

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

.....**The bidding to land the** construction contract for the new interchange at Watkins Mill Road opens this week on the state's Maryland Marketplace webpage. Things had gotten this far last year when the bidding was suddenly halted and the interchange put on ice over design issues. But Governor Hogan included the improvement in an 'I-270 Congestion Relief' package announced in February.

.....**The site work has been going** on for months, and then the foundation. Now Adventist Hospital is ready to build the actual hospital on Plum Orchard Drive in Silver Spring. Adventist pulled a building permit valued at \$73 million to erect the core and shell for the hospital, totaling almost 300,000 square feet. Turner Construction has the contract.

.....**Capital Badminton Academy** will provide the needed room to practice your 'kill shot' in Gaithersburg, as the group leased 7,000 square feet at 7518 Lindbergh Drive. Marek Rich at Scheer Partners represented the Academy, while Bill Feller and David Krucoff at Broad Street Realty represent the landlord.

.....**Goodstone LLC** will test the power of the 'new' Executive Boulevard. Headed by Stephen Durr, the LLC is the group that paid \$9.5 million for 6116 Executive, as first reported in the *Business Journal*. It will pump some \$10 million in improvements into the 217,723 square foot building.

A Missing Piece

Affordability Harder to Find in Townhouses

The 'affordable' new townhouse is always hard to find in Montgomery, but it just got harder. Last year at this time, seven projects that settled towns below \$500,000 were actively closing units. This year, that number is down to five – and getting tighter.

Foremost among the affordable townhouse communities were the 'Towns of Boland Farm,' an M/I Homes project in Germantown, and Seneca Hill, by Beazer and also in Germantown. Those two averaged \$401,000 and \$399,000 across all their closings in 2016, but both are now sold out. Also sold out are Miller and Smith in Clarksburg Town Center and KB Homes at Summit Hall Reserve. Ryan is also working itself out of a job at Waterford Hills in Germantown, where it continues to have closings but is no longer selling. Its' 2016 settlements at Waterford averaged \$469,000.

At the same time, the newer communities closing are at the mid or higher end. Think Michael Harris at King Farm, or Brookfield Homes at Travilah Station. King Farm is pulling in the \$680's on average, while the first closing at Travilah went down at \$836,000. The change in product is most apparent in the average price of a new townhouse sold: without the entry-level competitor, it's risen from \$514,000 at the end of the 1st Quarter one year ago to \$732,000 for the 1st Quarter just ended.

The townhouse priced in the \$400's isn't completely missing: Winchester is averaging in the \$430's for its Cabin Branch towns, and Ryan's are 'coming soon;' over at Clarksburg Village, Craftmark has most of the remaining towns, and is running in the \$460's on average with its 2017 sales. But the variety of townhouse jobs has, for now, diminished.

Streetscape's Price on 'Copley' Condo Land

Streetscape Partners settled in late March on the 1.75 acres on which it will build its new condos in 'Crown.'

Now starting to pour footers at the Gaithersburg project, Streetscape, working with affiliate Michael Harris Homes, paid \$6.003 million for the ground. It came approved for 128 condominium units, of which 23 are MPDUs. What will be called 'The Copley' is taking shape near Diamondback Drive off Sam Eig Highway.

The bulk of the units will be one-story flats, but some are two-story. Streetscape has already started development, and expects to soon have the podium underway that will anchor the three buildings.

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New Life for Condemned '850'

Though condemned only a couple weeks ago, a Silver Spring office building has traded to a new owner that plans to convert it to residential.

A deed recorded in the Land Records says that a partnership called Moonlight Inc. and based in Washington, D.C., paid \$4.25 million in early April for the eight-story building at 850 Sligo Avenue. The group will convert the neglected building to apartments, and according to buyer's agent Hanna Negussie at District Realty, is beginning the process immediately.

To the condemnation, Negussie said "We are working to correct that. We want to make sure that situation is resolved."

850 Sligo is located at Fenton Street and Sligo. It is believed to have been empty for up to a year.

Should Moonlight proceed with their plans for a residential conversion, it would be the second office building in just a short time to opt for that approach in Silver Spring. The owners of the Guardian Building on Cameron Street filed plans only a few weeks ago to convert that office space into 177 residential units.

Negussi said the new owner has hired an architect and zoning attorney to prepare the residential conversion plans.

BethesdaBeat first reported the condemnation notice.

An MPDU Trade-off in Bethesda

Marriott's headquarters site, at up to 300 feet high, will be one of the few 'tent poles' in the new Bethesda Downtown plan.

