

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

....**Pulte Home Corporation** will continue to pursue its 'takings' claim against Montgomery County. The builder filed an appeal in the US Court of Appeals after a decision went against it at the Circuit Court level. Pulte contends the county's downzoning of its Clarksburg property, passed primarily to protect Ten Mile Creek, was an unconstitutional taking.

...**Pantzer Properties** tags (almost) everything it buys with the prefix 'The Point.' Thus, the former Silver Trails Apartments is now 'The Point at Hampton Hollow.'

Pantzer paid \$39.6 million for the 240-unit complex, located on Hampton Hollow Drive, off Briggs Chaney Road in Silver Spring.

The New York-based multi-family firm has four 'Point' properties here in Montgomery County, including the former Georgian Towers. But 'The Monterey,' in North Bethesda must be pleasing to the Pantzer ear, for that property has kept its original name.

....**Twenty-two apartments** within the 'Breckenridge at Montgomery Village' are worth \$2.775 million, an online buyer decided. That bid was accepted last week on Ten-X for the unique portfolio of units, which are part of an otherwise condominium complex in Gaithersburg. The units were auctioned 95 percent occupied. CBRE handled the sale.

Ford Dealer is Vitro Suitor *Lindsay Would Move to Aspen Hill*

Lindsay Ford outlined plans last week at a community meeting to use the former Vitro property in Aspen Hill as a car dealership.

The dealership, which will move quickly to site plan submission, intends to build largely within the footprint of the existing 265,000 square foot building, vacant now since Vitro's 2010 departure. Lindsay will move north from its Wheaton location to occupy the 10-acre Connecticut Avenue site.

The Vitro site is almost as well known for Wal-Mart's efforts to locate there as it is for the defense contractor that actually did. The superstore's unsuccessful dalliance with the Aspen Hill property kept the site in the headlines for years, and ultimately sparked a zoning change to CRT in hopes of yielding new neighborhood retail, perhaps a grocery store.

But owner Lee Development Group (LDG) was wary of the CRT as a workable alternative when it was applied, calling it an 'urban zone in a suburban location,' and found that its demands – like pushing buildings close to the street - kept retailers at bay. "With the new zoning, we took the property out to retailers, particularly supermarkets, and they ran the numbers," said LDG's Bruce Lee. "They loved Aspen Hill but it was cost-prohibitive to develop."

Thus, Lindsay's arrival created the most benefits for the site and for Aspen Hill, said Lee. It will use the Vitro footprint, yet reduce the density of a three-story building down to one, provide a relocation option for a family-owned business long in the county, and finally bring activity to a long-dormant site.

G'burg Opts to Go Higher

Gaithersburg officials want to see the former 'Fishman property' developed. That's clear. Last week, the City Council agreed to provide a height waiver to Ellisdale Construction that will allow the developer to build to six stories, instead of the usual four, at 315 E. Diamond Avenue in Olde Towne.

Ellisdale has a contract on the one-acre property with plans for 109 residential units above first-floor retail. But it's a tight fit, so before the height waiver, the City Council was likewise open to Ellisdale's proposal that it build an 'urban-style' garage that might limit car sizes on the upper floors. (That final design and approval is pending). The Council is proving flexible because redevelopment on Fishman is regarded as crucial to re-activating Olde Towne, particularly the retail it would provide opposite the Gaithersburg Station Apartments.

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Bethesda Sizzling

Here's a move that will require a number of Brinks trucks instead of the customary vans: Bank of America and Merrill Lynch will relocate across the intersection in the heart of Bethesda, to new offices at 7501 Wisconsin Avenue.

The two financial partners are currently in 3 Bethesda Metro, but have signed a lease for 26,000 square feet in the B.F. Saul-owned building. The two-building complex at 7501 Wisconsin is largely fully-leased with the bank deal. CBRE brokered the deal.

Fox 5's pending move to 7272 Wisconsin Avenue will come with some bells and whistles unique to a media company.

The RFP that Fox had put on the street when it first solicited a relocation outlined that it needed, within the space it would lease, a two-story studio, as well as a place to park its media trucks, (the ones it uses to go 'live,') and multiple satellites. Carr was apparently able to meet those conditions in signing a letter of intent to bring Fox into 57,500 square feet.

The deal is the first in the new breed of building rising in Bethesda, after JBG's announcement that it would occupy its own building, of course. Basically, Bethesda's leasing market is hotter than the griddle at Sizzler on a Friday night. Sources in the market believe that JBG is well along in its leasing efforts at 4747 Wisconsin Avenue, and has the majority of the building under negotiation, with announcements to come.

