Md., 20814, (301) 986-8800, to build a \$300,000 alteration at 19750 Germantown Road, Germantown;

Integrated Facility Solutions, Webster, NY, (585) 872-4611, to build a \$280,000 retail alteration at 19701 Frederick Road, Germantown;

Richard Aitken Jr., 15889 Crabbs Branch, Rockville, Md. 20855, (301) 670-5616, to build a \$200,000 retail alteration at 13340 New Hampshire Avenue, Silver Spring;

Mars Inc., 1330 Piccard Drive, Rockville, Md. 20850, (202) 625-4240, to build a \$200,000 alteration at 20425 Seneca Meadows Parkway, Germantown;

Lockheed Martin Corp., 6801 Rockledge Drive, Bethesda, Md. 20817, (202) 409-4343, to build a \$150,000 alteration at 6801 Rockledge Drive, Bethesda;

City of G'burg Permits Issued

Turner Construction, 3865 Wilson Blvd, Arlington, Va., (703) 841-5200, to build a \$10 million full interior fit-out at 200 Orchard Ridge Road, for MedImmune;

Commercial Contractors, Box 679, Pasadena, Md. 21123, to build a \$200,000 fit-out for Advanced Auto Parts at 401 N. Frederick Avenue;

Buch Construction, 10945 Johns Hopkins Road, Laurel, Md. 20723, (301) 369-3500, to build a \$300,000 fit-out for MedImmune, at 1 MedImmune Way;

W.H. Bass Inc., 11300 Johns Creek Parkway, #100, Duluth, Ga., (770) 729-3878, to build a renovation for a Chick-Fil-A at 104 Main Street, Kentlands;

Myers Building Systems, 14627 National Pike, Clear Springs, Md. 21722, (301) 582-4200, to build a \$650,000 one-story building for Harry Criswell Automotive, at 499 Quince Orchard Road;

Therrien Waddell, 1000 Lake Forest Blvd, Gaithersburg, Md., to build a \$111,000 interior fit-out for Dr. Frekko, at 818 West. Diamond Avenue;

Bucaro LLC, 12300 Kiln Court, #F, Beltsville, Md. 20705, to fit out two spec office spaces at 9801 Washingtonian Blvd;

City of G'burg Decisions of Note

SP-11-0017 – West Deer Park. *Propose 53 townhouses and 28 2-over-2 units.* Located at West Deer Park Road and Barkley Lane, Gaithersburg. Appl: KB Home Maryland, LLC, 2701 Prosperity Avenue, #100, Fairfax, Va. (571) 419-5181. *Approved with Conditions.*

AFP-11-030 – Identity Community Center. *Propose building of 1,440 square feet.* Zoned CBD. .54 acre. Lot 102 (Block L) in 'City of Gaithersburg.' Located at 414 E. Diamond Avenue, Gaithersburg. Appl: Identity Inc., 414 E. Diamond Avenue, Gaithersburg, Md. 20877. (301) 963-5900. *Approved.*

Rockville Building Permits Issued

Therrien Waddell, 1000 Lake Forest Blvd, Gaithersburg, Md., to build a \$100,000 tenant fit-out at 50 Edmonston Drive;

Hitt Contracting, to build a \$110,000 generator in the parking garage at 805 King Farm Boulevard (Four Irvington Centre);

Structure Tone, (703) 526-1240, to build a \$361,800 fit-out for Thomson Reuters at 1455 Research Blvd;

HBW Group, 1055 First Street, #200, Rockville, Md. 20850, (301) 424-2900, to build a \$311,200 fit-out for Atlantech Online, at 1201 Seven Locks Road;

DPR Construction, Falls Church, Va., (703) 698-0100, to build a \$150,000 fit-out for WB Engineers Consultants, at 1101 Wootton Parkway;

Marion Construction, 401 S. 4th Street, Arlington, Va., (703) 822-4089, to build a \$241,100 fit-out for M&T Bank at 51 Edmonston Drive;

Korth Companies, 9101 Gaithersburg Road, Gaithersburg, Md. 20877, (301) 921-9500, to build a \$78,000 fit-out for Foster Associates, at 1 Church Street;

Preliminary Plans Submitted

1-20120110 – Ayrilawn, Zoned R-60. 5 lots. .77 acre. Located in the northwest quadrant of Johnson Avenue and Lindale Drive, Bethesda. Appl: Louise Richards, 5923 Johnson Avenue, Bethesda, Md. 20817. (301) 530-7963.

Preliminary Plans Approved

Dec. 8 and 15, 2011

1-20100170 – Lincoln Park, Zoned I-1. 10.07 acres. *Propose 15,000 square foot utility building and 27,160 square foot warehouse.* Located on Westmore Avenue at Ashley Avenue, Rockville. Appl: Interstate Westmore LLC, 14640 Southlawn Lane, #A, Rockville, Md. 20850. (301) 738-7111.

