

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 37, Number 4

February 26, 2024

In Brief...

...Lidl has pulled the building permit that will enable it to fit out 7625 Old Georgetown Road for a grocery store. Lidl will replace the former Safeway at the Bethesda Place location.

...Foulger Pratt's plan for new apartments at 7126 Wisconsin Avenue returns to the Planning Board in early March, with a redesign. The developer won the Board's backing at a hearing last Fall, but adjacent property The Seasons Apartments said they weren't properly notified of the hearing and had design issues. Thus, Foulger comes back, with changes to the building, and hoping for re-approval.

...A Council committee will hear this week from affordable housing providers on the impact of the proposed Building Energy Performance Standards (BEP) on their buildings. The legislation is already passed; what's up for review are the regulations, and the committee is hearing from stakeholders how those regs will play out.



New Game Plan

BXP Alters Approach for LifeSci on Shady Grove

While it tries, like the rest of the Life Sciences industry, to decipher what the future holds, BXP has decided to sell a portion of its Shady Grove Road holdings for residential.

The firm, formerly known as Boston Properties, is in the market now with 136 townhouse lots at the Rockville property. That first tranche of lots is site plan approved, and beyond those, BXP has nearly 200 more townhouse lots that it will also likely put on the market later.

The decision is, for the developer, a move away from the larger 'Innovation District' plan that BXP had floated last year, with potentially up to 1.3 million feet of lab and R&D space in multiple new buildings on the 31-acre tract along Shady Grove between Gaither Road and Choke Cherry Road.

But BXP isn't leaving the Life Sciences sphere or its commitment to that market here, say sources familiar with its thinking; instead, after selling the towns, it will concentrate on developing a unique, mixed-use Life Sciences community fronting Shady Grove. The developer will generally embrace the layout approved for the

(Continued as 'BXP' on Page 2)

HOC Readies for HQ Construction Start

No confetti was thrown, nor bells were rung, but Thursday morning a week ago was a momentous day for the Housing Opportunities Commission (HOC).

It was the day the final plat was approved for the agency's new headquarters. With the Planning Board's stamp of approval on the plat, HOC can move toward construction of its 82,220 square foot building at Fenton Lane and 2nd Avenue in Silver Spring.

With the plat approved, HOC can pull the building permit, and give 'notice to proceed' to Paradigm Contractors LLC. Physical construction should begin in earnest in March, with delivery about two years out. At that point, HOC will be able to relocate out of its Kensington offices to the Silver Spring location.

Promark Partners is doing the development services work, and JLL is the construction manager for HOC.

HOC's Headquarters design.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: support@marylandnewsletters.com
www.marylandnewsletters.com

County Buys Piece of Glenmont

Employing a novel strategy, the county plans to buy a small piece of land in the Glenmont Shopping Center, towards its ultimate redevelopment.

Marc Elrich’s budget includes approximately \$450,000 to fund the acquisition of a 12,179 square foot parcel at the Randolph Road and Georgia Avenue shopping center. It’s a roughly rectangular property near the former Country Boy store, now owned by the state Department of Transportation, that the county has its eye on.

As it is, the approximately 20-acre Glenmont property, with Staples and CVS as anchors and the throwback ‘Glenmont Arcade’ sign at its center, is in multiple hands, or as the budget comment puts it, ‘fragmented ownership.’

Going back to 1978, the County has wanted to see at least a physical upgrading of the 197,000 square foot center, but the fact there are multiple owners has made forging a plan difficult. More recently, county plans have envisioned assemblage and redevelopment – also to no avail. The Center remains, says Elrich’s budget, ‘poorly configured and unattractive with a confusing circulation pattern.’

By buying a piece, the county can get a seat at the table among the owners, and perhaps help steer things toward the last Sector Plan’s vision: a mixed-use town center with urban amenities, including restaurants, open space and professional offices.

Planners Reopen ‘Attainable Housing’

The prospect of allowing houses such as duplexes in down-county single-family neighborhoods burst into the open a few years ago, before going quiet.

But it was only lying dormant, sidelined by the need for planners to focus on Thrive, the General Plan. Now, the policy that would bring ‘missing middle’ housing to single-family zones is coming back.

It’s called Attainable Housing, and central to the idea is the prospect of allowing duplexes and triplexes by right in the R-40, R-60 and R-90 single-family zones, though the new units would have to comply with a ‘pattern book’ governing layout, massing and scale. Probably the most controversial part of Attainable Housing, it is also an approach that staff calls ‘small scale,’ in an acknowledgment that it would likely yield a small number of units.