Much of the activity is still in county firms that would be trading places, but Fox 5 is the breed of cat that both county officials and developers want to see more of: it'll cross the state line from D.C.

.....Vari-Q has gone prime. The company had been in 2600 Tower Oaks Boulevard on a sublease, but has struck a prime lease deal with landlord Boston Properties, for 22,298 square feet, on an eight-year term. Paul Graham with Colliers represented the tenant, while Jim Cahill, Andy Thau and Alden Stabb at CBRE represent the building.

ARE Buys Again in Life Sciences

The acquisition of the former Otsuka building has cemented Alexandria Real Estate's (ARE) presence in the heart of the county's biotech corridor.

ARE paid \$6.7 million for 9900 Medical Center Drive, a 45,000 square foot building that Otsuka owned and occupied for years. 9900 Medical Center was one of Otsuka's original beachheads, and the company doubled the building in size during its ownership, but gradually consolidated into other buildings.

ARE is presently marketing the building for lease. The company's portfolio close to the Shady Grove Hospital is broadened now to include 9800, 9900, 9920 and 9950 Medical Center Drive, plus 14920 and 15010 Broschart Drive. If this were a Monopoly game, ARE would own a corner of the board.

CBRE brokered the sale of the building and is handling the marketing.

Other Building Transfers

.....**A Massachusetts investment trust** reached out to acquire a Twinbrook building from a partnership headed by JBG Companies.

The SNH Medical Office Properties Trust paid a healthy \$279 per foot, or \$16.4 million, to buy 12725 Twinbrook Parkway. A lab/office building totaling 58,880 square feet, it is stocked with two leases to US Pharmacopeia and Henry M. Jackson Foundation. Cushman & Wakefield brokered the sale.

.....**A foreclosure sale** that puts 401 N. Washington Street in the hands of special servicer C-III was ratified. The servicer offered \$30 million at auction earlier this year for the Rockville building, on which Morgan Stanley had originally lent \$56.2 million in 2006. The building is approximately 248,000 square feet.

.....**Two office buildings** on Wind River Lane in Gaithersburg sparked online bidding, but the cyber auction ended short of the seller's 'reserve' price. Crescent I and II, located at 902 and 904 Wind River Lane, brought a top bid of \$7.05 million on Ten-X last week. Ninety-one percent leased, the two one-story buildings total 49,273 square feet and are located adjacent to MedImmune's headquarters.

Matan is Industrial Buyer

The Matan Companies has exactly 78,164 square feet of industrial to lease.

That's how much space the Frederick, Md. developer bought in a three building deal at 7650 – 7750 Airpark Drive, in Gaithersburg. Matan paid an undisclosed sum for the former home to Office Paper Systems, which retired from the recycling business earlier this year. Matan has a larger building of nearly 48,000 feet, a second warehouse of 21,780 feet and a small retail building of 8,506 feet.

Matan will handle the leasing in-house.

Curb Sought on MXE Self-Storage

Self-storage development, as well as a couple other uses, ought to be curbed in the MXE zone, and along the 'new' Research Boulevard, says a proposed text amendment coming to the City Council.

The City's MXE zone covers most of the land along Research, and Piccard Drive as well. Now, Research Boulevard isn't 'new' quite yet, but City planners like the vision provided by the Urban Land Institute (ULI) earlier this year that foresees an employment-based street, but one where some additional mix of uses is incorporated to give Research a more vibrant feel.

ULI's recommendations included that the City could perhaps make better use of a greenway along the western edge of the street, and find places to incorporate more retail, akin to the Foulger Pratt project coming to the southern end of the street at Route 28.

So, for City planners, the ULI approach is the long-term vision. The short-term work is ferreting out uses that take up land but don't generate much employment. Self-storage, as well as car dealerships and rental halls falls into that category.

Part of the issue is - should self-storage as a use be eliminated - whether self-storage projects in the pipeline but not yet approved would be grandfathered. At a recent meeting, Councilmember Mark Pierzchala was the strongest advocate for a 'grandfather' clause, as well as language that would protect that projects that were part of an annexation agreement.

Self-storage has already proven plenty controversial in Rockville. Recall that the City went to court to defend its denial of a self-storage facility off E. Gude Drive.

Tenants Return to G'burg Bldg.

Two months after the building was shut down for structural issues, 6 Montgomery Village Avenue is reopened, and its tenants have moved back in.

