

# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

....**Brookdale Senior Living** has made 11215 Seven Locks Road its second county facility. The group paid \$25 million for the assisted living and memory care facility in Potomac. The Brentwood, Tn-based firm had made Brookdale Olney its first outlet in the county. The Seven Locks building is nearly 80,000 feet, on four acres.

....**New York Life** stayed in the Democracy Center complex, but downsized to 38,000 feet when it wrote a new lease at 6905 Rockledge Drive in Bethesda. Now it wants to outfit the space and has pulled a permit valued at \$2.08 million. PGIM, formerly Prudential, owns the building.

...**In its move to Key West Avenue, Supernus** will get some help from the state and county. The county is looking to add a \$500,000 conditional grant through its Economic Development Fund to the state's \$800,000 loan. Supernus will leave about 67,000 square feet on Gude Drive for 136,000 feet at 9715 – 9717 Key West Avenue, in Rockville. The move is expected to create 146 new jobs over the next five years and retain another 156 jobs here.

...**Adventist Healthcare** will locate an Imaging Center in half the former Staples store in Orchard Center. A building permit for a \$2 million fitout of half the Staples space, about 9,600 square feet, was recently issued. Adventist has opened its White Oak hospital close by, so consider the partial lease of the Staples building a 'ripple effect.'

## The Green Light

### *Novavax Is Tenant at 700 Quince Orchard*

Novavax is believed to be the Operation Warp Speed tenant that will occupy 700 Quince Orchard Road.

A lease was signed with the biotech company, sources say, after the Gaithersburg planning commission had approved an amendment to the schematic plan for the property with minor design changes that Novavax needed.

The deal then took a further turn, for sources say that Rock Creek Property Group, which had bought and renovated 700 Quince Orchard, sold the building to Alexandria Real Estate Equities in the same time frame as the Novavax lease was signed. Novavax also reportedly plans an expansion on the available vacant land.

Rock Creek had just 'delivered' 700 Quince Orchard earlier this year, but with the innovative decision to turn the first floor of the former DRS headquarters into parking space, leaving about 135,000 feet on the two floors above. But Novavax needs all three floors, or about 180,000 feet, as working space for its operations. Novavax will turn about twenty percent of the building over to its 'integrated light manufacturing,' leaving the rest for office and R&D.

Both the first-floor conversion from parking to work space and the integrated light manufacturing' use were crucial issues that Novavax needed to proceed. Though the tenant was prospective and yet unidentified at the commission meeting, commissioner Matt Hopkins was still moved to say, in voting for approval, that, "This use has a Super Heroes cape on it."

The planning commission was also told at that meeting that the lease would be 15 years.

It's a deal that highlights the county's now increasingly active and high-profile biotech sector.



700 Quince Orchard Road

## MARYLAND NEWSLETTERS

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## *Start Coming on 'Gateway' Apts*

With \$72.5 million in construction financing in place, Foulger Pratt and **Promark Partners** are starting in on the North Bethesda Gateway Apartments.

Twenty-two months out, the pair will deliver a first phase of 335 units on Nicholson Lane at Huff Court, a site that is home today to an aging lab building now getting demo'd.

Revised several times over the years, the plan that will get built is a six-story building wrapping a parking garage, in a figure-eight style. Importantly, in these Covid-times in which people want more space, Promark and Foulger had in 2019 added 38 three-bedroom units and increased the percentage of two-bedroom units. At the time, the developers felt the unit mix would help differentiate the apartments from the competition; today they may prove a sought-after commodity for a different reason.

In another key change, Foulger and Promark pulled the parking out of the ground and went to structured parking, wrapped by the building. In addition to cutting costs, the change enabled the developers to site the pool and amenities on the top floor of the now internal garage.

Both Federal Realty, at Pike & Rose, and LCOR, at the White Flint Metro Station, have moved forward with residential, but county officials have hoped that other projects in the White Flint orbit would also start. The Gateway fulfills that expectation.

The coming building is close to the JBG-developed North Bethesda Market.

MAC Realty Advisors placed the financing for the construction.

## Commercial Deals

.... 'Musculoskeletal' is the kind of word that will be freely used at offices at 14995 Shady Grove Road. That's where **The Orthopaedic Center** is readying space for its medical practice. The Center pulled a building permit recently showing it will make \$585,079 in improvements to the approximately 14,000 square feet it leased. Marc Balamaci at Edge Commercial brought the tenant while David Gittelsohn at Gittelsohn Zuppas represented landlord Lerner Companies.