Beyond that would be ‘medium scale,’ in which greater densities, including stacked flats and small apartment buildings, are allowed in growth corridors, and finally a larger-scale approach adding Attainable Housing in growth corridors through master plans.

Both a need to diversify the county’s housing stock and the idea of ‘equity’ are driving forces for the Attainable Housing policy, say planners, who have set out a schedule of briefings with the Board this Spring. In its earlier incarnation, the Planning Board had endorsed the goal that Attainable Housing would help ‘unravel the exclusionary aspects of the county’s single-family residential zones.’ It would, says planning staff, ‘begin the process of addressing historical inequities to create more equitable, mixed-income neighborhoods.’

Rock Creek Terrace Part of Larger Portfolio

A Rockville apartment building was the biggest by far of the five complexes acquired recently by Hudson Valley Property Group. In all, Hudson Valley, out of New York, paid \$208 million for 1,1140 units, mostly in the DC area, but including a North Carolina property. The bulk of that payment, \$108.6 million, went to the 528-unit Rock Creek Terrace Apartments. Rock Creek is located at 12630 Veirs Mill Road. JLL arranged financing.

BXP at Shady Grove

(Continued from Page 1)

property when it bought it in 2021, with a mix of towns on the south side, near Piccard Drive, and over half a million feet of commercial and over 1,300 multifamily units fronting Shady Grove.

It appears to be a decision that acknowledges, given the market slowdown, the time it would take to realize the density laid out in the ‘District’ plan. Because it owns the 31-acre tract outright, BXP can pivot and quickly monetize the residential component of the plan while prepping the mixed-use frontage.

For builders, the 136 townhouse lots offers immediate inventory, and the listing has drawn strong interest. Enterprise Realty Services is handling the disposition.

Two Builders into Kenwood Park

Kenwood Park is the next destination for both Foxhall Homes and ERB Properties.

Foxhall, based in Bethesda, paid \$1.125 million for 5828 Tanglewood Drive. Foxhall is in for permits now and is aiming for a 2025 delivery. The lot runs to 11,200 square feet.

For its part, ERB Properties made 7105 Marbury Road in Kenwood Park its latest acquisition. The Beltsville builder settled on the 10,887 square foot lot in late December for \$1.050 million.

..A partnership headed by Laurence Cafritz Builders was the buyer on an Edgemoor lot. Cafritz' 5408 Moorland LLC paid \$3.251 million early this month to buy the lot – with a house built in the 1920's - at 5408 Moorland Lane.

The Cafritz website says a start is planned for Spring 2024 on the 18,181 square foot lot 'in the heart of Edgemoor.' Cafritz has built several houses on the street.

...Haverford Homes has bought its latest Bethesda infill home, under the name of its affiliate, Tilden Signatures.

The Rockville builder paid \$1.05 million for 9120 Quintana Drive recently, extending its run in the Burning Tree area and some of the larger lots off Bradley Boulevard. Tilden is in for permits now for the new-build coming on the 21,602 square foot lot. Haverford's last buy in that area was 6940 Winterberry Lane.

Pulte, EYA Getting Sales Active

The sales people at both EYA and Pulte Homes are about to get very busy.

By late Spring, both builders will be at full throttle on several new jobs. If all goes to plan, Pulte will have three jobs newly opened in the county, while it pursues several more through entitlements. The three that are either open or Coming Soon are King Farm and Farmstead District, both in Rockville, and Creekside, in Clarksburg.

Still in the making are two-over-two's in Twinbrook, estate lots on the Fraley Farm in Rockville, and a planned acquisition of the for-sale units at the redevelopment of Lakeforest Mall.

At Creekside at Cabin Branch, on Route 121, Pulte has both towns and singles, but will open with the singles first. Still labeled 'Coming Soon,' they'll be a rarity in a county given over more often these days to towns and apartments.

At Farmstead, which it will share with EYA, Pulte is likewise in 'Coming Soon' mode, but on condos and towns. The two-over-two's on the site of the former King Buick on Route 355 will start in the low \$600's, and the four-level towns from the mid-\$700's.

Meanwhile, at King Farm, Pulte has released new homes for sale, and its towns start today at \$692,990.

Pulte officials were at the Rockville planning commission last week outlining their rezoning case for the current Twinbrook Community Church on Halpine Road. From the current single-family zone today, Pulte seeks a floating zone that will allow it to build 36 two-over-two's.