It was corrosion of an exterior column that forced the City of Gaithersburg to close the building in July, prompting owner PM Realty Group to fence it off and make necessary repairs. A building permit issued to the developer valued the work at \$650,000, and in early September City officials deemed the nearly 120,000 square foot building, also known as the Montgomery Executive Center, to again be safe. Tenants began moving in a week later. It appears from the paper trail that the City and the developer worked closely after emptying the building, to identify the problem and fix it.

PM had completed a stretch of newly written deals going back to the first of the year that filled some 30,000 feet. Adventist Medical Group, Re/Max Realty and Citibank are among tenants that have moved in this year. Since buying the building for \$12.4 million in 2014, about 35 percent leased, PM has done about 50,000 feet of new deals in all. CBRE leases the building.



15% MPDUs Gets Pushback in 'WF II'

Developers in both Bethesda and Westbard swallowed hard but accommodated a requirement for 15 percent MPDUS in new multi-family buildings, up from the previous 12.5 percent.

But the idea is getting some pushback in White Flint II. So far, it is not a mandate. The White Flint II plan has arrived at the Council's doorstep, and with a recommendation from the Planning Board strongly encouraging developers to provide 15 percent affordable units. The Planning Board suggests it should be made the highest priority 'amenity' in Sketch Plan applications.

What has developers in White Flint concerned is that Councilmember Hans Riemer suggested in a summer letter that the 15 percent mandate adopted in Bethesda be expanded to Rock Spring, Grosvenor and White Flint II.

Testifying at the 'II' public hearing recently, Steve Silverman, representing a coalition of landowners along Executive Blvd., told the Council that the group opposes a higher minimum. "The challenge is straightforward," he said, as the 15 percent requirement would put 'II' at a competitive disadvantage with properties in White Flint I, where the mandate doesn't exist. "That seems unfair and impractical," he said. Silverman said his group supports instead a comprehensive review of the MPDU ordinance.

Applying a 15 percent minimum in Bethesda passed because, well, it's Bethesda. Similarly in Westbard, in part because it's still Bethesda, but also because much of the potential new housing is in the hands of one owner.

Builder Pulls 'Willshire' Plan

Disappointed by a recommendation of denial by the town planning commission, Miller and Smith has withdrawn its application to develop the Willard property in Poolesville.

The builder had hoped to become the first to use a town-approved 'overlay zone,' and ratcheted down the unit count several times in its bid for approval on Fisher Avenue. But a last iteration of 61 singles, down from a first design of over 90 units, failed still to gain enough traction with the commission.

That, despite the fact that Miller and Smith's latest plan had incorporated all that the town commissioners had sought in previous meetings. Besides removing the townhouses from the original plan, Miller and Smith added additional parkland so that about 25 percent of land was in green or park space, improved access to a historic house, widened the streets, and created a bigger setback on Fisher Avenue.

But in the end, it was less Miller and Smith's plan, and more the commission's dissatisfaction with the overlay zone that drove the 3-2 vote. The three that voted against Willshire went on record suggesting the overlay needs to be revisited so that it doesn't alter Poolesville's small-town, rural character.

The commission's vote wasn't final – that's up to the Town Commissioners – but it was enough to prompt Miller and Smith to pull its application.

Purple Line Driven: The state will buy 4306 Montgomery Avenue in Bethesda for \$1,925,350. The 5,501 square foot lot, located east of Wisconsin Avenue, will be acquired to give the transit team direct construction access to the Georgetown Branch Trail segment.

Bethesda Infill...

The sale of 6512 Elgin Lane in Bethesda notched the 18th infill sale so far this year at the \$2 million mark or higher this year in Bethesda and Chevy Chase. (That is in deals where the builder took ownership of the lot and the out-sale deed has been recorded).

Axis LLC, an investment group, bought the 15,400 foot lot for \$800,000, and priced the nearly 8,000 square foot house at \$2.249 million to start, back at the beginning of the year. It ultimately sold at an even \$2 million. Elgin is south of River Road near Pyle Road.

At the present rate, 2017 should top the 23 sales that we recorded in 2016 clearing the \$2 million mark. There is no particular subdivision yielding all the '2's' in 2017. They can be found spread across the Bethesda map.

.....**Walkable Bethesda:** a partnership headed by May Development, working with JK Build, has put the first of two new-builds on Chestnut Street on the market. Headed by Eric May, the company set \$1.899 million as the price point at 4621 Chestnut.

May had bought both 4621 and the adjacent house at 4627 in late 2015 at the same time, paying \$717,000 and \$725,000 respectively. Both houses went up at the same time and a price is expected on the second house soon.