...**Adventist Healthcare** already had 70,000 square feet at 820 West Diamond Avenue in Gaithersburg. Now it has more. The healthcare firm expanded by 15,000 feet at the building, giving it 85,000 feet in all. The Walker Group represented Adventist, while Cushman & Wakefield represents the building.

...**In selling 16001 Industrial Drive, the SGAC LLC** turned a three-year hold into a profit, say the Land Records.

SGAC sold the 28,000 square foot building recently to the Fortified Property Group, for \$4.575 million. It had acquired the same building in 2017 for \$2.256 million. Fronting Gaither Road, the building traded fully leased to Fortified, with Shady Grove Auto Care, which has been fixing cars there for 30 years, and co-tenant Seasonair the occupants.

Joe Friedman, Crissy Kleine, and Josh Norwitz at Edge Commercial Real Estate brokered the transaction.

...The **Capital Area Realtors Credit Union** will provide a new location for its members to keep their money: 15201 Diamondback Drive. The Credit Union took 2,700 square feet for a branch location at the Rockville office building. Ethan Bernardi and Nathan Bortnick at Transwestern represented the landlord, while Harold Huggins of Harold H. Huggins Realty brought the tenant.

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## *Retail Deals...*

...**Caught in the Chesapeake Bay:** R&S Fresh Seafood leased 2,000 square feet at 5500 Wilkins Court in Rockville. The company is newly in business, with planned takeout and delivery for steamed stone crabs, lobsters and blue crabs. The group was represented by Thomas Conley Management, while 4 Dimensional Real Estate Solutions repped the landlord.

...**The newest Dunkin' in the county** is the one planned for 14801 Southlawn Lane in Rockville. A building permit issued by the City of Rockville for a fitout attests to that. Franchisor Luis Group Management shows the location as 'Coming Soon' on its website. Its already got 21 other Dunkin' locations, as well as Jersey Mikes and Baskin Robbins locations.

...**Though restaurants are in closing mode all around,** chef Jose Andres is opening a 'Spanish Diner' at the site of the former Jaleo on Bethesda Row. Jaleo closed in the spring, and Andres, hailing from New York, will fill the space with a 2021 open, with a menu of Spanish 'comfort food.'

## ***CC Library RFP Drew Eight Answers***

Eight different companies offered development proposals for the county library in Chevy Chase.

All but one would build a multifamily building at 8005 Connecticut Avenue as part of their proposal, where the county hopes to get a new library out of the deal. No prices have been revealed, but the strong response suggests the private sector believes a mixed-use project is feasible on the 2.07 acre tract.

County officials are reviewing the offers, but also planning to vet the proposals with the Chevy Chase community. While the mixed-use redevelopment is one option, keeping and renovating the existing library has a number of fans in the Town of Chevy Chase.

The eight answers to the county's RFP came from EYA, Jair Lynch, Matric Construction, Miller Development, NovaVentures, NVR Inc., CRC Companies, and RST Development.

Seven of the eight propose mid-rise construction, ranging from 90 up to 250 units, while the eighth proposal is for a small townhouse project. The county didn't mandate an affordable housing component, but several proffered either MPDUs or Workforce housing.

For the most part, the offers provide a mix of either underground or structured parking and surface parking spaces.

### **The Maryland Newsletters**

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**Read 'em All**

## **In Clarksburg**

# **Winchester Leads Price Bumps**

Winchester raised prices across three of its Cabin Branch products recently, as builders continue to enjoy a wave of buyer demand.

It isn't just local; a survey of builders nationwide says sentiment is at all-time highs. In a Zoom meeting recently sponsored by law firm Lerch Early, Elm Street's David Flanagan said his firm has seen, in its many development jobs, that 'sales this summer were the strongest they've ever been.' "Starter homes, planned communities, it's all working," he said. "It's phenomenal."

At Cabin Branch, Winchester pushed pricing farthest on its 'neo-traditional singles.' A \$15,000 increase across all six models means that its entry now is the \$579,900 'Augusta.' The same model cost \$559,900 in April.