*

EYA, meanwhile, had sold out of Tower Oaks and Cabin John Village, giving it a lull in sales here to start the year. But it broke the silence by opening at The Farmstead District, ahead of Pulte, on Route 355. It has the higher-priced towns there, opening from the mid-\$700's. Its' elevator towns are priced from the \$800's.

This past weekend, EYA hung out the For Sale sign as well at Northside, a townhouse job off Seven Locks Road near Fortune Terrace, nestled up against Park Potomac to the south. And in recent days, the Bethesda builder put the 'The Brownstones at Westbard Square,' off River Road near Ridgefield Road in Bethesda, into Coming Soon mode.

The 85 towns at Northside opened to strong traffic recently. Prices start at \$1.2 million, for the Cambridge model, while the top-priced Nottingham clocks in at \$1.59 million. Northside boasts walkable retail and fitness close by, helping to drive early interest from buyers.

And when they open later this Spring, the Towns at Westbard, where EYA has 101 units in all, will start in the \$1 million range. An elevator town at Westbard will be priced from \$1.4 million.

State Eyes Small Office on Colesville

A state office that encourages volunteering is coming to Silver Spring.

The Maryland Department of Service and Civic Innovation has negotiated a lease for 2,430 square feet at 8403 Colesville Road. It stems from the passage of the Serving Every Region Through Vocational Exploration Act, or SERVE. The lease will be reviewed this week at the Board of Public Works (BPW).

The office may be about volunteering but the state will pay real money for the space. It's a three-year deal that would start in March and run through 2027, written at \$29.52 per square foot and escalating at 3 percent annually. BPW paperwork says the location is 'newly built out' and will serve as a field office for volunteers in Montgomery and Prince George's County.

Back to 'Westside'

Carole King, The Byrds and Neil Young all sang about 'Goin Back.' Now Stanley Martin Homes is doing it too.

After a two-year run that ended in 2022 at Westside at Shady Grove Metro, Stanley Martin is returning for a 37-lot final phase. The builder says on its website that sales will start in Early 2024, priced from the \$700's.

Located on Crabbs Branch Way, south of Shady Grove Road, Westside had kept EYA, Lennar and Stanley Martin busy building over 350 homes since 2019. For the final phase, developer EYA modified the planned 24-foot wide units for the 20-foot towns Stanley Martin will build.

Fairstead's Key Approval

Fairstead Capital won the crucial site plan approval it needed to build new apartments in Rockville. The New York-based group won Planning Board approval for a 213-unit building at 12500 Ardennes Avenue, off Twinbrook Parkway. The site is near the Twinbrook Metro Station and the two apartment buildings developed by JBG Companies, the Alaire and the Terano.

Fairstead had bought the property, a low-slung one-story building that served for years as a pre-trial center for the County court system, last summer for \$14.25 million. It had first entered the county by buying The Ivy apartments in Rockville, then decided to start a ground-up project and bought the Ardennes site.



Fairstead's 12500 Ardennes

McDonald's Likely Arby's Replacement

McDonald's awaits the building permit that will enable it to convert the former Arby's on Rockville Pike in North Bethesda to its Golden Arches.

The fast-food giant has an executed lease to occupy the pad site building at 11710 Rockville Pike, just south of Old Georgetown Road, as first noted by blogger Robert Dyer. It was last an Arby's, which may have the meats but no longer has a White Flint location. Several retailers had taken a shot at the location, including Starbucks and Shake Shack, but ultimately passed before McDonald's arrived. What separates the former Arby's site from the pack is the grandfathered drive-thru.

McDonald's is of course just down the street, and what becomes of that location isn't known.

A Rockville Expansion

Rockville Housing's footprint at a Rockville building is almost twice as large now. The group, an affiliate of the City of Rockville that administers public housing, grew from 6,800 square feet to just over 11,600 feet at 1300 Piccard Drive. The Ward Corporation owns the building and Ken Fellows at KLN represented the landlord.

Comsat's Future Again Debated

When it comes to the Clarksburg Gateway Sector Plan now underway, one property qualifies as both the elephant in the room and the 800-pound gorilla at the same time: the Comsat tract.

And planners are getting closer to drawing up recommendations for what should be done with the long-vacant office campus along I-270. The Gateway Sector Plan covers about 1,000 acres from West Old Baltimore Road on the south across Shawnee Lane and up to Clarksburg Road on the north, and the 200 acres of Comsat sit at its heart.

