

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...The remaking of 77 Upper Rock is nearly complete.

With a \$7 million capital infusion, DSC Partners has overhauled the 235,000 square foot Rockville building, with 'delivery' coming the end of February.

DSC bought the stand-alone office building off Shady Grove Road from JBG after government agency Samsa had exited. Among other improvements, DSC put in a new lobby, tenant lounge, and conference and fitness facilities. Transwestern represents the building.

...The City of Rockville figures that 6 Taft Court is just the place to locate the offices of its Maintenance and Emergency Operations group.

The City Council voted last week to authorize the City Manager to execute a contract with M8 Property Group, LLC, to buy the building for \$5.88 million. At three stories, the 64,995 square foot building sits on 2.29 acres next to the Redgate Golf Course. It's also adjacent to the City's existing maintenance yard on Rothgeb Drive.

M8 came to its ownership of the Rockville building in 2016, when it paid \$5 million.

Headquarters Sale

Marriott's Present Campus Sold to Erickson Living

The building and acreage that Marriott will leave behind in moving to Bethesda has been sold to a partnership affiliated with Erickson Living.

As ELP Bethesda LLC, the senior community developer recently paid a total of \$104.6 million, including assuming a \$42.6 million loan, for the approximately 775,000 square foot building. It sits on 33.6 acres along Fernwood Road just off Democracy Boulevard.

Erickson officials declined to speak to the acquisition, but the sale answers one of the biggest questions in the larger Rock Spring park: what will become of the building that has housed Marriott for so long.

Erickson develops large senior communities, of 1,000 to 2,500 units, so it is likely to knock down the present building and replace it with a multi-building complex for independent living. Erickson is pursuing just that kind of community along Route 108 in Clarksville, but in a much more rural environment, on 60 acres now given to farming.

Remarkably, Erickson settled on the Rock Spring land and building before submitting a single application, or even making public its interest. But the tract enjoys mixed-use zoning.

Some will be disappointed to learn that, as was rumored, a senior housing provider is the buyer at 10400 Fernwood Road. That view suggested that EYA's introduction of townhouses just across the street at 'Montgomery Row' stood as a precedent that could be replicated again on the Marriott site, with perhaps new retail mixed in, bringing additional life to an office park that needs it. But Erickson will offer its own arguments, including the need for senior housing, and a project with no impact on schools and far less on the roads than 'all age' projects.

It was the Marbeth Partnership that owned the property. Savills Studley brokered the deal.



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Promark Buys On Montgomery

With the acquisition of an office building, Promark Partners set up a Bethesda assemblage in the fledgling 'Pearl District.'

As BCC Pearl LLC, the Rockville-based developer bought 4424 Montgomery Avenue, for \$17.5 million. Improved with a 12,394 square foot office building, the approximately 7,000 square foot lot occupies one corner of Montgomery and Pearl. Promark already owns the Bethesda Sport & Health Club, which flanks 4424 on two sides, giving the firm a substantial parcel for redevelopment.

Already, Promark is planning a new apartment building at the same intersection, across Pearl Street at 4540 Montgomery. A Sketch Plan approved last year shows a 145-foot tall building, with first-floor retail.

As envisioned, the 'Pearl District' doesn't really exist yet, but county planners incorporated the idea into the Bethesda Downtown plan, imagining the street as a kind of 'main street' for the east side of Bethesda, with retail and more housing. Promark's planned apartment building for 4540 Montgomery would be a first step in creating that new node along Pearl. Promark officials declined to comment about the acquisition of 4424 Montgomery, but it's seen as a long-term redevelopment that would further play into the Pearl District plan.

PNC Bank today anchors the newly-traded office building.

Waterford Tower

Another Affordable Play on Castle

The new owners of the Waterford Tower in Silver Spring plan to turn most of the building over to affordable housing.

Compared to most apartment complexes in the county, it already is affordable, but as 'naturally occurring.' Strategic Realty Holdings (SRH), which bought the 143-unit complex at 14000 Castle Boulevard in November, plans to make that official. Working with the Housing Opportunities Commission, SRH will make about 60 percent of the building affordable for tenants at 60 to 70 percent of area median income.

Calabasas, Ca.-based SRH plans to put about \$2.5 million in capital improvements into the building, on top of the \$19.75 million it paid in November. That will include new common areas, an internet café, new laundry room and new leasing entrance. SRH officials say they won't displace any tenants during the change.