On its Cabin Branch Towns, the prices of the three models has remained pretty steady since the spring. But Winchester added \$8,000 each recently to both the Finley and Hadden models, so its entry there is now \$418,900, for the Donovan model.

Finally, at its Cabin Branch Crossings, another townhouse product, Winchester took a model-by-model approach, raising some prices just \$3,000 and others up to \$13,000. The Crossings' new entry price, as of October, is the Hyatt, priced at \$440,900.

In Damascus, another 'outlying' market, Brookfield Homes bumped prices by \$10,000 across the board at 'Ridgeview.' Where the builder was in the 'high \$500's' before, its all about the \$600's now: the Torrington starts the parade at \$604,990, up from \$594,990 a month ago.

## ***Keystone Snags a Second County Location***

While Keystone Custom Homes now owns a package of single-family lots in Brookeville, it has also expanded its local presence into Damascus.

The new job, its second in the county, is 'Overlook at Seneca Creek.' At the 10-lot one-acre, single-family job off Route 108, Lancaster, Pa.-based Keystone is priced from the \$760's.

The newly-arrived builder also just paid \$4.05 million for 27 of the 28 lots platted as Bennett Knolls on the Central Union Mission property. The Mission kept one of the lots, on which a house is already built.

Those lots traded recorded but raw, and Keystone has started moving equipment to the site for development, which it is renaming the 'Retreat at Sherwood Preserve.' Similar to 'Overlook at Seneca Creek,' Keystone is priced from the high \$700's at Sherwood.

Keystone blankets central Pennsylvania with new-home communities but now has a pair here in Montgomery County.

## *Delayed Hit on Apartments*

A delayed reaction to the pandemic hit the area multifamily market in the 3<sup>rd</sup> Quarter, pushing down rents and spurring concessions among landlords.

Delta Associates says, in its 3Q market report, that the apartment market staggered more than originally expected, although the numbers suggest that suburban Maryland took less of a blow than did DC and Northern Virginia. But the virus certainly changed the market, said Delta.

The pandemic “has impacted the apartment market more than initially expected,” said Delta. The fallout led to negative rent growth in all mid and high-rise submarkets and vacancies up ‘significantly’ from a year ago. Only in the outer suburbs is there any positive rent growth and stable vacancy.

Bethesda high-rise rents were off 11.6 percent for the quarter, compared to last year, says Delta, and high-rise rents across suburban Maryland dropped 6.4 percent on average. The toll on low-rise was less painful, as average rents managed a .7 percent gain, but the Rockville / North Bethesda market saw average rents down 2.9 percent for low-rise.

Still, remarkably, the numbers make Maryland the ‘healthy’ market here, in part because supply is constrained compared to the rest of the region. But there’s more coming, as Delta estimates 4,800 units projected for delivery in suburban Maryland, many of those in Bethesda, over the next 12 months.

Here’s the bottom line: Covid has gotta end soon.

## Clarksburg’s Impact Fees

Should new homes in Clarksburg be assessed a higher School Impact Tax than elsewhere?

The draft SSP, or Growth Policy, says it should, but several on the County Council believe higher fees shouldn’t be charged in Clarksburg, and their objections brought a Council worksession to an undecided close last week, with a straw vote left for this week.

Today, a single-family unit anywhere in the county would pay a \$26,207 School Impact Fee. Under the new Growth Policy, new homes in ‘Turnover’ or ‘Infill’ areas would pay a lower Fee of about \$20,000 to \$21,500; Clarksburg, however, would take it on the chin: a new unit would be assessed \$33,809 in School Impact Fees, or about \$13,000 more than the other areas. If this were a Batman episode, POW and WHAM! Would fill the screen.

Upper county rep Craig Rice says slapping Clarksburg with such a high fee is unfair, that it forces Clarksburg to ‘pay its own way,’ and that higher Impact Fees squelch Clarksburg’s relatively affordable housing.

The new Growth Policy’s generally lower Impact Fees – except for Clarksburg - are based on planners’ finding that it is existing housing that generates most school students, and thus fees should come down. But Clarksburg is a ‘Greenfields’ area, say planners, with new housing that’s more directly responsible for school-age kids.

If Rice’s vision prevails, the Council would likely turn to two Impact Fee areas, Infill and Turnover, with Turnover paying the higher of the two. Others, like Hans Riemer, would keep the three areas, including Greenfields, and assess the higher fee in Clarksburg to reflect the higher number of students.