Comsat's story is almost an urban legend now. It's been vacant for 17 years while arguments have continued over whether the building is significant and should be preserved, or should be redeveloped. It was sold to Lantian Development in 2015, which continues to explore its options for the tract.

Most recently in the Sector Plan, planners completed their 'outreach' to find out what those in the community hope the larger Plan will yield, and it is those findings they presented to the Planning Board two weeks ago. Ironically, though Comsat constitutes the largest developable area in the Plan by far, it drew only a relatively small portion of the comments that planners received. More important to local citizens it seemed, were issues like bringing in more retail, improving and expanding the road network, and adding restaurants, parks and public transportation.

Among those who commented on Comsat, planners noted that most supported either a historic designation or adaptive re-use. But boardmember James Hedrick asked the most pointed questions about the conundrum inherent to the Sector Plan discussion: can the area become the 'complete community' that planners envision without development of Comsat. "What, if any, is the justification for the historic designation of the Comsat building?," he asked. Told that the building was designed by prominent architect Cesar Pelli, and that it also reflects the growth of the I-270 corridor, Hedrick replied, "There's a balancing act going on...but if we're coming to the point of trying to designate the Comsat building as a historic property, that's going to limit significantly the ability to...develop the things that bring in what people are asking for (in the Plan)," said Hedrick.

Planners, in response, said they are about to tackle, as part of the Plan, the questions about Comsat's future, and will return to the Board with recommendations.

Short Takes:

...**The vertically-inclined plans** for a residential tower at 'Ellsworth Place' in Silver Spring are officially in review. Tennessee-based GBT Realty wants to build 450 units in a 20-story apartment building atop the retail center on Colesville Road in downtown Silver Spring.

...**A public hearing will be held this week** at the County Council on a zoning text amendment that would allow multifamily housing to be collocated with religious properties or private educational institutions in some instances. The ZTA is 24-01.

Building Permits Issued

February 7 – 19, 2024

Bethesda

Montgomery Homes LLC, 5 Balmoral Court, Rockville, Md. 20850, (240) 832-5533, to build a \$500,000 unit at 4516 Highland Avenue, Bethesda;

Douglas Construction Group, 8492 Fox Run, Potomac, Md. (301) 440-6948, to build a \$750,000 unit at 5803 Sonoma Road, Bethesda, in 'Ayrilawn;'

ERB Properties, 10135 Bacon Drive, Beltsville, Md., to build a \$500,000 unit at 8704 Susanna Lane, Chevy Chase;

Francis Development, 912 Silver Spring Avenue, Silver Spring, Md. (301) 703-2349, to build a \$759,000 unit at 6105 Durbin Road, Bethesda, in 'Kenwood Park;'

Wormald Homes, 5283 Corporate Drive #300, Frederick, Md. 21703, (240) 405-1345, to build an SFD unit at 6105 Berkshire Drive, Bethesda, in 'Wildwood Manor;'

Tri Pointe Homes, 12435 Park Potomac Avenue, #600, Potomac, Md. (301) 803-4800, to build two \$300,000 TH units at 6905 and 6911 Penngrove Lane, in 'Amalyn;'

Tysons Design Build, 7641 Leesburg Pike, 2nd Fl, Falls Church, Va. (703) 880-1633, to build a \$1.5 million unit at 9010 Burdette Road, Bethesda;

Silver Spring

Habitat for Humanity, 8380 Colesville Road, #700, Silver Spring, Md. 20910, (301) 346-5526, to build a \$422,518 unit at 4018 Gannon Road, Silver Spring;

Sterling Custom Homes, 10801 Fox Hunt Lane, Potomac, Md. (301) 657-6699, to build a \$300,000 unit at 9505 Garwood Street, Silver Spring;

(Continued on Page 6)

Building Permits Issued (from p. 5)***Other Locations***

D.R. Horton Inc., 137 Mitchells Chance Road, #250, Edgewater, Md. 21037, (410) 530-8863, to build a \$185,000 unit at 10190 Kings Grove Way, Damascus;

Classic Homes, 6116 Executive Blvd, #750, Rockville, Md. (301) 251-2001, to build a \$900,000 unit at 12212 McCrossin Lane, Potomac;

Toll Brothers, Columbia, Md. (410) 872-9105, to build four \$300,000 units in 'Mt. Prospect,' North Potomac, at:

- 12334 Woody Lane;
- 13905 Whisper Way;
- 14152 Grey Skies Drive;
- 12340 Potomac Hunt Road;

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, VA. (703) 934-7828, to build a \$242,935 unit at 14521 Leafhopper Drive, Boyds, in 'Creekside;'