SRH's approach is similar to that of Pala Capital Holdings, which is turning the 256-unit 'Knightsbridge' apartments over to affordable housing. Pala will take the Teagarden Circle complex in Silver Spring to 80 percent reserved incomes, at 60 percent of area median and below. Pala had bought the apartments last June for \$40 million.

Finally, another Castle Boulevard complex traded in November, that the Woodvale Apartments. Orlo, based in Laurel, paid \$68.25 million for the 376 unit complex at 13901 Castle.

Rockville Votes for 'Metro Plaza' Flexibility

For its third building in the Rockville Metro Plaza, Foulger Pratt now enjoys some added flexibility – it can go either residential or commercial.

Foulger won the right last week at the Rockville City Council to develop the third lot as a 240-unit apartment building, with 8500 feet of first-floor commercial. But at the same time, it maintains its right, through February 2024, to develop another office building.

Though Foulger developed the first two phases of Metro Plaza as office, it first floated the residential plan when office space was going begging. Ironically, just as it wins the apartment approval, the office market is enjoying a resurgence. Even as the City Council backed the apartment prospect, it was considering a financing package that would bring Aronson LLC to 55,000 square feet at the Plaza.

That market change means that Foulger, while equipped with the residential option, will continue to press for office tenants for a third building, given the present environment.

The City Council voted 4-1 for the addition of residential, with only Mayor Bridget Newton voting 'no.' Downtown Rockville needs more office space and office workers she argued; but her colleagues agreed with Councilmember Mark Pierzchala. 'Let the market decide,' he said.

Deals Done:

The Arc of Montgomery has a new home from which to perform its good works. Now 60 years old, The Arc is planning to move from 11600 Nebel Street across Rockville to 7362 Calhoun Place. The organization, which helps people with disabilities, leased 28,500 square feet in the building. Mark Rittenberg and Zach Dubin at AMR Commercial represented The Arc, while Peter Rosan, Ben Powell, Gwen Fraker and Megan Williams at Cushman & Wakefield represent landlord RMR Group.

The Rockville building with the signature red facade now has a new owner. BGR Associates LLC paid \$3.725 million for 12221 Parklawn Drive, getting 30,530 square feet of flex/office space that is largely leased. Tom Truxillo and Ro Waldron at Avison Young brokered the deal.



...200 Girard Street is now home to Norwood Bio LLC. The biotech, formed in 2014, leased 6,000 square feet for its GMP offices, lab and manufacturing services, at the Gaithersburg building. Finmarc Management owns the building. Barry Cohen at Tenant Consulting LLC brokered the deal.

...Autolus' move into a new 85,000 square foot office/lab building is, as far as the Planning Board finds, a 'go.' The Board approved the site plan that will enable Alexandria Real Estate to deliver the office building at 9950 Medical Center Drive. Autolus is a London-based biotech that is making the Shady Grove location its first in the United States.

Supernus Lease is Terminated

Supernus Pharmaceuticals has announced that its full-building lease for 700 Quince Orchard Road in Gaithersburg has been terminated, prior to commencement.

The biotech reported in corporate papers filed in December that it had notified building owner Rockside-700 LLC, an affiliate of Rock Creek Property Group in November that it intended to terminate the lease 'in the event that the parties were unable to resolve a dispute over the provision of certain facilities' included in the site plan. In December, according to Supernus, Rockside notified the company 'that it accepted the company's termination notice' and the lease was terminated.

Supernus had signed a lease to occupy the 119,000 square foot building last spring, in a deal that was both innovative, and reflective of the improving biotech climate. Rock Creek had bought the building that formerly housed DRS, and struck a two-part development approach: it would spin the ample parking lot off for townhouses, and remodel the office building. The idea landed the Supernus deal. The biotech would occupy the upper two floors, while the first floor office space would be renovated as parking. In signing the lease on Quince Orchard, Supernus had decided to consolidate out of about 65,000 feet in two locations on E. Gude Drive in Rockville.

Supernus didn't detail the dispute that led to the lease termination, and officials at Rock Creek didn't return our phone calls. But Rock Creek is pursuing final approval by the City of Gaithersburg of its schematic plan. That may suggest that Rock Creek will pursue the spec build-out of the building for another tenant, or at least position it with approvals to make the improvements once another tenant is landed.