But beyond only a few other choice sites, the Council generally proved stingier than the Planning Board in allowing height. Still, in its recent worksessions, it did find another place for height, in backing – conditionally - up to 290 feet on properties at 7809 and 7815 Woodmont and 7820 Wisconsin. That includes the present 7-11, the EagleBank building and a third parcel.

The 'condition' is that should the owners agree to provide 25 percent MPDUs, they could build to 290 feet high. At 15 percent MPDUs, they would be capped at 225 feet. An affiliate of developer Aris Mardirossian owns the 7-11, and the developer's team says it sees the prospect of the trade-off as a means of 'giving back' and providing additional affordable housing in Bethesda. Conceptual plans suggest a scenario of 275 market rate and 93 MPDU units at the higher height. Mardirossian's group had also offered the Council an option conditioning the higher height on the provision of Workforce Housing, but the Council opted for the MPDU approach given that those units generally serve lower income levels than does Workforce.

The Height Stops Here. Across Wisconsin from Marriott, the Council wasn't so forthcoming. Despite its location opposite the future headquarters, the Acura dealership property was wrapped up with other 'East Wisconsin' sites that saw preliminary recommendations of up to 250 feet sawed way down – in Acura's case to 145 feet. The chainsaw cut even deeper for most properties along the east side, including a B.F. Saul property, down to 90 feet in general on that side of the street. Subsequent generations will recall it as the 'Great Height Thwacking of 2017.'

No Staging. On staging, instead of a 'hard stop,' the Council opted for a more informal test that wouldn't bring development to a screeching halt. All agreed that the goal is to get to a blended 'mode share' of about 55 percent, in which that percentage of both residents and arriving employees get to work without their car, be it by transit, foot, bicycle or parasail. Where staff had recommended a hard stop at 30.4 million feet, which is about 1.8 million feet of development away (after Marriott), the Council instead agreed that it would use that benchmark to review the mode share. It could take whatever action it deemed necessary at that point.

Only Marc Elrich among the nine Councilmembers was unwilling to vote for that more flexible approach. Meanwhile, county planners would work harder at getting people out of their cars in Bethesda, perhaps by ratcheting down parking or increasing its price.

A Theater Play. The prospect of bringing the Regal Cinemas back to Bethesda did spark a concession for increased height – if the theater deal happens. Councilmember George Leventhal pushed the clause for an extra 10 feet, to 120 feet, that would give a group headed by Starr Capital the room to fit the theater into a mixed-use project in the 7000 block of Wisconsin Avenue. If the theater deal doesn't happen, says the Council's wording, the height on the site would revert to 110 feet. But Starr has the land area to accommodate, at the higher height, an apartment building and the high ceilings of a cinema.

‘Core’ Open for Lease in S.S.

With first deliveries slated for later this month, the apartments at Core Downtown Silver Spring are now in lease-up mode.

Foulger Pratt opened the 292 unit project close to Colesville and Georgia for lease about two weeks ago. One-bedroom rents start at \$1,660, and two-bedroom units open at \$2,152 per month.

Foulger teamed up with Willco Companies to build Core, at 8621 Georgia Avenue. The two are opening into a small window among Silver Spring projects. While Tower Companies’ ‘The Pearl’ came online, Core should benefit from a small lull in deliveries over the past year.

‘Central Silver Spring,’ the residential redevelopment of the church site at Wayne Avenue, is likewise nearing completion but leasing isn’t expected to begin until at least the summer. Both Washington Property Company and Fairfield Residential are underway on Georgia Avenue, but south of Colesville and in the early stages of construction.

Delta Associates puts concessions at only 1.1 percent of face rents in Silver Spring, so landlords are getting \$1,941 per month on average across all size units, or \$2.28 per foot in Class A rents.

Delta says vacancy, both for stabilized units and all units, is running about 3.8 percent in Silver Spring / Wheaton, and that only 38 units have been absorbed in the last year. But coming to Silver Spring are over 1,900 units to Silver Spring, including, soonest, those at Core.

In Shady Grove Exec

Spec Suites for Ready Tenants

Looking to expand its Rockville operations, mortgage broker Homeside Financial took advantage of PS Business Park’s spec suite program at the Shady Grove Executive Center.

From an existing 7,000 feet, the firm grew by another 3500 feet on Shady Grove Road, making it one of a couple dozen companies to claim a PS suite in the last six months.