Ryan Homes, 656 Quince Orchard Lane, #500, Gaithersburg, Md. (301) 258-0002, to build a \$175,000 unit at 4628 Landgreen Street, Rockville;

Stanley Martin Homes, 6404 Ivy Lane, #600, Hyattsville, Md. (571) 455-8769, to build four \$160,000 TH units at 8257 – 8285 Front Loop, in 'Westside at Shady Grove;'

Commercial Permits Issued

February 7 – 19, 2024

Capital Projects Mgmt., 9208 Whitney Street, Silver Spring, Md. (202) 207-4960, to build a \$5.6 million alteration at 7900 Connecticut Avenue, Chevy Chase;

Building RS&H, 2600 Park Tower Drive, #101, Vienna, Va. (713) 914-4433, to build a \$950,000 bank branch at 3800 International Drive, Silver Spring;

Scott Dexter, 6325 Woodside Court, #310, Columbia, Md. (410) 290-9680, to build a \$3 million two-story church building at 16227 Batchellors Forest Road, Olney;

Mosaic Real Estate, 7900 Fenton, Bethesda, Md. (240) 438-7020, to build a \$200,000 interior fitout at the same address;

Lidl Grocery Store, 7625 Old Georgetown Road, Bethesda, Md. (571) 218-8927, to build a \$3.28 million grocery store fitout of 43,227 square feet, at 7625 Old Georgetown Road, Bethesda;

Boguet Construction Associates, 8224 Old Courthouse Road, #200, Arlington, Va. (443) 717-7154, to build a \$3.3 million renovation of 30,610 square feet at 1315 East West Highway, Silver Spring;

Fox Architects, 1240 22nd St., NW, Washington, DC, 20037, (202) 659-0929, to build a \$546,176 expansion of the lobby at 6903 Rockledge Drive, Bethesda;

Fox Architects, 1240 22nd St., NW, Washington, DC, 20037, (202) 659-0929, to build a \$4.99 million alteration at 6903 Rockledge Drive, Bethesda;

The Elm at PSTA, c/o Elm Street Development, to build a \$1.25 million clubhouse at 10247 Dalmatian Street, Rockville;

Thomas Carr, 3547 36th St., N, Arlington, Va. (202) 247-0549, to build a \$26.4 million school building at Bullis School, 10601 Falls Road, Potomac;

R Square Consolidated Services, 730 East Gude Drive, Rockville, Md. (240) 678-3790, to build a \$525,193 air conditioning improvement at 1131 University Blvd, Silver Spring;

Northwest Park Business Office, 475 Southampton Drive, Silver Spring, Md. (717) 977-1884, to build a \$226,866 office fitout at 475 Southampton Drive, Silver Spring;

Tista Tech, 6120 Executive Blvd, #300, Rockville, Md. (571) 218-8927, to build a \$226,688 interior fitout at the same address;

The Diener School, 11701 Danville Drive, North Bethesda, Md. (301) 299-4602, to build a \$4.14 million fitout for a school at 9312 Old Georgetown Road, Bethesda;

Evie Laug, 516 N. Charles Street, #500, Baltimore, Md. (301) 252-1284, to build a \$450,000 retail fitout at 15783 Old Columbia Pike, Burtonsville;

City of Rockville Permits Issued

Edge Construction, (301) 891-9190, to build a \$610,000 doctor's office fitout at 802 Pleasant Drive;

S&R Commercial, (443) 528-9398, to build a \$350,000 alteration for Starbucks at 14941 Shady Grove Road;

Korth Companies, Gaithersburg, Md., to build a \$235,000 spec suite at 2101 Gaither Road;

Korth Companies, to build a \$360,750 expansion for an existing tenant at 2099 Gaither Road;

Garcete Construction, (301) 277-9285, to build a \$1.655 million alteration for the County at 14645 Rothgeb Drive;

Buch Construction, to build \$3.6 million in fitout work at 2400 Research Boulevard, on the 4th and 5th floors.

Sketch Plans Submitted

320240060 – Ellsworth Place. (Formerly City Place). Zoned CR-8.0. 2.48 acres. *Propose up to 450 units in residential tower above existing retail.* Located in the southeast quadrant of Colesville Road and Fenton Street, Silver Spring. Appl: GBT Realty Corporation, c/o Trey Culpepper, 9010 Overlook Boulevard, Brentwood, Tn, 37027. (629) 208-0680.