1-20110340 – Walgreens at Travilah Square, Zoned CR 0.5. *Consolidate lots at existing retail center of 56,922 square feet.* Located at Darnestown Road and Travilah Road, Rockville, Md. Parcels N224, 169 and 222. Appl: Walgreens Co., 106 Wilmot Road, 4th Floor, Deerfield, IL, 60015. (847) 315-3822.

1-20120070 – Bethesda Center, Zoned CBD-2. 2.14 acres. Located on Wisconsin Avenue at Norfolk Avenue, Bethesda. *Propose 193,999 sf hotel, 256,672 sf office space, 11,570 sf restaurant and 4,229 sf retail.* Appl: The Bethesda Center LLC, c/o The Bernstein Companies, 3299 K Street, NW, #700, Washington, DC, 20007. (202) 333-9000. Engineer: Vika Inc., (301) 916-4100.

Site Plans Submitted

8-2005003B – Westfield Montgomery Mall, Zoned C-2. *Propose redevelopment plan amendments.* Located on Democracy Blvd at Westlake Drive, Bethesda. Appl: James Agliata, Montgomery Mall LLC, 2730 University Blvd, #900, Wheaton, Md. 20902. (240) 669-0337.

Site, Project Plans Approved

Dec. 8 and 15, 2011

9-20120010 - Bethesda Center, Zoned CBD-2. 2.14 acres. Located on Wisconsin Avenue at the corner of Norfolk Avenue, Bethesda. *Propose 193,999 sf hotel, 256,672 sf office space, 11,570 sf restaurant and 4,229 sf retail.* Appl: The Bethesda Center LLC, c/o The Bernstein Companies, 3299 K Street, NW, #700, Washington, DC, 20007. (202) 333-9000. Engineer: Vika Inc., (301) 916-4100.

Final Plans Approved

Dec. 8 and 15, 2011

2-20110050 – Friends Aplenty, Zoned RDT. 1 lot. Located on the east side of Bucklodge Road, 800 feet north of Darnestown Road. Appl: Patricia Smith, (301) 530-9152.

2-20110710 (-740) – Clarksburg Village, Zoned R-200/TDR. 65 lots. Located on the west side of Ridge Road, 2,000 feet north of Morning Star Drive, Clarksburg. Appl: Elm Street Development, (703) 734-9730.

2-20111070 – Travilah Fire Station, Zoned LSC. 1 parcel. Located on the northwest corner of Shady Grove Road and Darnestown Road, Rockville. Appl: Mont. Co. General Services, (240) 777-6123.

2-20111400 Darnestown at Travilah, Zoned RT-8. 39 lots. Located on the north side of Darnestown Road, 400 feet west of Travilah Road, Rockville. Appl: Michael Postal, (301) 502-5060.

2-20120310 – West Chevy Chase Heights, Zoned R-60. 1 lot. Located on the south side of Maple Avenue, 150 feet west of Kentucky Avenue, Chevy Chase. Appl: Appl: Potomac Valley Surveys, (301) 349-5090.

Planning Board Zoning Actions

Dec. 8 and 15, 2011

DPA-11-4 - 7001 Arlington Road, *Amend previously approved plan to reduce retail from 30,000 to 7,000 sf and increase unit count from 105 to 145.* Located at 7001 Arlington Road, just northwest of Bradley Blvd., Bethesda. Appl: Keating Project Development, c/o Frank Polis, 150 Lee Highway, #304, Arlington, Va. 22209. (703) 778-5100. *Approved with Conditions.*

Real Estate Transactions of Note

The Realty Associates Fund V, L.P. to Tasly Pharmaceuticals Inc., 1 Research Court, #450-54, Rockville, Md. 20850. Parcel K in "Decoverly Hall Subdivision." Located at 9400 Key West Avenue, Rockville, Md. 20850. 2.5 acres. Improved with 49,860 sf building. Zoned Commercial. Tax ID: 09-2344315. Liber 42731, page 283. Deed date: November 21, 2011. **Purchase price: \$8,220,000**

Washington Metropolitan Area Transit Authority to Eastern Diversified Properties, 11161 New Hampshire Avenue, #410, Silver Spring, Md. 20904. Property of 7,072 square feet. Located on Indianola Drive at Paramount Drive, Rockville. Tax ID: 04-1820825. Liber 42795, page 351. Deed date: November 22, 2011. **Purchase price: \$120,000.**

RESIDENTIAL

Bethesda

Laurence Alan Cole to 6200 Maiden Lane LLC, Douglas T. Wood, 4825 Bethesda Avenue, #306, Bethesda, Md. 20814. Lot 12 in 'Landon Woods.' Located at 6200 Maiden Lane, Bethesda, Md. 20814. Lot is 9,858 sf. Improved with 2,09 sf house (built 1959). Zoned Residential. Tax ID: 07-613032. Liber 42674, page 491. Deed date: November 7, 2011. **Purchase price: \$675,000.** Deed of Trust: \$1.18 million, Bank Annapolis.