### *Multifamily Rates Would Ease*

Either way, Multifamily builders would be the big winner in the School Impact Fee game, low-rise in particular.

Every low-rise unit today is assessed \$21,961 in School Impact Fees, but that would be cut nearly in half and more under the new Policy. In the Infill areas closest to transit, the Fee would fall to \$6,448 per unit. In the Turnover areas, the fee would run \$11,555, and even in Greenfield areas, like Clarksburg, low-rise multifamily would get a big break, to \$11,753 per unit.

High-rise would also benefit, falling from \$6,113 per unit today to a range of \$3,198 to \$4,148.

## *Bethesda Felt the Covid Pain*

Bethesda felt the slowdown in the 3<sup>rd</sup> Quarter, just as the rest of the office market did.

Several newly-released 3<sup>rd</sup> Quarter reports say that Bethesda closed the three-month run with more move-outs than move-ins. Linowes and Blocher's unexpected closing meant 38,000 feet vacated at 7200 Wisconsin, and CW Capital exited 7501 Wisconsin for DC. Although law firm Offit Kurman claimed that space, the game of musical chairs meant its own 21,000 feet at 4800 Montgomery Lane came free.

Two other move-outs didn't help: the Association of Financial Professionals left 22,000 feet at 4520 East West Highway, and the National Electrical Contractors Association (NECA) followed CW Capital downtown, leaving 21,000 feet at 3 Bethesda Metro.

**7272 Wisconsin, or The Wilson**, seems to be bucking the trend, and the word on the street is that Carr Properties has strong tenant interest as it pushes to complete the 23-story tower in downtown Bethesda. To date, Enviva, WeWork, FoxNews, ProShares and UBS have already signed leases at 7272.

Carr's push toward fully leased prior to delivery, even as the larger office market remains in a Covid-induced limbo, reflects the lure of the super-trophy space it offers.

But marketwide, the office leasing 'pause' is expected to continue, as tenants try to come to terms with their office space needs.

CBRE says in its 3Q market report that leasing volume in Montgomery County as a whole after three quarters is down 49 percent from the same period in 2018-2019.

## Infill Action

### **Pembroke House Pulls \$11.3M**

In what has to be one of the highest prices achieved for a house in the Bethesda market, 5517 Pembroke Road traded hands.

The 20,263 square foot house in the Bradley Hills neighborhood was sold recently for \$11.3 million. Listed back in 2016 for \$18 million, the house, built in the French Country Mansion style, had been reestablished earlier this year at a list price of \$12.95 million. Built in 2005 on an acre and a half, the house sports six bedrooms and 13 bathrooms, counting the half-baths.

The house was listed by Marc Fleisher at Compass and bought with Laura Emmett at Long & Foster Real Estate.

**MA Builders appears to have made** the 'Bradley Hills' community its next new-build. The Kensington-based builder didn't return our phone calls, but the Land Records say an affiliated LLC paid \$650,000 for 5500 Bradley Boulevard. The 1940-era house sits on 11,454 square feet, and EagleBank financed the acquisition with a \$1.1 million loan.

**In parting with 5703 Ridgefield Road**, Foxhall Homes sold the last of three recent new-builds in the 'Springfield' neighborhood.

Foxhall collected \$1.950 million for the six-bedroom house, just off the list price of \$1.995 million. Foxhall had built the home in a joint venture with a private investor, as it had likewise done with 5703-A Ridgefield and 5519 Pollard Road.

The Pollard house collected the highest price of the three, at \$2.418 million, while the first house built, at 5703-A Ridgefield, moved at \$1.75 million. Premium Properties brokered the sales.

**Always competitive, the search for infill lots** has grown even more so in recent months. That made the short-sale listing for 6013 Berkshire Drive in 'Wildwood Manor,' offered at \$500,000, a particularly appealing prospect to builders. Sources say the listing drew 14 offers, including a number of builders, looking for a teardown lot on which to go 'new.' An offer was accepted from the 14 for the rambler, but it's unknown if it was a builder offer.

ReMax Realty had the listing.

**What will about \$900,000 buy a Bethesda teardown builder?** Well, for Kensington-based Kehoe Group, it bought a lot at 6705 Pemberton Street, in 'Kenwood Park,' where the builder is now advertising a coming new-build at \$2.395 million. The builder settled on the lot in September.