PS bought both 9200 and 9211 Corporate Boulevard last year, giving it five of the six buildings in the park, and since then the developer has embarked on a strategy of providing move-in ready offices catering to small and medium sized tenants.

With its spec suite approach at the Rockville office park, PS has signed 22 new deals for over 45,000 square feet since November. Its program includes a first block of spec suites delivered earlier this year at 9210 Corporate Boulevard, and a second block of finished suites at 9211 Corporate, just delivered this month.

Coming is a full renovation of 9200 Corporate, including a new exterior façade, fitness center, lobby, elevators, and common areas - and of course, spec suites.

PS has taken a similar approach at its Metro Park North buildings, but on a smaller scale. A total of 10,000 feet in spec suite deals have been written there, and at least that amount again is pending. Bill Montrose at AMR Commercial represented Homeside, while JLL represents PS Business Parks.

In other leases, Integral Consulting Services will write the rent check to Marcus Partners. The firm leased 10,698 square feet at 2101 Gaither Road in Rockville. The building is one of two sister buildings that Marcus bought in the last year. At 2101 Gaither, it has pursued a multi-tenant approach, while keeping its second building, at 2099 Gaither, available for a big tenant. Ben Powell and Gwen Fraker at CBRE represented Marcus Partners, while Cushman & Wakefield brought the tenant.

Spree Commerce is moving from one Brookfield Properties building to another. From 4600 East West Highway, the online ‘storefront’ company is moving to 3 Bethesda Metro Center, where it has leased 5,500 square feet. JLL represented the tenant.

Private equity firm **Guggenheim** is finding Rockville a fertile investment ground. Already at 805 King Farm Boulevard, the old-money company leased another 15,250 square feet, this at 702 King Farm Boulevard, or Irvington IV. Kevin McGlooin, Peter Rosan and Katie Datin at Cushman & Wakefield represented the landlord, while Bradford Allen Realty Services brought the tenant.

All the way from Colorado, **Highstreet IT Solutions** is now a tenant in Rockville. The company signed a five-and-a-half year deal for just over 2600 square feet at 2600 Tower Oaks. Boston Properties, represented by CBRE, is the landlord, and Savills Studley brought the tenant.

Bethesda Infill Off To Fast Start

The number of new-build single-family homes closed in Bethesda is the fastest 1st Quarter start going back to 2011.

Counting three homes settled at Michael Harris' Bethesda Mews, infill builders settled 22 houses across the first three months of the year. It's a number that has only been topped by one quarter in the last six years, last year's 2nd Quarter, when 24 homes settled.

Usually, an average of about 13 singles go to closing across January, February and March. An early start to the spring market, available inventory, and a bump in activity seems to have propelled this 1st Quarter to statistical greatness.

But an interesting twist is that the average price of a settled new-build has steadily gone down since the 4th Quarter of 2015, when it stood at \$1.87 million. The average at the end of the 1st Quarter 2017 clocked in at \$1.63 million, as nearly half the 1st Quarter buyers chose homes in the more 'affordable' Old Georgetown Road corridor.

Residential Notes:

There's life in Potomac yet: NVHomes recorded two of its highest-priced sales at Longacres Preserve when it was nearly finished. The two most recent deals at the eight-lot subdivision off Pennyfield Lock Road went at \$1.97 million and \$2 million even. By comparison, NV's four 2016 closings all went in the \$1.6 million range. NV is buying lots at \$665,000 a pop.

.....The condo is definitely back. Once completely missing in action, builders settled units at five different condo jobs over the course of the 1st Quarter. Toll Brothers' six closings at Hampden Row, including the Penthouse at \$1.79 million led the way.

Assemblage Wants Policy Help

The assemblage that brought together five properties in the middle of Bethesda may revert to its individual pieces.

National Real Estate Advisors (NREA) sent a letter to the County Council prior to last week's worksession on the Downtown Plan, suggesting that without policy and height changes, the result could be the assemblage 'dissipating.'

The five, including Washington Property Company, Chevy Chase Land, Douglas Development, and the owners of the AOTA Building, had assembled their properties between Hampden Lane and Montgomery Lane in the hopes of landing Marriott. (NREA controls the former Exxon site at 7340 Wisconsin Avenue). But even after the Marriott decision took the firm to the Bernstein property instead, the five stayed together, hoping that such a large single holding would merit an upzoning in the Plan.

But NREA recited a litany of issues with the Downtown Plan. Among the larger policies that NREA took issue with are the 'park impact payment,' which it regards as costly and creating uncertainty; an increase in the MPDU requirement to 15 percent; insufficient building height in the core areas Downtown; and finally, 'inflexible and subjective' urban design standards.