Chestnut is in East Bethesda, where Carter Inc. recently bought and redeveloped a pair of adjacent homes, but on Rosedale. Those 2017 sales brought \$1.825 million at 4627 Rosedale and \$1.78 million on 4629 Rosedale. Wydler Brothers has the Chestnut listings.



Chestnut Street

....**A sale on Connecticut Avenue** will yield a new infill house just south of Columbia Country Club. An affiliate of The Cullen Companies paid \$1.05 million for 7700 Connecticut Avenue, which is one lot removed from East West Highway. The Bethesda-based builder is still designing the house that will replace the 1920's vintage house, but expects to be in for permits soon. At 18,000 square feet, the lot is particularly large, and also fronts on Blackthorn Street.

Cullen Companies' last new-build sale was at 4513 Cheltenham Drive in the 'Westboro' subdivision, where it collected \$1.925 million, on a 5,087 square foot lot.

And the last builder acquisition recorded on Connecticut was Zuckerman Builders' purchase of 6817 Connecticut, for \$810,000, earlier this year. A new house, valued on the building permit at \$800,000, is now underway, but no marketing yet accompanies it.

Tri-Plexes Proposed at King Farm

To two more parcels already approved for office, the developers of the King Farm want to bring more residential instead.

And after making a successful switch before that yielded townhouses, the Penrose Group, based in Vienna, Va., this time would introduce a new product to the county, with tri-plexes. Penrose's proposal to convert two parcels on Piccard Drive, one at Choke Cherry Road and the other at King Farm Boulevard, would spur 162 units, all condos. In one larger building, Penrose shows 120 of the units, atop parking. The other building is smaller, at 42 condo units.

Both parcels already enjoy office approvals, for about 155,000 feet of office each, with a small amount of retail. Penrose says the new residential would be within the maximum limits allowed at King Farm. Nor would it lose the office approvals. The approximately 600,000 square feet that Penrose has 'replaced' could yet be used, though as land is developed, perhaps in a redevelopment scenario.

The tri-plex units emerge this way: the first unit is a one-story flat, of about 1,192 feet, while above it are two two-story towns, totaling about 1,340 square feet each.

Penrose already turned two office parcels over to residential, and Michael Harris Homes is now building those out as the King Farm townhouse project. City officials have not made a final decision on Penrose's latest proposal.

Two Bills, for Food and Drink

Someone must have insisted, a few years ago, "What this county needs is a good winter ale." Brewers responded, and Montgomery County is becoming the Napa Valley of craft brewing, just minus the acres of grapes. But breweries must still, by code, serve as a secondary use to a restaurant. Enter Hans Riemer. The Councilmember has sponsored a bill that allows breweries as a primary use in some zones in urban areas, decoupling them from food service. Because for a brewer, it's all about the beer.

The latest addition to the county's brewery corps is Parallel World Brewing Co., which has signed a letter of intent to lease 10,000 square feet at 8401 Colesville Road. Parallel isn't planning for a kitchen, but instead would concentrate on a production facility and outdoor beer garden on the plaza level. Brookfield Properties owns the building as part of its Silver Spring Metro Plaza.

Meanwhile, a text amendment that would allow more height in Silver Spring's Ripley District, but only to a project that provides a 'major public facility' and a substantial retail outlet, won unanimous backing committee.

The PHED committee forwarded the amendment that would allow 270 feet in the Ripley District, but only under those conditions. Washington Property Company says its Progress Place homeless shelter fulfills the public facility condition, and a grocery store, which it hopes to land as an anchor to a coming apartment building, could fulfill the second.

Building Permits Issued

Sept. 9 – 25, 2017

Bethesda

EYA, 4800 Hampden Lane, #300, Bethesda, Md. (301) 634-8630, to build 6 \$341,000 TH units on Merriam Street, Bethesda, in 'Grosvenor Heights;'

Chuck Sullivan Homes, 7901 Pearl Street, Bethesda, Md. (240) 508-2557, to build a \$400,000 unit at 7703 Granada Drive, Bethesda, in 'Landon Woods;'

Tysons Design Build, 7655 Leesburg Pike, 1st Floor, Falls Church, Va., (703) 880-1633, to build a \$400,000 unit at 7708 Beech Tree Road, Bethesda;

One Parkwood LLC, 2821-T Dorr Avenue, Fairfax, Va., (703) 485-7493, to build a \$800,000 unit at 7412 Nevis Road, Bethesda;