Douglas Construction Group paid a shade more, at \$915,000, for 4302 Rosedale Avenue, in the 'Columbia Forest' neighborhood. That sale occurred in June, and the Arts & Crafts home Douglas will build now has a pending sale, according to Redfin. ReMax Realty has the listing.

## Council to Vote On Elrich Veto

Marc Elrich's veto of the tax break for Metro station development further widened the gulf between him and the Council. At this point, they have to strain to see each other.

That veto will be tested in this week's Council session, where the group needs six votes to override. Seven had voted 'yes' originally.

Elrich has never believed that Metro Station development should be incentivized, and in vetoing the Riemer led bill to eliminate property taxes for such high-rises, he again reiterated a position he has held for years.

But critics say that Elrich's thinking hasn't changed at all as the county has struggled with generating new projects. The Council seems to be pulling away on a different tack, looking to boost housing through both legislation and a new Growth Policy.

In the Growth Policy, Council committees have backed an effort that lowers Impact Fees and eliminates moratoriums to free up growth, and more revenue in the long-run. Elrich has argued that lowering Impact Fees will create a shortfall in the near term.

Even as the Council shows some new pro-growth sentiment, business leaders still say that it should be putting job growth ahead of housing growth. But the overall change has not gone unnoticed.

In his veto, Elrich said he shares concerns about growth, but said that the bill is focused on the Grosvenor station, where Fivesquares Development plans 2,200 units. Elrich said Fivesquares 'knew what they were doing when they signed' the development deal, and shouldn't need a tax break now to make it work. The county giving up the property taxes, he said, is 'too costly.'

## Building Permits Issued

October 7 – 16, 2020

### Bethesda

**Dennis Motsco**, 8310 Westmont Terrace, Bethesda, Md. (240) 375-6447, to build a \$550,000 unit at 7708 Radnor Road, Bethesda, in 'English Village;'

**Jianping He / Francisco Leon**, 8501 River Rock Terrace, Bethesda, Md. 20817, (301) 703-2340, to build a \$700,000 unit at 9401 Persimmon Tree Road, Potomac, in 'Bradley Farms;'

**Beaconcrest Homes**, 1355 Beverly Road, #330, McLean, Va. (703) 932-3531, to build a \$500,000 unit at 8906 Ridge Place, Bethesda, in 'Devonshire;'

### Kensington

**William Brooks**, 3002 Edgewood Road, Kensington, Md. 20895, (615) 630-5909, to build an \$860,000 unit at the same address;

**Elite Kitchens Inc.**, 12115 J Parklawn Drive, Rockville, Md., (301) 881-2776, to build a \$300,000 unit at 4513 Clearbrook Lane, Kensington, in 'Chevy Chase View;'

### Other Locations

**Eric Saul**, 8114 Carroll Avenue, Takoma Park, Md. (301) 270-0395, to build a \$300,000 unit at 301 Bonifant Road, Silver Spring;

**Toll Brothers**, 7164 Columbia Gateway Drive, #230, Columbia, Md., (410) 872-9105, to build a \$300,000 unit at 13910 Scout Lane, Gaithersburg, in 'Mt. Prospect;'

**Stanley Martin Custom Homes**, 11111 Sunset Hills Road, #200, Reston, Va. (703) 964-5000, to build a \$400,000 unit at 11760 Glen Mill Road, Potomac;

**Caruso Homes**, 2120 Baldwin Ave., #200, Crofton, Md., (410) 977-0864, to build a \$229,200 unit at 12601 Hallman Court, Gaithersburg;

**CalAtlantic Group**, 14280 Park Meadow Drive, Chantilly, Va. (703) 449-6500, to build a \$175,000 unit at 17100 Oxley Farm Road, Poolesville, in 'Westerly;'

**NVR Inc.**, to build a \$175,000 unit at 21811 Woodcock Way, Clarksburg, in 'Cabin Branch;'

## City of G'burg Permits and Actions of Note

**ASDP-8610-2020 – 700 Quince Orchard Road**. Amendment to Schematic Development. Zoned MXD. *Change in use to permit integrated light manufacturing and increase in building habitable space with conversion of the first floor parking.* Appl: Rock Creek Quince Orchard, 1155 Connecticut Avenue, NW, #700, Washington, DC. (202) 835-1212.