NREA says that with its particular property at 7340 Wisconsin, the new policies amount to a 'downzoning.' NREA says that when it was originally granted site plan approval on the former Exxon for 225 units, now a couple years ago, a 'consensus' existed even that the plan amounted to an under-utilization. NREA said it was encouraged to hold off for the prospect of a larger project, but now says the pending Plan 'would put us right back where we started' – plus the lost time and added cost.

To NREA, the prospect of the assemblage going its separate ways is an opportunity lost. The assemblage 'should be among the highest and most dense redevelopment projects in the entire region,' said NREA.

Additional work remains on the Bethesda Plan, including, importantly, the Overlay Zone. But it appears that none of the changes NREA sought have yet been incorporated in the Plan to date.

Johnson's First Self-Storage Gets an OK

Rockville's planning commission backed a site plan for new self-storage on West Montgomery Avenue last week.

The site is one of two on which Johnson Development Company, out of Spartanville, South Carolina, wants to build self storage. This one, on seven acres nestled inside the off-ramp from I-270, next to the Best Western hotel, is planned for a 122,854 square foot building that would include up to 1,000 storage units. It would be operated under the CubeSmart brand.

Johnson has a second application pending, again for up to a thousand units of self-storage but on Redland Road at I-270.

Life After the Marriott Lease

The group that owns the Marriott headquarters property in North Bethesda is looking to a future without the hospitality company.

Sources in the market say that the New York based investment group that owns the 33-acre tract Marriott currently occupies on Fernwood Road has hired a broker to market the property. Those sources say it is Savills Studley that got the listing.

The legal owner of the property at 10400 Fernwood Road is Marbeth Partnership. Right now, a single-tenant office building of about 800,000 square feet occupies the acreage, but a preliminary recommendation in the Rock Spring master plan would rezone the tract to CR1.5, a mixed-use zone that would accommodate redevelopment. Marriott has a lease at 10400 Fernwood until 2022, when it expects to occupy its newly chosen quarters in Bethesda.

Meanwhile, just as the Fernwood owners are cranking up their marketing, Marriott has submitted its concept plan for the new headquarters. With the proposed hotel included, it amounts to 950,400 square feet of space along Wisconsin. Of that, 765,000 feet is turned over to office space, in a 22-story building up to 300 feet high.

Below grade will be five levels of parking with about 805 spaces, supplemented by Marriott's use of the entire Garage county Garage 11 at 7730 Woodmont Avenue for employee parking during the day.

The hotelier took the 'concept plan' approach because that will position it to file its Sketch, Preliminary and Site plans concurrently. That way, it can win approvals and construct the building in time for the planned July, 2022 occupancy date.

Infill Lot Sold in Glen Echo Heights

Bethesda Builders has bought a lot in Glen Echo Heights, where it has sold two top-end infill homes in the last three years.

The company paid an even \$800,000 for 6303 Dahlonga Road, where a building permit is in process now. Bethesda Builders borrowed \$1.49 million from EagleBank when it made the late March acquisition.

That lot price is right in line with the prices Bethesda Builders paid before. At 6309 Dahlonga, it had paid \$780,000 in the fall of 2013 for the lot, then sold the finished home in mid-2016 for \$2.29 million.

A Bethesda Builders partnership also had a leading role at 5320 Wehawken in Glen Echo Heights, where it paid \$802,000 in 2013, and sold a newly built home a year later for \$2.35 million.

Glen Echo Heights - the subdivision with the longest street names - is plenty active right now. Redfin shows five finished new-builds vying for buyers, and another three advertising coming starts. Among the built houses, the average asking price is \$2.21 million.

Building Permits Issued

April 11 – 24, 2017

Bethesda

Mid-Atlantic Custom Builders,

11611 Old Georgetown Road, #200, Rockville, Md. (301) 231-0009, to build a \$350,000 unit at 6828 Granby Street, in 'Kenwood Park;'

Spring Valley Builders, 8849 Tuckerman Lane, Potomac, (301) 983-3117, to build a \$400,000 unit at 5715 Bradley Blvd, Bethesda, in 'English Village;'

F&K Construction, 5402 Lambeth Road, Bethesda, Md. 20814, (301) 814-8222, to build a \$450,000 unit at 4509 Chestnut Street, Bethesda;

Clarksburg

NVR Inc., to build six \$175,000 units in 'Cabin Branch,' Clarksburg, at:

- 22123 Fulmer Avenue;
- 13944 Bufflehead Street;
- 13817 Dovekie Avenue;
- 13817 Dovekie Avenue;
- 13944 Bufflehead Street;
- 13817 Dovekie Avenue;

NVR Inc., to build three \$175,000 units in 'Clarksburg Village,' at:

- 11516 Dogwood Hills Drive;
- 11515 Dogwood Hills Drive;
- 12340 Juniper Blossom Place;

Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. (703) 734-9855, to build a \$300,000 unit at 22102 Winding Woods Way, in 'Clarksburg Village;'

Pulte Homes, (703) 934-9300, to build two \$95,000 TH units in 'Clarksburg Town Center, at:

- 12883 Clarksburg Square Road;
- 12881 Clarksburg Square Road;

(Continued on Page 6)

Building Permits Issued (From p. 5)

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, Va. (703)

934-9300, to build three units in 'Courts at Clarksburg,' at:

- 755 Butterfly Weed Drive;
- 813 Butterfly Weed Drive;
- 735 Butterfly Weed Drive;

Winchester Homes, Bethesda, Md. (301) 803-4800, to build four \$300,000 units in 'Cabin Branch,' Clarksburg at:

- 13908 Stilt Street;
- 13947 Bufflehead Street;
- 22528 Merganser Street;
- 13724 Lapwing Way;

Silver Spring

Jugmohan Singh, 14104 Fairdale Road, Silver Spring, Md. (571) 278-1624, to build a \$250,000 unit at 12902 Allerton Lane, Silver Spring;

NVR Inc., to build two single-family units in 'Poplar Run,' at:

- 1124 Sanctuary Court;
- 13709 Soaring Wing Lane;

Richmond American Homes, to build three units in 'Cloverly Forest,' Silver Spring, at:

- 300 Cloverly Forest Drive;
- 306 Cloverly Forest Drive;
- 1191 Rainbow Drive;

Other Locations

Jim Ku, 11300 Bedfordshire Avenue, Potomac, Md. 20854, (240) 505-0592, to build a \$750,000 unit at 12912 Glen Road, Gaithersburg;

Byron Y. Lew, 11125 Rockville Pike, #205, Rockville, Md. (301) 881-5233, to build a \$375,000 unit at 11814 Smoketree Road, Potomac;

Chun Guinevere, 2513 Jennings Road, Silver Spring, Md. (301) 443-4147, to build a \$325,000 unit at 17724 New Hampshire Avenue, Ashton;

Mitchell and Best Homes, 1686 E. Gude Drive, Rockville, Md. (301) 762-9511, to build a \$364,000 unit at 14515 Faraday Drive, Rockville;

BRP Construction, 1131 Parrish Drive, Bethesda, Md., (202) 352-4253, to build a \$250,000 unit at 5 Carver Road, Cabin John;

RE New Construction LLC, 4802 Franklin Street, Bethesda, Md. (240) 396-2051, to build a \$450,000 unit at 4504 Everett Street, Kensington;

CSP Associates, c/o EYA, 4800 Hampden Lane, #300, Bethesda, Md. (301) 674-5028, to build nine TH units on Decker Place, Rockville, in 'West Side at Shady Grove Metro;'

NVR Inc., to build two \$175,000 units in 'Bentley Park,' Silver Spring, at:

- 14808 Saddle Creek Drive;
- 4414 Camley Way;

Toll Brothers, 2164 Columbia Gateway Drive, #230, Columbia, Md. (410) 872-9105, to build a \$300,000 unit at 16675 Bridle Ridge Lane, Olney, in 'Trotters Glen;'

Commercial Permits Issued

April 11 – 24, 2017

Mt. Jezreel Baptist Church, 420 University Blvd., E, Silver Spring, Md., to build a \$10.075 million senior housing building of 75 units at 426 University Blvd;

AtSite, 2021 L Street, NW, Washington, DC, 20036, (202) 728-9800, to build a \$178,370 renovation at 9715 Medical Center Drive, Rockville, for doctor's office;

Ali Sohrab, 912 Thayer Avenue, Silver Spring, Md. 20910, (301) 608-8198, to build a \$128,000 alteration at 8205 Georgia Avenue, Silver Spring;

Mont. Co. Division of Const., 45 West Gude Drive, #4300, Rockville, Md. 20850, (240) 876-7333, to build a \$238,000 fit-out of 6,440 square feet at 10731 St. Margaret's Way, Silver Spring;