6007 Henning LLC, 6007 Henning Street, Bethesda, Md. (301) 652-4440, to build a \$400,000 unit at 6007 Henning Street, Bethesda;

Carter Inc., 1682 E. Gude Drive, #301, Rockville, Md., (301) 738-7717, to build a \$400,000 unit at 8202 Hampden Lane, Bethesda;

Tysons Design Build, 7655 Leesburg Pike, 1st Floor, Falls Church, Va. (703) 880-1633, to build a \$300,000 unit at 9707 Montauk Avenue, Bethesda;

Castlewood Consulting, 4963 Elm Street, #102, Bethesda, Md. (301) 347-1627, to build a \$250,000 unit at 5507 Lambeth Road, Bethesda;

Sandy Spring Builders, 4705 West Virginia Avenue, Bethesda, Md. (301) 913-5995, to build a \$600,000 unit at 7020 Armat Drive, Bethesda;

Clarksburg

NVR Inc., 656 Quince Orchard Road, #500, Gaithersburg, Md. to build 4 \$95,000 TH units on Crossbill Alley, in Cabin Branch;

(Continued on Page 6)

Building Permits Issued (from p. 5)

Winchester Homes, to build six units in ‘Cabin Branch, Clarksburg, at:

- 14003 Stilt Street;
- 22311 Broadway;
- 22313 Broadway;
- 13900 Stilt Street;
- 13917 Godwit Street;
- 13910 Godwit Street;

NVR Inc., to build two \$175,000 units in Clarksburg, at:

- 13817 Harrier Way, Clarksburg;
- 13915 Bufflehead Street;

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, Va., (703) 934-9300, to build four units in ‘Courts at Clarksburg, at:

- 805 Butterfly Weed Drive;
- 809 Butterfly Weed Drive;
- 22011 Boneset Way;
- 22022 Boneset Way;

Silver Spring

Woodside Park Partners, 6110 Executive Blvd., #430, Rockville, Md. (301) 864-6500, to build a \$400,000 unit at 9204 Watson Road, Silver Spring, in ‘Woodside Park;’

Richmond American Homes, 6210 Old Dobbin Lane, #190, Columbia, Md. (410) 312-2817, to build two units in ‘Cloverly Forest,’ Silver Spring, at:

- 312 Cloverly Forest Drive;
- 314 Cloverly Forest Drive;

Layhill Overlook LLC, c/o Craftmark Homes, to build two units in ‘Layhill Overlook,’ Silver Spring, at:

- 2800 Big Bear Terrace;
- 2812 Big Bear Terrace;

Winchester Homes, to build two single-family units in ‘Poplar Run,’ Silver Spring, at:

- 13760 Soaring Wing Lane;
- 13828 Soaring Wing Lane;

NVR Inc., to build two \$175,000 unit in ‘Bentley Park,’ Burtonsville, at:

- 4446 Camley Way;
- 14626 Bentley Park Drive;

Rockville / Potomac

Jendell Construction, 10524 Detrick Avenue, Kensington, Md. (301) 942-3600, to build a \$700,000 unit at 11600 Danville Drive, Rockville;

EYA, to build 9 TH units avg. \$230,000 on Crabbs Branch Way, Rockville, in ‘Westside at Shady Grove Metro;’

Peter Fang, 930 Dewberry Court, Chambersburg, Pa, (717) 360-4076, to build a \$954,900 unit at 9 Nantucket Court, Potomac, in ‘Kentsdale Estates;’

Sandy Spring Builders, 4705 West Virginia Avenue, Bethesda, Md., (301) 913-5995, to build a \$650,000 unit at

11801 Danville Drive, Rockville, in ‘Old Georgetown Estates;’

Other Locations

NVR Inc., to build eight \$90,000 TH units on Abbey Manor Drive, and two \$175,000 single-family units at 131 and 139 Abbey Manor Terrace, Brookeville, in ‘Manor Oaks;’

Matthew Reidy, 3402 Saul Road, Kensington, Md. (301) 366-3306, to build a \$350,000 unit at 21740 Rolling Ridge Lane, Gaithersburg;

Kettler Forlines, 9426 Stewartown Road, Mont. Village, Md. (301) 258-0980, to build a \$215,000 unit at 19517 Lewis Orchard Lane, Poolesville;

Montgomery Homes, 5 Balmoral Court, Rockville, Md. (240) 832-5533, to build a \$475,000 unit at 4227 Colchester Drive, Kensington;