## Planning Board Actions of Note

Oct. 15 and 22, 2020

**2021002 – Housing Opportunities Commission**. (Mandatory review). Zoned CR-5.0. .47 acre. *Propose 82,356 square foot office building for Housing Opportunities Commission.* Located in the southeast corner of Second Avenue and Fenwick Lane, Silver Spring. Appl: Housing Opportunities Commission, Detrick Avenue, Kensington, Md. (240) 627-9400. **Approved.**

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## Commercial Permits Issued

October 7 – 16, 2020

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**Will Teass**, 515 M St., SE, #200, Washington, DC, 20003, (202) 683-6260, to build a \$250,000 unit at 8455 Fenton Street, Silver Spring;

**Monarc Construction**, 2781 Hartland Road, Falls Church, Va. 22043, (703) 641-8500, to build a \$395,700 fitout for a new salon at 13835 Outlet Drive, Silver Spring;

**Joe Roberts**, c/o Adventist Healthcare, to build a \$2 million fitout of 9,600 square feet at 12008 Cherry Hill Road, Silver Spring, for Imaging Center;

**Sean Harman**, 101 South Tryon Street, Charlotte, NC, 28280, (704) 377-2725, to build a \$250,000 fitout for a bank at 13711 Connecticut Avenue, Silver Spring;

**New York Life**, 6905 Rockledge Drive, #200, Bethesda, Md. (571) 383-7321, to build a \$2.08 million fitout of 32,030 square feet at the same address;

**Lerner Black Hill One LLC**, 2000 Tower Oaks Blvd, 8<sup>th</sup> Floor, Rockville, Md. (301) 404-2820, to build a \$350,000 community fire pit/grill area at 308 Baltusrol Drive, Germantown;

**Price Modern**, 799 9<sup>th</sup> St., NW, #250, Washington, DC, (202) 655-2368, to build a \$51,135 interior fitout at 9900 Medical Center Drive, Rockville;

**Lincoln Property Co**, 1325 G St., NW, #110, Washington, DC, 20005, (703) 284-3360, to build a \$50,886 white box fitout at 10770 Columbia Pike, Silver Spring;

**Atelier Architects**, 1003 K St., NW, #830, Washington, DC, 20001, (202) 898-9070, to build a \$151,790 fitout of 3,090 square feet at 7550 Wisconsin Avenue, Bethesda;

**Goodstone LLC**, 1050 30<sup>th</sup> ST., NW, Washington, DC, 20007, (240) 837-6118, to build a \$170,519 new-tenant fitout of 2,891 square feet at 6116 Executive Blvd., Rockville;

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## City of Rockville Permits Issued

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**BP Associates LP**, to build a \$290,000 fitout for Dunkin' at 14801 Southlawn Lane;

**SG Office Associates LLC**, to build a \$585,079 fitout for The Orthopaedic Center, at 14995 Shady Grove Road;

**Pulte Home Co**, to build a \$700,000 street light installation at 3133 Royal Fern Place, in 'Tower Oaks;'

**Seven Locks Plaza LC**, to build a \$359,596 fitout for Quincy's Restaurant at 1093 Seven Locks Road;

**Foulger Part Inc**, to build a \$300,000 tenant fitout at 1401 Research Blvd;

**Preserve at Tower Oaks**, c/o EYA, to build four TH units on Wood Aster Place and Bellflower Lane, in 'Tower Oaks;'

**JBG/One Cherry LLC** c/o Bridge Investments, to build a \$375,514 spec suite at 77 Upper Rock Circle, 2<sup>nd</sup> Floor;

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**KF Property Owner**, c/o Streetscape, to build seven \$98,000 TH units on Piccard Drive, in 'King Farm;'

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## Sketch Plans Approved

Oct. 15 and 22, 2020

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**3-20200070 – Hampden Lane**. Zoned CR-5.0. 1.06 acres. *Propose up to 525,000 square feet of mixed-use, including office, retail and residential.* Located one block east of Wisconsin Avenue on East Lane, Bethesda. Appl: c/o of Douglas Development and Washington Property Co., 4719 Hampden Lane, #3, Bethesda, Md. 20814. (301) 222-0050.