Land Sale for Coming Senior Facility

The tennis matches are long over. Now, with entitlements in place – and a legal challenge ended – land for a new senior facility in Potomac traded hands.

A partnership headed by Welltower Inc. paid \$6.5 million for 4.02 acres along Potomac Tennis Lane, just off Falls Road. Welltower is the financial partner, but it is Brandywine Senior Living that will build and operate the 120-suite assisted living facility. Welltower and Brandywine had hoped to start construction back in 2016 on the site of the former Potomac Tennis & Fitness Club, but that schedule was derailed by a detour to court. It took until the spring of 2018 for the Court of Special Appeals to affirm the county approvals. Brandywine officials say they'll start development soon.

A Towering Acquisition, by HOC

The last time a property with radio towers on it was sold, it made national news. But unlike Toll Brothers' contract on the former WMAL property in Bethesda, a 9.9 acre radio tower property in Silver Spring sold very quietly to the Housing Opportunities Commission (HOC). The HOC paid \$10 million, according to a deed recorded in the Land Records. It was Vertical Bridge CC FM, LLC that parted with the property at 8744 Brookville Road (also listed as 8800 Brookville). HOC's plans for the property are uncertain, but a lease for the existing radio towers runs long-term.

Vacancy Dips For Industrial

Vacancy rates for industrial space in the county edged down over 2018, to about 8.2 percent.

So says Avison Young in a newly released report for 4Q, 2018. Industrial vacancy ran to about 10.2 percent in 2013, says Avison Young, but has been dropping ever since. The brokerage firm says warehouse space is harder than flex to find, for its vacancy rate is 6.5 percent, compared to 9.9 percent for flex space.

Avison Young says asking rates have remained flat, at just over \$14 per square foot, over the past two years. It also finds that the construction pipeline stands at zero: There's nothing in the pipeline.

Aksoylu, County Closer on Sale

Three years after it answered an RFP, Aksoylu Properties is preparing to acquire Parking Lot 43 in Bethesda.

Aksoylu was the buyer chosen by the county back in 2015, when the firm was regarded as 'the only property developer who could productively use' the tract. Aksoylu will wrap the 7,700 square foot parcel at 8009 Woodmont Avenue into its planned mixed-use project along Woodmont and Wisconsin avenues.

The county and developer entered a sale agreement that will turn the parking lot over to Aksoylu for \$7.5 million, based on a 2015 appraisal. The county's executive order said the property will transfer at the full appraised value plus an annual escalator to ensure 'payment of full market value.'

Coming: Rare Teardown on Bexhill

Bexhill Drive – East or West – is an uncommon destination for new infill homes.

But Potomac Heritage Homes is venturing into the Kensington subdivision with a teardown and new-build at 9912 E. Bexhill. Headed by Dan Demeria, Potomac Heritage paid \$610,000 recently for the 10,515 square foot lot.

It was a tree falling on the house, and the structural damage it created, that made the Bexhill Road property a knock-down opportunity. Rock Creek Hills is expensive enough that most homeowners opt to renovate, and new-home builders generally steer clear.

Potomac's Demeria said he hasn't arrived at a price tag for the coming new home. Potomac is already pursuing several other Kensington new-builds, including a three-lot subdivision on Saul Road. The builder expects record plat approval there in the next few weeks.

With preliminary plan approval, builder Brad Bernstein is now reviewing his options for 17 lots in Bethesda.

Bernstein, who heads up Bradbern Inc., won the Planning Board's backing for his subdivision plan of 5.6 acres at 5415 Beech Avenue, at Wildoak Drive. Last owned by the Potter family, Bernstein's group paid \$6.375 million in late 2017 for the infill piece. Bernstein pursued a traditional R-60 subdivision that ultimately yielded the 17 lots.

Bernstein said he hasn't decided which approach to take on build-out, which could include building the homes himself or selling the lots.

Sandy Spring Builders is in for permits on a new house at 5202 Belvoir Drive in Bethesda. The new house will go up spec, in 'Glen Mar Park,' a community on the south side of Massachusetts Avenue in the Whitman school district. Sandy Spring paid \$700,000 for the lot, which runs to 9,500 square feet, and is advertising a price in the \$1.8 million range. Other Glen Mar Park offerings right now include Douglas Construction's 5205 Nahant Street, asking \$1.75 million.