Foxhall Homes, 10525 Aubinoe Farm Drive, Bethesda, Md. (240) 381-1953, to build a \$250,000 unit at 15832 Aitcheson Lane, Laurel;

Commercial Permits Issued

Sept. 9 – 25, 2017

Lisa Langebrake, 1493 Chain Bridge Road, #302, McLean, Va. 22101, (703) 734-7722, to build a \$1.13 million alteration of 41,703 square feet at 11919 Rockville Pike, Rockville;

HMS Host Corp., 6905 Rockledge Drive, Bethesda, Md. 20817, to build a \$2.7 million renovation to existing space on 6th and 7th floors, at 6905 Rockledge Drive, Bethesda;

George J. Angelaras, 13701 Creekside Drive, Silver Spring, Md. 20904, (301) 704-5569, to build a \$75,000 storefront renovation at 7847 Old Georgetown Road, Bethesda;

Stein Sperling, 25 West Middle Lane, Rockville, Md. (301) 340-2020, to build a \$306,131 interior fit-out at 11307 Georgia Avenue, Silver Spring;

Super Kids Pediatric, 9800 Falls Road, #7, Potomac, Md. (240) 793-5750, to build a \$474,928 fit-out at 10220 River Road, Potomac;

GlaxoSmithKline, 9911 Belward Campus Drive, Rockville, Md. 20850, (717) 977-1884, to build a \$2 million fit-out at 9911 Belward Campus Drive, Rockville;

Commonwealth Construction, PO Box 655, Gainesville, Va. 20156, (703) 753-0672, to build a \$100,000 fit-out of 1,686 square feet at 4917 Elm Street, Bethesda;

Brendan O’Leary, 41533 Ware Court, Aldie, Va. 20105, (802) 578-9291, to build a \$505,000 alteration of 9,324 square feet at 7301 Calhoun Place, Rockville;

United Therapeutic, 1040 Spring Street, Silver Spring, Md. (301) 807-3593, to build a \$159,000 fit-out of 2,400 square feet at 1110 Spring Street, Silver Spring;

(Continued on Page 7)

Commercial Permits Issued (from p. 6)

ABT Associates, 4550 Montgomery Avenue, Bethesda, Md. 20814, to build a \$14.9 million fit-out of 139,437 square feet at 6130 Executive Blvd., Rockville;

Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, Va. 22042, (703) 846-9000, to build a \$750,000 renovation of 4,100 square feet at 1 Discovery Place, Silver Spring;

Jewish Community Center, 6125 Montrose Road, Rockville, Md. 20852, (703) 691-1100, to build a \$400,000 swimming pool at the same address;

Ben Collins, 7525 E. Camelback Road, #202, Scottsdale, Az, 85251, (480) 990-1850, to build a \$800,000 fit-out for a 5,444 square foot day spa at 934 Rose Avenue, Rockville;

Cava Mezze, 12021 Rockville Pike, Bethesda, Md. (202) 329-5506, to build a \$400,000 alteration of 2,252 square feet at the same address;

THH Pediatrics, 19735 Germantown Road, #200, Germantown, Md. 20874, (703) 472, 3553, to build a \$90,000 interior fit-out for a doctor's office of 4,920 square feet at 19735 Germantown Road, Germantown;

C.R. Goodman Associates, 912 Commerce Road, Annapolis, Md., 21401, (410) 793-1382, to build a \$330,000 fit-out at Suburban Hospital;

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, Va. 22031, (703) 383-7780, to build a \$139,000 noise fence, at 21901 Ridge Road, Germantown;

Seoul Food, c/o Hyun Goref, 7302 Carroll Avenue, Takoma Park, Md. (571) 505-3892, to build a \$75,000 fit-out for a restaurant at the same address;

BT Consulting LLC, 16405 Banbury Lane, Bowie, Md. (202) 288-7622, to build a \$747,470 fit-out of 18,108 square feet at 2 Wisconsin Circle, Chevy Chase;

New Enterprise Associates, 1954 Greenspring Drive, #600, Timonium, Md., 21093, (240) 793-5750, to build a \$304,840 fit-out on the 8th floor of 1500 square feet, at 5425 Wisconsin Avenue, Chevy Chase;

City of G'burg Permits Issued

Mosaic Construction, 425 Hueho Road, Northbrook, Ill, (847) 504-0177, to build a \$350,000 tenant fit-out for MCCW Gaithersburg, at 106 N. Frederick Avenue;

Craftmark Homes, 1355 Beverly Road, #30, McLean, Va. 22101, (703) 734-9855, to build five \$70,000 TH units on Caulfield Lane, in 'Parklands';

Wormald Homes, 5283 Corporate Drive, #300, Frederick, Md. 21703, (301) 695-6614, to build a \$158,000 single-family unit on Hemingway Drive, in 'Crown';

Preliminary Plans Submitted

1-1990148B – Cabin John Park. Zoned R-90. .23 acre. 3 *single-family lots*. Located on Seven Locks Road, 125 feet south of Tomlinson Avenue, Cabin John. Appl: Elias Demessie, 5405 Tuckerman Lane, #B-230, Rockville, Md. 20852. (571) 275-0124.