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## Preliminary Plans Approved

October 15 and 22, 2020

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**1-20200010 – 809 Easley Street**. Zoned CRN-0.5. .17 acre. *Propose 3,748 square feet of commercial space.* Located on the north side of Easley Street, 300 feet east of Fenton Street, Silver Spring. Appl: Red Rock Films, 625 Sligo Avenue, Silver Spring, Md. 20910. (240) 396-6567.

**1-2019018A – Strathmore Square**. Zoned CR-3.0. 14.6 acres. *Amend existing approval to remove age-restriction from 400 units and approve an additional 909 units.*

Located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane, North Bethesda. Appl: Fivesquares Development, 1377 R St., NW, #350, Washington, DC, 20009. (202) 640-4445.

**1-20190100 – Mont. Co. Humane Society Campus**. Zoned R-60. 7.79 acres. *Propose 13,000 square foot building.* Located at the sw quadrant of Georgia Avenue and Aspen Hill Road, Aspen Hill. Appl: Mont. County Humane Society, 601 S. Stonestreet Ave., Rockville, Md. 20850. (252) 255-5240.

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## Record Plats Approved

Oct. 15 and 22, 2020

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**2-20200490 -Bradley Farms**. Zoned RE-1. 1 lot. Located on the west side of Harrington Drive, 1,100 feet north of River, Potomac. Appl: Kris Dann, 9200 Harrington Drive, Rockville, Md. 20854. (703) 402-2104.

**2-20200560 – Clarksburg Town Center**. Zoned CRT. 4 parcels. Located in the northeast quadrant of the intersection of St. Clair Road and Stringtown Road, Clarksburg. Appl: Clarksburg Village Investments, c/o Elm Street Dev., 1355 Beverly Road, #240, McLean, Va. (703) 734-9730.

**2-20200450 – Bradley Ridge**. Zoned RE-2. 1 parcel. Located in the northeast quadrant of River Road and Bradley Blvd., Potomac. Appl: Matthew Gould, 8821 River Road, Bethesda, Md. 20817. (301) 365-2595.

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## Real Estate Transactions of Note

**Cabin John Properties LLC**, c/o Joseph Vucich, 5215 W. Cedar Lane, Bethesda, Md. 20814, to **Summerville at Potomac LLC**, c/o Brookdale Senior Living, George T. Hicks, 111 Westwood Place, #400, Brentwood, Tn. Parcel A in 'Carriage Hill.' Located at 11215 Seven Locks Road, Potomac, Md. Improved with senior care home. Tax ID: 10-03065924. Liber 60668, page 373. Deed date: August 31, 2020. **Purchase price: \$25,000,000.**

**Bank of America to Old Town Gaithersburg, LLC**, c/o Michelle S. Kim, 10109 Ormond Road, Potomac, Md. 20854. Parcel A in 'Summit Avenue Branch.' Located at 22 N. Summit Avenue, Gaithersburg, Md. 20877. Lot is 30,288 square feet. Improved with 3,510 square foot bank branch. Tax ID: 09-00821425. Zoned R-90/Special Exception. Liber 60672, page 294. Deed date: August 31, 2020. **Purchase price: \$1,700,000.** Deed of Trust: \$1 million, Sandy Spring Bank.

**BJD, LLC**, c/o Bette G. Demarest, to **SSP Olney Limited Liability Company**, 2000 Brighton Dam Road, Brookeville, Md. Unit 103 in 'The Olney Professional Building Condominium.' Located at 17904 Georgia Avenue, #103, Olney, Md. 20832. Unit is 904 square feet. Zoned CRT-2.0. Tax ID: 08-03241401. Liber 60718, page 476. Deed date: September 30, 2020. **Purchase price: \$220,000.**

**Asghar Farsaii** et al to **Way Station, Inc.**, PO Box 3826, Frederick, Md. 21705. Lot 95 in 'Mary J. Boland Subdivision.' Located at 20629 Boland Farm Road, Germantown, Md. 20874. Lot is 24,225 square feet. Improved with 7,907 square foot building. Zoned R-200/Special Exception. Tax ID: 09-03047093. Liber 60666, page 215. Deed date: September 25, 2020. **Purchase price: \$1,400,000.**