Michelle Jefferson, Westminster, Md. (410) 259-2102, to build a \$511,000 interior fit-out at Montgomery Mall;

Mont. Co. Division of Const., (240) 876-7333, to build a \$1.75 million interior fit-out of 89,736 square feet at 500 Schuyler Road, Silver Spring;

Mont. Co. Division of Const., (240) 876-7333, to build a \$1.5 million fit-out of 284,912 square feet at 15800 Quince Orchard Road, Gaithersburg;

Adventist Healthcare, 12041 Bournefield Way, Silver Spring, Md. 20904, (703) 472-3553, to build a \$73 million core and shell for hospital, at 12100 Plum Orchard Drive, Silver Spring;

SKAC Ouach Properties, 13424 Windy Meadow Lane, Silver Spring, Md. 20902, (626) 321-3036, to build a \$398,114 fit-out at 2601 University Blvd, Silver Spring;

Matt Bloye, 8120 Woodmont Avenue, #410, Bethesda, Md. 20814, (301) 960-3946, to build an \$87,000 fit-out of 2,892 square feet at 3 Bethesda Metro Center;

Editorial Projects in Education, 6935 Arlington Road, Bethesda, Md. 20814, (301) 280-3100, to build a \$170,943 fit-out at 6935 Arlington Road, Bethesda;

Vornado, 6701 Democracy Blvd., #208, Bethesda, Md. 20817, (301) 493-6873, to build a \$159,800 conference room fit-out at 6701 Democracy Blvd, Bethesda;

YBM Construction, 604 S. Frederick Avenue, #415, Gaithersburg, Md. 20877, (301) 947-0471, to build a \$132,000 medical fit-out at 5640 Shields Drive, Bethesda;

Eric Sun, 100 Hawkes Court, Clarksburg, Md. 20871, (301) 256-4113, to build a \$612,000 conversion for daycare, at 9400 Key West Avenue, Rockville;

(Continued on Page 7)

Commercial Permits Issued (from p. 6)

Rafal Bank, 8845 S. Tully Avenue, Oak Lawn, Il, (630) 201-1378, to build a \$200,000 tenant fit-out in Montgomery Mall;

PS Business Parks, 7927 Jones Branch Drive, Tysons Corner, Va. 22102, (703) 876-4848, to build a \$373,487 interior fit-out at 9200 Corporate Blvd, Rockville;

Don Pollo of Potomac, 12345 Georgia Avenue, Silver Spring, Md. 20906, (202) 528-5710, to build a \$125,000 fit-out for restaurant at 10321 Westlake Drive, Bethesda;

David Amara, 199 Park Road Extended, Middlebury, Ct. 06762, (203) 721-6922, to build a \$100,000 renovation at LA Fitness, at 8616 Cameron St., Silver Spring;

The Montgomery Center, 8630 Fenton Street, Silver Spring, Md. 21044, (717) 977-1884, to build a \$582,311 interior renovation at the same address;

Concept Plans Submitted

5-20170080 – Bethesda Marriott. Zoned CR5.0. 2.26 acres. Located on Wisconsin Avenue south of Norfolk Avenue, Bethesda. *Propose* Appl: Boston Properties, 2200 Pennsylvania Avenue, NW, #200N, Washington, DC. 20037. (202) 585-0842.

Sketch Plans Submitted

3-2017005A – 8600 Georgia Avenue. (and Preliminary Plan 1-2017004A and Site Plan, 8-20170070). Zoned CR5.0. .39 acres. *Propose 147,440 square feet of hotel and ground floor retail*. Located at Georgia Avenue and Colesville Road, Silver Spring, Md. Appl: Petroleum Marketing Company, Tad Anderson, 2359 Research Court, Woodbridge, Va. 22192. (703) 494-5800.

Preliminary Plans Submitted

1-20170250 – The Claiborne. Zoned CR3.9. .19 acre. *Propose 58 multi-family units and 2800 square feet retail*. Located on Auburn Avenue at Norfolk Avenue, Bethesda. Appl: 4820 Auburn LLC, 519 11th Street, SE, Washington, DC, 20003. (202) 538-5672.

1-20170270 - Brighview Grosvenor. Zoned R-90. 2.75 acres. *Propose 98 unit assisted living*. Located on Grosvenor Lane, at Fleming Avenue, Bethesda. Appl: Shelter Development, c/o Andrew Teeters, 218 N. Charles St., #220, Baltimore, Md. 21201. (410) 246-7486.