Sylvia G. Collins to Douglas Construction Group LLC, 8429 Fox Run, Potomac, Md. 20854. Lot 6 (Block 6) in "Huntington Terrace." Located at 5603 Lincoln Street, Bethesda, Md. 20817. Lot is 8,250 sf. Improved with 1,148 sf building. (Built 1938). Zoned Residential. Tax ID: 07-513763. Liber 42780, page 362. Deed date: November 21, 2011. **Purchase price: \$625,000.** Deed of Trust: Amend note with EagleBank.

Cynthia M. McNemar to Douglas Construction Group LLC, 8429 Fox Run, Potomac, Md. 20854. Lot 4 (Block 11) in 'Westboro.' Located at 7903 Kentucky Avenue, Bethesda, Md. 20814. Lot is 5,250 sf. Improved with 925 sf house. Zoned Residential. Tax ID: 07-540802. Liber 42757, page 493. Deed date: November 18, 2011. **Purchase price: \$520,000.** Deed of Trust: Amend note with EagleBank.

Neil L. Julie et al to SSB 7609 Exeter LLC, c/o Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. 20814. Lot 2 (Block 3-A) in 'Edgemoor.' Located at 7609 Exeter Road, Bethesda, Md. 20814. Lot is 7,501 sf. Improved with 2,405 sf house. (Built 1923). Tax ID: 07-490535. Liber 42674, page 465. Deed date: November 1, 2011. **Purchase price: \$1,125,000.** Deed of Trust: Amend note with United Bank.

Phyllis R. D'Ermo to 7603 Westfield Drive LLC, PO Box 371, Garrett Park, Md. 20896. Lot 25 (Block 6) in 'Landon Woods.' Located at 7603 Westfield Drive, Bethesda, Md. 20817. Lot is 7,877 sf. Improved with 1,714 sf building (built 1953). Zoned Residential. Tax ID: 07-613431. Liber 42757, page 481. Deed date: November 10, 2011. **Purchase price: \$655,000.** Deed of Trust: \$1.07 million, Congressional Bank.

Clarksburg

Clarksburg Village L.C., c/o Elm Street Development, to **NVR Inc.** Lot 1 (Block S) in 'Clarksburg Village.' Located at 23001 Sycamore Farm Drive, Clarksburg, Md. Lot is 16,350 sf. Unimproved. Tax ID: 02-3457253. Liber 42694, page 140. Deed date: November 1, 2011. **Purchase price: \$176,150.**

Other Locations

Stephen G. Shaw to Cabin John Crossing LLC, Opal LLC, 4388 Lottsford Vista Road, Lanham, Md. 20706. Lot 71 (Block 4) in 'Cabin John Park.' Located at 8004 MacArthur Blvd, Cabin John, Md. 20818. Located at 8004 MacArthur Blvd., Cabin John, Md. 20818. Lot is 21,799 sf. Unimproved. Zoned Residential. Tax ID: 07-3676786. Liber 42763, page 352. Deed date: October 31, 2011. **Purchase price: \$500,000.** Deed of Trust: Amend note with EagleBank.

Chestnut Lodge Properties Inc., c/o Timothy Doyle, to **Streetscape @ Chestnut Lodge LLC**, c/o Michael Harris Homes, 1420 Spring Hill Road, #550, McLean, Va. 22102. Lot 25 (Block A) in 'Chestnut Lodge.' Located at 101 Bullard Circle, Rockville, Md. 20850. Single-family lot. Unimproved. Liber 42781, page 440. Deed date: October 27, 2011. **Purchase price: \$311,459.** Deed of Trust: Amend note with Sandy Spring Bank.

Builder Sales of Note

Cabin John Crossing, LLC, c/o Opal LLC, Sean Ruppert, Manager, to **Timur J. Tunador**. Lot 73 (Block 4) in 'Cabin John Park.' Located at 6426 79th Street, Cabin John, Md. 20818. Lot is 15,600 sf. Improved with new house. Tax ID: 07-3676800. Liber 42709, page 1. Deed date: October 28, 2011. **Purchase price: \$1,679,568.**

MULTI-FAMILY

Stellar Rosewood LLC to Goldstar Rosewood I, LLC, c/o Goldstar Group, 4630 Montgomery Avenue, #500, Bethesda, Md. 20814. 65 condominium rental units. Located on Streamside Drive, Gaithersburg. Liber 42732, page 73. Deed date: November 15, 2011. **Purchase price: \$7,050,000.** Deed of Trust: \$4.3 million, Cardinal Bank.

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