Brookfield Boosts 3 Bethesda Tenant Roll

That \$22 million upgrade to 3 Bethesda Metro Center apparently hasn't gone unnoticed by local tenants. Brookfield Properties has signed nine deals in the last few months that include an 8,500 square foot expansion lease with Streetsense, giving that tenant a total of 29,000 square feet.

A quick review of the tenant sign-up list includes Mytonomy, for 4,486 square feet (Repped by The Tenant Agency); Trumbower Financial, for 5,575 square feet (JLL); and Empower Technology, for another 5,000 feet (Cushman). Also writing deals were Uno International, for 2,300 feet, and Blue Lagoon, for 1600 square feet (CBRE). Rounding out the list of new tenants are Space Partnership, for 1700 square feet (CBRE) and Lachman Associates, taking 2300 feet, (Colliers).

Brookfield improved the building systems and added amenities, including a lounge and a terrace, at the Bethesda building.

Builder Licensing Changes Likely

With little discussion, legislation that would update the county's builder licensing laws moved with approval to the full Council.

Sponsored by Craig Rice, Bill 31-18 would require builders to register with the county's Office of Consumer Protection, and require new home builders and sellers to provide buyers with a new home warranty. The legislation has prompted little response from builders, and only county officials spoke at the public hearing.

It was the unusual revocation of a builder's license last year that prompted county officials to revisit its licensing requirements. Particularly concerning was the prospect that the building industry has changed in that it is now 'limited purpose' LLC's that often build and sell houses. County officials want to ensure that buyer warranties remain protected in those cases. The bill also looks to strengthen the laws against builders falsely representing that the home they're constructing is for their personal use.

Retail at Discovery? Depends on Tenants

Though it accommodates the potential for new retail in its overhaul of the former Discovery headquarters, Foulger Pratt doesn't get much more specific than that, in a newly-filed plan amendment.

It's a way of keeping its options open in re-tenanting the approximately 540,000 square foot building. The Project Plan application suggests that adding retail will be 'tenant driven,' as the developer looks both for a single large tenant and multiple tenant prospects at the same time. As Foulger put it in its application, ground-floor retail is possible 'if market conditions allow and if other tenancies support such use.' It has been reported by *BethesdaBeat* that Foulger has a letter of intent for a first tenant.

The open-ended approach is part of the improvements Foulger shows as it repositions the building from the Discovery headquarters to a competitor in the Silver Spring market. Among other changes to create multi-tenant possibilities, Foulger shows a new building entrance for the Colesville Road wing; it would improve the existing lobby, and add new fitness facilities.

Wegmans Caught in Rockville School Issue

The prospect of a new Wegmans store and the larger plans for 'Twinbrook Quarter' still waver in the winds created by a prospective school capacity problem in Rockville.

B.F. Saul's redevelopment along the east side of Rockville Pike is the highest profile project caught in the City's recent finding that overcapacity at two schools may create school issues. The City authorized a short term task force to find an answer but that group came back deadlocked on possible solutions, including the prospect of raising the capacity threshold from 120 to 150 percent, or issuing limited waivers. Basically, the group told the City Council, 'You decide.' The Council will hold a public hearing this week on the options.

Building Permits Issued

Jan. 1 – 16, 2019

Bethesda / Chevy Chase

Castlewood Consulting, 4963 Elm St., #102, Bethesda, Md., (301) 347-1627, to build a \$250,000 unit at 7213 Millwood Road, Bethesda;

Bo-Bud Construction, 9679-C Main Street, Fairfax, Va., (703) 932-2495, to build a \$600,000 unit at 4824 DeRussey Parkway, Chevy Chase;

Mid-Atlantic Custom Builders, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md., (301) 231-0009, to build a \$350,000 unit at 5618 Oldchester Road, Bethesda;

Germantown

Pulte Home Corp., 10600 Arrowhead Drive, #225, Fairfax, Va., (703) 934-9300, to build five units avg. \$153,000 units in 'Courts at Clarksburg:

- 22069 Boneset Way;
- 11622 Mountain Mist Drive;
- 21802 Boneset Way;
- 703 Butterfly Weed Drive;
- 722 Butterfly Weed Drive;

Pulte Home Corp., to build two \$132,000 TH units in 'Century Row,' Germantown, at 3333 and 3335 Provider Way;