Site Plans Submitted

8-20170080 - The Claiborne. Zoned CR3.9. .19 acre. *Propose 58 multi-family units and 2800 square feet retail*. Located on Auburn Avenue at Norfolk Avenue, Bethesda. Appl: 4820 Auburn LLC, 519 11th Street, SE, Washington, DC, 20003. (202) 538-5672.

8-20170090 – Brighview Grosvenor. Zoned R-90. 2.75 acres. *Propose 98 unit assisted living*. Located on Grosvenor Lane, at Fleming Avenue, Bethesda. Appl: Shelter Development, c/o Andrew Teeters, 218 N. Charles St., #220, Baltimore, Md. 21201. (410) 246-7486.

Record Plats Approved

April 20 and 27, 2017

2-20121540 – Haymanshire. Zoned R-200/TDR. 4 lots. Located on the south side of Piedmont Road, 800 feet west of Skylark Road, Clarksburg. Appl: c/o Macris, Hendricks, (301) 670-0840.

2-20170320 – Randolph Farms. Zoned R-90. 3 lots. Located on the north side of Macon Road, 220 feet east of Hunters Lane, North Bethesda. Appl: MNCPPC, c/o William Gries, (301) 650-2861.

2-20170440 – Weitzer Farm. Zoned AR (Formerly RDT). 1 lot. Located on the south side of Sugarland Road, 1500 feet east of Hughes Road, Poolesville. Appl: David Weitzer, 14705 Sugarland Road, Poolesville, Md. (301) 428-8095.

2-20170750 – West Chevy Chase Heights. Zoned R-60. 1 lot. Located on the north side of Chase Avenue, just east of Chelton Road, Bethesda. Appl: Rita Albina, 6311 Tilden Lane, Rockville, Md. (240) 417-5357.

2-20170170 – Woodside Park. Sect. 7. Zoned R-60. 1 lot and two outlots. Located on the north side of Watson Road, at Edgevale Road, Silver Spring. Appl: Haverford Homes, 6110 Executive Blvd, #430, Rockville, Md. (301) 864-6500.

2-20170240 – Cabin Branch. Zoned CRT. 12 lots. Located off Route 121 at Broadway Avenue, Clarksburg. Appl: NVR Inc. (240) 912-1030.

2-20170470 – Old Georgetown Estates. Zoned R-200. 1 lot. Located on the south side of Danville Drive, opposite Danville Place, North Bethesda. Appl: Jendell Construction, 10524 Detrick Avenue, Kensington, Md. (301) 942-3600.

Real Estate Transactions of Note

Post Community Media LLC, 1301 K Street, NW, Washington, DC, 20005, to **Country Realty Co**, 358 Broadway, #403, Saratoga Springs, NY. Parcel N-N in 'Washingtonian Industrial Park.' Located at 9030 Comprint Court, Gaithersburg, Md. 20877. Lot is 177,338 square feet. Improved with 38,348 square foot warehouse. Zoned Industrial. Tax ID: 09-03158790. Liber 54163, page 177. Deed date: March 20, 2017. **Purchase price: \$5,500,000.** Deed of Trust: \$4.4 million, M&T Bank.

850 Sligo LLC, c/o Son Dinh Tran, to **Moonlight Inc.**, 2718 Central Avenue, NE, Washington, DC, 20018. Part of Lots 18, 19, 25 – 28 (A) in 'Blair.' Located at 850 Sligo Avenue, Silver Spring, Md. Lot is 19,931 square feet. Improved with 35,594 square foot office building. Zoned Commercial. Liber 54094, page 70. Deed date: April 5, 2017. **Purchase price: \$4,250,000.**

Gunners Lake Thirteen Limited Partnership, c/o William D. Pleasants, Jr., to **NTY Real Estate LLC**, c/o Natalia Tomona. Unit 102 in 'Trevion I Condominium.' Located at 12850 Middlebrook Road, Germantown, Md. 20874. Unit size unavailable. Zoned Commercial. Tax ID: 09-03315661. Liber 54151, page 496. Deed date: March 15, 2017. **Purchase price: \$926,840.** Deed of Trust: \$787,814, Access National Bank.

WER Sunset investments LLC, c/o William Rinehart, to **34 Cessna Court LLC**, c/o Lawrence A. Hill. Unit 34 in 'Cessna Court Research Center.' Located at 34 Cessna Court, Gaithersburg, Md. 20879. Unit is 1500 square feet. Tax ID: 01-03481388. Liber 54161, page 334. Deed date: April 3, 2017. **Purchase price: \$145,000.** Deed of Trust: \$116,000, WER Sunset.