1-20170290 – Old Angler's Cove. Zoned R-200. 1.87 acre. 4 *single-family lots*. Located on MacArthur Blvd., 2,500 feet west of Brickyard Road, Potomac. Appl: Benjamin B. Wisler, PO Box 102, Cabin John, Md. 20818, (301) 299-3890.

1-20180040 – 7359 Wisconsin Avenue. Zoned CR5.0. 1.47 acre. *Propose 400,000 square feet office and 135,000 square feet hotel*. Located in the southeast quadrant of Wisconsin Avenue and Montgomery Avenue, Bethesda, Md. Appl: StonebridgeCarras LLC, c/o Christopher Smith, 7200 Wisconsin Avenue, #700, Bethesda, Md. 20814. (301) 913-9610.

Site Plans Submitted

8-20180040 - - 7359 Wisconsin Avenue. (And Sketch Plan 3-20180070). Zoned CR5.0. 1.47 acre. *Propose 400,000 square feet office and 135,000 square feet hotel*. Located in the southeast quadrant of Wisconsin Avenue and Montgomery Avenue, Bethesda, Md. Appl: StonebridgeCarras LLC, c/o Christopher Smith, 7200 Wisconsin Avenue, #700, Bethesda, Md. 20814. (301) 913-9610.

8-20170160 – Mt. Prospect. (aka Hanson Farm). Zoned PD-2. 170.7 acres. *Propose 121 single-family detached and 66 TH lots*. Located in the northwest quadrant of Quince Orchard Road and Turkey Foot Road, North Potomac. Appl: Toll Brothers, 7164 Columbia Gateway Drive, #230, Columbia, Md. 21046. (410) 872-9105.

8-1995045E – 9800 Medical Center Drive. Zoned LSC. 18.1 acres. *Propose 175,840 square foot office/lab building*. Located on Medical Center Drive, at Medical Center Way, Rockville. Appl: ARE Maryland No. 24, LLC, c/o Alexandria Real Estate, 946 Clopper Road, Gaithersburg, Md. 20878. (210) 243-0814.

8-2013012D – Pike and Rose Phase 2. Zoned CR3.0. 12.4 acres. *Amendment to increase office sf and reduce retail sf in Building 3*. Located at the northwest quadrant of Old Georgetown Road and Rockville Pike, North Bethesda. Appl: Federal Realty Investment Trust, 1626 E. Jefferson Street, Rockville, Md. 20852. (301) 998-8300.

8-2014017B – The Blairs. Zoned CBD-R2. 15.5 acres. *Propose 5,400 square foot temporary retail pad site in the Giant-anchored retail center*. Located on Eastern Avenue, at Blair Mill Road, Silver Spring. Appl: Tower Companies, 2000 Tower Oaks Blvd, 9th Floor, Rockville, Md. 20852. (301) 984-7000.

Site Plans Approved

Sept. 28, 2017

8-20170090 – Brightview Grosvenor. (And Preliminary Plan 1-20170270). *Propose 98-unit assisted living facility.* Located at 5510 Grosvenor Lane, Bethesda, Md. Appl: Shelter Development, 218 N. Charles Street, #220, Baltimore, Md. 21201. (410) 962-0595.

Record Plats Approved

Sept. 28, 2017

2-20150540 – Hobson's Choice. Zoned AR. 1 lot. Located on the west side of Peach Tree Road, south of Barnesville Road. Appl: Walter Prichard, 21710 Peach Tree Road, Dickerson, Md. (301) 349-2062.

2-20161070 – Etchison. Zoned AR. 1 lot. Located on the south side of Hipsley Mill Road, 2,800 feet east of Halterman Road, Olney. Appl: Carl Holland, 24451 Hipsley Mill Road, Laytonsville. (301) 253-6733.