Silver Spring

Brookfield Homes, 3201 Jermantown Road, #150, Fairfax, Va., to build two units avg. \$225,000 in 'Bradford's Landing,' Silver Spring, at 16316 Coolidge Avenue and 3421 Doc Berlin Drive, Silver Spring;

Stanley Martin Custom Homes, 11111 Sunset Hills Road, #200, Reston, Va., (703) 964-5000, to build a \$350,000 unit at 15609 Holly Grove Road, Silver Spring;

(Continued on Page 6)

Building Permits Issued (5)

Larry Frank, 1400 Spring St., Silver Spring, Md., (301) 585-2222, to build a \$1.2 million unit at 413 Stonington Road, Silver Spring;

Ioulia Vvendenskaya, 23 Froude Circle, Cabin John, Md., (301) 728-1203, to build a \$350,000 unit at 23 Froude Circle, Cabin John;

Tilden Partners, c/o Haverford Homes, 6110 Executive Blvd, #430, Rockville, Md., (301) 864-6500, to build a \$400,000 unit at 4114 Warner St., Kensington;

CalAtlantic Group, 14280 Park Meadow Drive, #108, Chantilly, Va. (703) 449-6500, to build two units in Gaithersburg at 6820 Maple Knoll Drive and 220 Barberry Lane;

NVR Inc., to build two \$175,000 units in 'Bentley Park,' Burtonsville, at 4205 and 4209 Arbor Wood Court;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md., (301) 803-4800, to build a \$300,000 unit at 13915 Godwit Street, Clarksburg, in 'Cabin Branch;'

Kettler Forlines, 9426 Stewartown Road, #3C, Montgomery Village, Md. (301) 258-0980, to build two units avg. \$220,000 in Poolesville at 18412 Jerusalem Church Road and 18416 Jerusalem Church Road, Poolesville;

JT Custom Builders LLC, 3860 W. Watersville Road, Mt. Airy, Md. (240) 394-6123, to build a \$500,000 unit at 8368 Hawkins Creamery Road, Gaithersburg;

Commercial Permits IssuedJan. 1 – 16, 2019

Sandy Spring Friends School, 16923 Norwood Road, Sandy Spring, Md. 20860, (301) 774-7455, to build a \$14 million three-story building of 42,029 square feet at the same address;

Mont. Co. Public Schools, 850 Hungerford Drive, Rockville, Md., (240) 314-1000, to build a \$25.5 million demo and new build of school at 10311 River Road, Potomac;

Flower Child, 10209 Old Georgetown Road, Bethesda, Md. 20814, (703) 691-100, to build a \$900,000 fit-out of 3,700 square feet at the same address;

Federal Realty Investment Trust, 1626 E. Jefferson St., Rockville, Md., (410) 428-7711, to build a \$14.6 million 8-story parking garage at 911 Prose St., Rockville;

Federal Realty Investment Trust, 1626 E. Jefferson St. Rockville, Md. (410) 428-7711, to build a \$46.8 million, 13-story office building of 243,546 square feet at 909 Rose Avenue;

Homes on Quaker Lane Ptnp, 318 Sixth St., #2, Annapolis, Md. (410) 269-1222, to build an \$11.4 million

senior building of 78,280 square feet at 17330 Quaker Lane, Sandy Spring;

Medical Park Associates, 8225 Scotch Bend Way, Potomac, Md., (301) 983-2344, to build a \$120,000 tenant fit-out at 10301 Georgia Avenue, Silver Spring;

Tom Chapman, 3311 Elm St., #105, Dallas, Tx., (214) 742-6044, to build a \$2 million fit-out of 10,520 square feet at 11600 Old Georgetown Road, Rockville;

NIH, 6705 Rockledge Drive, Bethesda, Md. 20817, (240) 793-5750, to build a \$2.53 million fit-out of 26,100 square feet at the same address;

NIH, 6705 Rockledge Drive, Bethesda, Md. 20817, (240) 793-5750, to build a \$2.8 million fit-out of 252,845 square feet at 6705 Rockledge Drive;

District Taco LLC, 2828 Fallfax Drive, Falls Church, Va. 22042, (703) 560-0369, to build a \$700,000 tenant fit-out of 3,157 square feet at 1312 East West Highway, Silver Spring;

Columbia Country Club, 7900 Connecticut Avenue, Chevy Chase, Md. 20815, (301) 395-1358, to build a \$500,00 storage building at the same address;