ECC Rockledge Md LLC, 3130 Crow Canyon Place, #240, San Ramon, Ca., to **Boyd Bethesda III GSA, LLC**, c/o Boyd Watterson Asset Management, 303 W. Madison Street, #1925, Chicago, Il. Part of Parcel 11 in 'Rock Spring Park.' Located at 6701 Rockledge Drive, Bethesda, Md. Lot is 245,408 square feet. Improved with 258,900 square foot office building. Tax ID: 04-02414021. Liber 54107, page 393. Deed date: March 22, 2017. **Purchase price: \$43,800,000.**

RESIDENTIAL

Briggs-Bently Ridge LLC, c/o Gary R. Butson, to **Stone-Craft Development LLC**. Lots 2, 3 and 4 in 'Bentley Ridge.' Located at 17910, 17914 and 17918 Bentley Road, Silver Spring, Md. Lots avg. 50,000 square feet. Unimproved. Tax ID: 08-03669336, 47 and 58. Liber

54092, page 235. Deed date: March 31, 2017. **Purchase price: \$475,000.**

JNP Longacres LLC, c/o James Proakis, Washington, DC, to **NVR Inc.** Lot 16 in 'Longacres Preserve.' Located at 13826 Longacres Preserve Court, Potomac, Md. Lot is 96,952 square feet. Unimproved. Zoned Residential. Tax ID: 06-03773770. Liber 54104, page 275. Deed date: March 21, 2017. **Price: \$665,000.**

Saira Cokinos to **Glenstone Foundation**, 12002 Glen Road, Potomac, Md. 20854. Lot 16 in 'Beallmount Grove.' Located at 11732 Lake Potomac Drive, Potomac, Md. 20854. Two acres. Improved with house. Zoned Residential. Tax ID: 06-02867064. Liber 54129, page 307. Deed date: April 7, 2017. **Price: \$1,350,000.**

Ho Hong Chen to **9608 Singleton Drive LLC**, c/o David Kelly, 5207 Norway Drive, Chevy Chase, Md. 20815. Lot 2 (5) in 'Springfield.' Located at 5615 Knollwood Road, Bethesda, Md. 20816. Lot is 9,336 square feet. Improved with house (built 1955). Tax ID: 07-00606732. Liber 54132, page 293. Deed date: March 28, 2017. **Purchase price: \$770,000.** Deed of Trust: \$605,000, John Marshall Bank.

Laytonville Communities LLC, c/o Natelli Communities, to **NVR Inc.** Lot 9 (Block B) in 'Laytonville Preserve.' Located at 7011 Cracklin Court, Laytonville, Md. Lot is 58,267 square feet. Unimproved. Tax ID: 01-03731321. Liber 54144, page 330. Deed date: March 27, 2017. **Purchase price: \$275,000.**

VII Crown Farm Owner LLC, 10740 Parkridge Blvd, #110, Reston, Va. 20191, to **CF Sept Owner LLC**, c/o Streetscape at Crown, LLC, One Preserve Parkway, #750, Rockville, Md. 20852. Lot 1 (A) in 'Crown Farm.' Located at 403 Copley Place, Gaithersburg, Md. 20878. 1.75 acres. Planned for 128 condo units, including 23 MPDUs. Tax ID: 09-03686810. Liber 54156, page 388. Deed date: March 29, 2017. **Purchase price: \$6,003,435.** Deed of Trust: \$20.5 million, Sandy Spring Bank.

William V. Deutermann Jr to **7004 Arandale Road LLC**, 5825 Rolling Drive, Derwood, Md. 20855. Lot 22 in 'Bannockburn.' Located at 7004 Arandale Road, Bethesda, Md. 20817. Lot is 16,915 square feet. Improved with house (built 1955). Tax ID: 07-00612527. Liber 54163, page 22. Deed date: February 10, 2017. **Purchase price: \$750,000.**

Margaret W. Hubert to **6303 Dahlonga LLC**, c/o Bethesda Builders, 6215 Dahlonga Road, Bethesda, Md. 20816. Lot 9 (10) in 'Glen Echo Heights.' Located at 6303 Dahlonga Road, Bethesda, Md. 20816. Lot is 11,130 square feet. Improved with house (built 1954). Zoned Residential. Liber 54151, page 496. Deed date: March 31, 2017. **Purchase price: \$800,000.** Deed of Trust: \$1.49 million, EagleBank.

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