2-20170880 – Palatine Subdivision. Zoned RE-2. 1 lot. Located north side of Centurion Way, east of Greenbriar Road. Appl: c/o Site Solutions, (301) 540-7990.

Real Estate Transactions of Note

JBG/BC Twinbrook LP, 4445 Willard Avenue, #400, Chevy Chase, Md., to **SNH Medical Office Properties Trust,** Two Newton Place, 255 Washington Street, Newton, Ma. Lot 14 (B) in 'Spring Lake Park, Halpine.' Located at 12725 Twinbrook Parkway, Rockville, Md. 2.52 acres. Improved with 58,880 square foot office building. Tax ID: 04-03384305. Liber 54876, page 223. Deed date: July 12, 2017. **Purchase price: \$16,400,000.**

JB & Company et al, c/o John Loudon and Bruce Mackey, to **MFS Southlawn LLC,** c/o Finmarc Management, 7200 Wisconsin Avenue, #1100, Bethesda, Md. Lots 5, 4, 2, and 6, and two parcels in 'Southlawn Office and Industrial.' Located at 655, 627 and 649 Horners Lane and 202 Mason Drive, Rockville, Md. Improved with approx. 123,000 sf industrial space. Zoned Industrial. Tax ID: 04-02006918 et al. Liber 54888, page 416. Deed date: August 14, 2017. **Purchase price: \$8,600,000.** Deed of Trust: \$6 million, Wells Fargo Bank.

Otsuka Pharmaceutical Co., Ltd, Chiyoda-Ku, Tokyo, Japan, to **ARE-Maryland No. 39, LLC,** 385 E. Colorado Blvd., #299, Pasadena, Md. Parcel I in 'Shady Grove Life Sciences Center.' Located at 9900 Medical Center Drive, Rockville, Md. 20850. Improved with approx. 45,000 square foot office/lab building. Zoned Commercial. Tax

ID: 09-03095098. Liber 54836, page 492. Deed date: August 4, 2017. **Purchase price: \$6,700,000.**

Byron L. Huffman, Substitute Trustee, to **1Q12-401 N. Washington Street LLC,** 801 17th Street, NW, Washington, DC, 20006. Lot 11 in 'Maryland National Bank Property City Center.' Located at 401 North Washington Street, Rockville, Md. 20850. Improved with 248,048 square foot office building. 3.8 acres. Zoned Commercial. Tax ID: 04-00149470. Liber 54845, page 377. Deed date: July 27, 2017. **Purchase price: \$30,000,000.**

RESIDENTIAL

Linda L. Glew et al to **7700 Connecticut, LLC.,** c/o The Cullen Companies, Neil Cullen, 7325 Wisconsin Avenue, 3rd Floor, Bethesda, Md. Lot 1 (Block 3) in 'Addition to Chevy Chase, Sect. 4.' Located at 7700 Connecticut Avenue, Chevy Chase, Md. Lot is 18,000 square feet. Improved with house (built 1923). Zoned Residential. Tax ID: 04-00463144. Liber 54819, page 236. Deed date: July 26, 2017. **Purchase price: \$1,050,000.**

Builder Sales of Note

Axis LLC, c/o Majid Padash, to **Andrew Yen Drey Chen** et al. Lot 17 (Block F) in 'Merrimac Park.' Located at 6512 Elgin Lane, Bethesda, Md. 20817. Lot is 15,472 square feet. Improved with new house. Zoned Residential. Tax ID: 07-00624662. Liber 54870, page 44. Deed date: July 26, 2017. **Purchase price: \$2,000,000.**

Benmar LLC, c/o Daniel Martin, to **Ahmadreza Arash Rajei.** Lot 3 (O) in 'Alta Vista Terrace.' Located at 9108 Ewing Drive, Bethesda, Md. 20817. Lot is 7,200 square feet. Improved with new house. Zoned Residential. Tax ID: 07-00679910. Liber 54890, page 341. Deed date: August 20, 2017. **Purchase price: \$1,535,000.**

MULTI-FAMILY

BRE Piper MF Hampton Hollow MD LLC, c/o Blackstone, to **PP Silver Trails Investors LLC,** c/o Pantzer Properties, 540 Madison Avenue, 35th Floor, NY, NY. Parcels A, B and I in 'Knightsbridge.' Located at 3408 Hampton Hollow Drive, Silver Spring, Md. 20904. (Silver Trails Apartments). Improved with 240-unit apartment building. Tax ID: 05-2270214, 36 and 03. Liber 54830, page 70. Deed date: July 14, 2017. **Purchase price: \$39,600,000.**

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