Colesville Center, 704 Cloverly Street, Silver Spring, Md. 20905, (703) 419-0470, to build a \$250,000 fit-out for Giant at 13490 New Hampshire Avenue, Silver Spring;

Brookefield Properties, 8403 Colesville Road, Silver Spring, Md., 20910, (301) 578-8200, to build a \$750,000 fit-out of 56,174 square feet for Ullico, at the same address;

WDG Inc., 1025 Conn. Avenue, NW, #300, Washington, DC, (202) 467-4410, to build a \$250,000 fit-out of 2,396 square feet at 5625 Fishers Lane, Rockville;

SSMP Spec Suite, c/o 8403 Colesville Road, Silver Spring, Md., 20910, (301) 578-8200, to build a \$583,353 fit-out of 21,300 square feet at 8403 Colesville Road, Silver Spring;

Drybar, 125 Technology Drive, #150, Irvine, Ca., (877) 379-2279, to build a \$450,00 fit-out at Pike & Rose, 11861 Grand Park Avenue, Rockville;

Lubov Properties, 5101 River Road, #808, Bethesda, Md., (212) 706-4253, to build a \$200,000 fit-out of 3,224 square feet at 4609 Willow Lane, Chevy Chase;

Brookfield Property Partners, 8403 Colesville Road, #620, Silver Spring, Md. 20910, (301) 578-8201, to build a \$976,267 fit-out of 12,745 square feet at the same address;

Educational Systems FCU, 13711 Georgia Avenue, Silver Spring, Md. (301) 748-2010, to build a \$147,580 façade alteration at the same address;

J. Burbano Properties, 8615 Ramsey Avenue, Silver Spring, Md., (301) 585-1230, to build a \$136,000 renovation at the same address;

Admin. Subdivisions Submitted

6-20190060 – 9030 Bronson Drive. Zoned RE-2. 4.67 acres. *Propose 2 lots.* Located on Bronson Drive, east of Congressional Parkway, Bethesda, in ‘Bradley Farms.’ Appl: Sandy Spring Builders LLC, 4705 West Virginia Avenue, Bethesda, Md. 20814. (301) 913-5995.

Sketch Plans Submitted

3-20190050 – Metro Tower. Zoned CR-5.0. *Propose replacement of existing office building with up to 390 multi-family units and 11,000 square feet commercial.* .56 acre. Located on Wisconsin Avenue, at Hampden Lane, (7316 Wisconsin Avenue), Bethesda. Appl: c/o 7316 Wisconsin LLC, B.F. Saul Inc., 7501 Wisconsin Avenue, Bethesda, Md. (301) 986-6052.

Preliminary Plans Submitted

1-20190180 – Strathmore Square. Zoned CR-3.0. 14.72 acres. *Propose 1.9 million feet of mixed use, incl. 2,149 residential units, and 317,537 square feet of commercial.* Located on Tuckerman Lane at Rockville Pike, North Bethesda. Appl: Fivesquares LLC, 1 Thomas Circle, NW, #200, Washington, DC 20005. (202) 640-4445.

1-20190160 – VOB Development. Zoned CR-4.0. 5.93 acres. *Propose up to 1,000 residential units in three buildings and ground floor retail.* Located on Old Georgetown Road, at Executive Blvd, North Bethesda. Appl: Kiltrock, c/o Ricky Hahn, 11401 Big Piney Way, Potomac, Md. 20854. (301) 299-7813.

Preliminary Plans Approved

Jan. 10 and 17, 2019

1-2012008E – Shady Grove Station. Zoned TMX-2. 44 acres. *Amendment to replace a multi-family building with TH units, and convert other towns to two-over-two’s.* Located on Crabbs Branch Way, south of Shady Grove Road, Rockville. Appl: EYA, 4800 Hampton Lane, #300, Bethesda, Md. (301) 634-8600.

1-1989271C – Wildwood Manor Shopping Center. Zoned CR 1.25. 3.49 acres. *Propose five-story 95,000 square foot residential building including 60 units and 11,000 sf of retail.* Located on Old Georgetown Road, 100 feet south of Rock Spring Drive, North Bethesda. Appl: Alvin Aubinoe Inc., 7505 Arlington Road, Bethesda, Md. 20814. (301) 656-9000.