### RESIDENTIAL

**The Central Union Mission to Sonshine MD, LP**, c/o Keystone Custom Homes, 227 Granite Run, #100, Lancaster, Pa. 17601. Lots 2 – 28 in 'Bennett Knolls.' 27 SFD lots. Located on Treadwell Lane and Camp Bennett Court, off Route 97, Brookeville. Tax ID: 08-03845451 et al. Liber 60693, page 355. Deed date: August 10, 2020. **Purchase price: \$4,050,000.**

**KF Property Owner, LLC**, c/o Streetscape Partners, to **Pulte Home Company, LLC**. Lots 12 – 18 in 'King Farm, Irvington Centre.' Located at 1504 – 1516 Piccard Drive, Rockville, Md. (7 TH lots). Zoned MXT. Tax ID: 04-03811547 et al. Liber 60758, page 113. Deed date: August 20, 2020. **Purchase price: \$1,570,293.**

**VII Crown Farm Owner LLC to U.S. Home Corporation**, 14280 Park Meadow Drive, #108, Chantilly, Va. Lots 26 – 30 (Block V) and 25 – 31 (Block W) in 'Crown Farm.' Located on Crown Park Avenue and Bleeker Place, Gaithersburg, Md. Zoned MXD. Tax ID: 09-03805466 et al. Liber 60734, page 69. Deed date: September 22, 2020. **Purchase price: \$3,860,354.**

**Brien C. Walton to 5500 Bradley Boulevard LLC**, c/o Marcello Argotti, 4120 Decatur Avenue, Kensington, Md. 20895. Lot 23 (Block 14) and parts of lots 60 and 62 in 'Bradley Hills.' Located at 5500 Bradley Boulevard, Bethesda, Md. 20814. Lot is 11,454 square feet. Improved with house (built 1940). Zoned R-90. Tax ID: 07-00447018. Liber 60679, page 99. Deed date: March 13, 2020. **Purchase price: \$650,000.** Deed of Trust: \$1.1 million, EagleBank.

### Builder Sales of Note

**Douglas Construction Group**, 8429 Fox Run, Potomac, Md., to **Serge-Henri Troch** et al. Lot 15 (Block 5) in 'Hendry Estates.' Located at 5812 Melvern Drive, Bethesda, Md. 20817. Lot is 6,562 square feet. Improved with new house. Zoned R-60. Tax ID: 07-688947. Liber 60665, page 5. Deed date: September 21, 2020. **Purchase price: \$1,649,000.**

**8909 Charred Oak LLC**, c/o Randall Reiner, PO Box 34682, Bethesda, Md. 20817, to **Nyla Beth Gawel et al.** Lot 3 (A) in 'Charred Oak Estates.' Located at 8909 Charred Oak Drive, Bethesda, Md. 20817. Lot is 23,130 square feet. Improved with new house. Zoned R-200. Tax ID: 10-00876477. Liber 60677, page 472. Deed date: September 23, 2020. **Purchase price: \$1,937,500.**

**5644 Bent Branch Road LLC**, c/o Christopher Conlan and Kevin Kehoe, to **Joshua Scott Lamel et al.** Lot 2 (Block G) in 'Tulip Hill.' Located at 5644 Bent Branch Road, Bethesda, Md. 20816. Lot is 14,267 square feet. Improved with new house. Zoned R-90. Tax ID: 07-00660000. Liber 60678, page 350. Deed date: August 5, 2020. **Purchase price: \$2,500,000.**

**Luxmanor Custom Home Builders LLC**, c/o Ephie Zlotnitsky, to **Kevan Abrishamkar et al.** Lot 1 (Block H) in 'Willis-Slater Addition to Luxmanor.' Located at 6306 Huntover Lane, Rockville, Md. 20852. Improved with new house. Tax ID: 04-00084588. Liber 60721, page 359. Deed date: July 30, 2020. **Purchase price: \$2,350,000.**

**ASP 8615 Melwood Road, LLC**, c/o Wormald Homes, to **Erika Howard et al.** Lot 11 (Block 3-A) in 'Hillmead-Bradley Hills.' Located at 8615 Melwood Road, Bethesda, Md. 20817. Lot is 6,000 square feet. Improved with new house. Zoned R-60. Tax ID: 07-00595796. Liber 60753, page 464. Deed date: August 10, 2020. **Price: \$1,640,000.**

### The Maryland Newsletters

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