Site Plans Approved

Jan. 10 and 17, 2019

8-1997005B – Autolus, Life Sciences Center. Zoned LSC-1.0. 8.39 acres. *Propose 85,000 square foot office/lab building.* Located in the southeast quadrant of Great Seneca Highway and Medical Center Drive, Shady Grove. Appl: ARE Maryland No. 31 LLC, 946 Clopper Road, Gaithersburg, Md. 20878. (301) 947-1770.

8-20180210 – Checkers Restaurants. Zoned IL-1.0. 2 acres. *Propose 952 square foot drive-thru restaurant.* Located on Snouffer School Road, 500 feet northwest of Woodfield Road, Gaithersburg. Appl: HR Foods, c/o Rakesh Kalotra, 8522 Tindal Springs Drive, Montgomery Village, Md. 20886. (301) 717-2102.

8-2008024B – Wildwood Manor Shopping Center. Zoned CR-1.25. 3.49 acres. *Propose five-story 95,000 square foot residential building including 60 units and 11,000 sf of retail.* Located on Old Georgetown Road, 100 feet south of Rock Spring Drive, North Bethesda, Md. Appl: Alvin Aubinoe Inc., 7505 Arlington Road, Bethesda, Md. 20814. (301) 656-9000.

8-2013022E – Shady Grove Station. Phase 1 West. *Amendment to replace a multi-family building with TH units, and convert other towns to two-over-two’s.* 44.8 acres. Located in the sw quadrant of Shady Grove Road and Crabbs Branch Way, Rockville. Appl: EYA, 4800 Hampden Lane, #300, Bethesda, Md. (301) 812-4785.

Record Plats Approved

Jan. 10 and 17, 2019

2-20181120 (-1130) – Cabin Branch. Zoned CRT. 2 lots. Located on the ne side of Cabin Branch Avenue, opposite Lapwing Way, Clarksburg. Appl: Cabin Branch Apartments, LLC, 9841 Washingtonian Blvd., #200, Gaithersburg, Md. 20878. (240) 882-5489.

2-20181090 – Kenwood, Sect. 3. Zoned R-90. 1 lot. Located on the north side of Woodlawn Avenue, 300 feet east of Highland Drive Road, Chevy Chase; Appl: Jason Snyder, 7017 Meadow Lane, Chevy Chase, Md. 20815. (301) 652-0231.

2-20190380 – Chevy Chase Manor. Zoned R-60. 1 lot. Located on Pomander Lane, 175 feet southwest of Winnett Road, Chevy Chase. Appl: Zuckerman Builders, 5013 Smallwood Drive, Bethesda, Md. 20816. (301) 351-3552.

Real Estate Transactions of Note

DBUBS 2011-LC2-Montgomery, LLC, c/o Scott D. Freeman, 515 South Flower St., 44th Floor, Los Angeles, Ca., to **Lidl US Operations LLC**, 3500 S. Clark Street, Arlington, Va. Known as 'Montgomery Village Professional Center, 19201 – 19271 Montgomery Village Avenue, Gaithersburg, Md. Lots 27 and 29 – 34 in 'Whetstone Professional Center.' Improved with 72,188 square feet office. Zoned CRT. Tax ID: 09-00805152 et al. Liber 57060, page 334. Deed date: December 12, 2018. **Purchase price: \$3,975,000.**

CD 2006-CD3 – 15210 Dino Drive LLC, c/o C-III Asset Management, to **Second Plum Associates LLC**, c/o Nellis Corporation. Parcel F in 'Burtonsville Industrial Park.' Located at 15204 Dino Drive, Burtonsville, Md. 20866. 4.9 acres. Improved with 65,913 square foot office. Zoned EOF-.75. Tax ID: 05-02791135. Liber 57060, page 342. Deed date: December 12, 2018. **Purchase price: \$4,450,000.** Deed of Trust: \$2.3 million, Ramar Corporation.

Perry Parkway Hotel Associates LLC, c/o ARES Management LLC, 245 Park Avenue, 42nd Floor, New York, NY, to **Gaithersburg Owners LLC**, c/o Alfred Weissman Real Estate, 440 Mamaroneck Avenue, #514, Harrison, NY. Part of Parcel A (2) in 'Gaithersburg Square.' Located at 620 Perry Parkway, Gaithersburg, Md. 8.3 acres. Improved with 211,962 square foot hotel. Tax ID: 09-01751748. Liber 57064, page 257. Deed date: July 18, 2018. **Purchase price: \$13,300,000.**

More Associates LLC, c/o David Sislen, to **Cessna Warehouse Investors LLC**, Richard D. Cohen, 2141 Industrial Parkway, #200, Silver Spring, Md. 20814. Lot 3 and 4 (D) in 'Airpark Industrial Sites.' Located at 7731 and 7741 Airpark Road, Gaithersburg, Md. 20879. Total 53,580 square feet. Improved with 22,837 square foot warehouse. Zoned IL-1.0. Tax ID: 01-002442 and 002453. Liber 57074, page 473. Deed date: November 2, 2018. **Purchase price: \$2,500,000.** Deed of Trust: \$1.855 million, EagleBank.

Marbeth Partnership, c/o Jerry Williams, to **ELP Bethesda, LLC**, c/o Erickson Living Management LLC, 701 Maidens Choice Lane, Baltimore, Md. 21228. Parcel 6 in 'Rock Spring Park.' Located at 10400 Fernwood Road, Bethesda, Md. 33.6 acres. Improved with 775,000 square foot office building. Zoned CR-1.5. Tax ID: 04-01567726. Liber 57075, page 177. Deed date: December 17, 2018. **Purchase price: \$104,604,199.** Deed of Trust: Assume \$42.6 million with Bank of New York Mellon.

1111 Spring Street, LLC, c/o Yoav Katz, 4641 Montgomery Avenue, #200, Bethesda, Md., 20814, to **1111 Spring Holdings, LLC**, c/o Holland & Knight, 800 17th Street, NW, Washington, DC. Lot 2 (Block 1) in 'Griffith's Addition to Woodside Park.' Located at 1111 Spring Street, Silver Spring, Md. Lot is 8,500 square feet. Improved with 21,903 square foot office. Zoned EOF-3.0. Tax ID: 13-01431020. Liber 57057, page 76. Deed date: **Purchase price: \$6,000,000.**

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Third Try, L.C., c/o Elm Street Development, to **Pulte Home Company, LLC**, 9302 Lee Highway, #1000, Fairfax, Va. Lots 21 – 28 (BB) in 'Clarksburg Town Center.' (Lots 23, 24 and 25 are MPDU lots). TH lots. Tax ID: 02-03807933 et al. Liber 57028, page 411. Deed date: December 14, 2018. **Purchase price: \$611,000.**

Elms at Century L.C., c/o Elm Street Development, to **Pulte Home Company LLC**. Lots 71 – 75 (Block C) in 'Cloverleaf Center.' (Century Row). TH lots. Tax ID: 02-03804198 et al. Liber 57033, page 184. Deed date: December 3, 2018. **Purchase price: \$807,995.**

Janet McCabe Maley to **SSB 6805 East, LLC**, c/o Sandy Spring Builders, 4705 West Virginia Avenue, Bethesda, Md. Lot 11 (Block 18) in 'Glen Mar Park.' Located at 5202 Belvoir Drive, Bethesda, Md. 20816. Lot is 9,583 square feet. Improved with house (built 1951). Zoned R-60. Tax ID: 07-00560742. Liber 57044, page 414. Deed date: December 21, 2018. **Purchase price: \$700,000.**

VII Crown Farm Owner LLC, 44715 Brimfield Drive, #210, Ashburn, Va. to **CF7 Owner LLC**, c/o The Wormald Cos, 5283 Corporate Drive, #300, Frederick, Md. 21703. Lots 7 and 8 (Block P) in 'Crown Farm.' Located at 311 and 315 Baldwin Street, Gaithersburg, Md. 20878. Lots avg. 2,680 square feet. Tax ID: 09-03704340 and 51. Liber 57049, page 408. Deed date: December 19, 2018. **Purchase price: \$978,929.**

David M. Zwerdling et al to **9912 E. Bexhill LLC**, c/o Dan Demeria, 9812 Falls Road, #114-173, Potomac, Md. Lot 13 (Block 21) in 'Rock Creek Hills.' Located at 9912 E. Bexhill Drive, Kensington, Md. 20895. Lot is 10,515 square feet. Improved with house (built 1956). Zoned R-90. Tax ID: 13-01151137. Liber 57059, page 1. Deed date: October 30, 2018. **Purchase price: \$610,000.** Deed of Trust: \$1.01 million, Capital Bank.

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