Sketch Plans Approved

February 15 and 22, 2024

32018020A – 12500 Ardennes. Zoned CR-2.0. 1.73 acres. *Propose up to 213 multifamily units.* Located in the southwest quadrant of Twinbrook Parkway and Ardennes Avenue, Rockville. Appl: Twinbrook Ardennes Owner LLC, 4550 Montgomery Avenue, 4th Floor, Bethesda, Md. 20814. (212) 798-4083.

Preliminary Plans Approved

February 15 and 22, 2024

120220120 – 12700 Travilah Road. Zoned RE-2. 16.03 acres. 7 SFD lots. Located on Travilah Road, east of Bissel Lane, Potomac. Appl: Classic Homes of Md., 6116 Executive Boulevard, #750, Rockville, Md. 20852. (301) 251-2001.

Site Plans Submitted

820240070 – Kings Crossing. Zoned R-200. 5.99 acres. *11 SFD lots.* Located at 18505 Crossview Road, south of Autumn Gold Road, Germantown. Appl: Jim Zhao, 18505 Crossview Road, Germantown, Md. (240) 938-1290.

82017003B – St. Elmo Apartments. Zoned CR-5.0. Apartment building of up to 279 units and 6,000 sf retail planned. *Amend plan for minor architectural and building elevation changes, rooftop design.* .59 acre. Located at St. Elmo and Fairmont Avenue, 30 feet north of Old Georgetown Road, Bethesda. Appl: St. Elmo Apartments LLC, 11710 Plaza America Drive, #1100, Reston, Va. (703) 860-0901.

Site Plans Approved

February 15 and 22, 2024

820240060 – 12500 Ardennes. Zoned CR-2.0. 1.73 acres. *Propose up to 213 multifamily units.* Located in the southwest quadrant of Twinbrook Parkway and Ardennes Avenue, Rockville. Appl: Twinbrook Ardennes Owner LLC, 4550 Montgomery Avenue, 4th Floor, Bethesda, Md. 20814. (212) 798-4083.

82020015D – Village at Cabin Branch. *Request amendment of development triggers for delivery of non-residential buildings at age-restricted community.* Zoned CRT-0.5. Located west of Broadway Avenue off Cabin Branch Avenue, Clarksburg. Appl: Classic Group Inc. , 8120 Woodmont Avenue, Bethesda, Md. 20814. (301) 913-0404.

Record Plats Approved

February 15 and 22, 2024

220220950 – Bloom Montgomery Village. Zoned TLD. 22 lots. Located on the west side of Montgomery Village Avenue, 1700 feet south of Apple Ridge Road, Montgomery Village. Appl: MV Development, c/o Monument Realty, 750 17th St, NW, #1100, Washington, DC, (202) 777-2010.

220230080 – E. Brooke Lee’s 2nd Addn to Silver Spring. Zoned CR. 1 lot. *Propose 82,220 square foot office building.* Located in ne quadrant of intersection of Fenwick Lane and Second Avenue, Silver Spring. Appl: Housing Opportunities Commission, 10400 Detrick Avenue, Kensington, Md. 20895. (240) 627-9400.

220240280 – (-420) – Creekside at Cabin Branch. Zoned RNC. 44 lots in mix of SFD and TH. Located on both sides of Dowitcher Way, 2,500 feet west of Clarksburg Road (Rt. 121), Clarksburg. Appl: Pulte Home Corporation, Fairfax, Va. (703) 934-9300.

220221080 (-1120) – Bloom Montgomery Village. Zoned TLD. 57 lots. Located at the end of Stewarttown Road, Montgomery Village. Appl: MV Development, c/o Monument Realty, 750 17th St, NW, #1100, Washington, DC, (202) 777-2010.

220230060 – Joseph’s Park. Zoned CRT. 1 lot for approx.. 11,300 square feet retail. Located in the southeastern quadrant of Conn. Avenue and Plyers Mill Road, Kensington. Appl: Mountain View Burleson, LLC, c/o Colliers Engineering and Design.

220240100 (-0130) – Westwood Square. Zoned CRT. 71 TH lots. Located on the west side of Westbard Avenue, 2,000 feet north of Mass Avenue, Bethesda. Appl: EYA, 4800 Hampden Lane, #300, Bethesda, Md. (301) 634-8600.

220240430 – Creekside at Cabin Branch. Zoned RNC. 27 TH lots. Located on the north side of Dowitcher Way, west of Clarksburg Road, Clarksburg. Appl: Pulte Homes, Fairfax, Va. (703) 934-9300.

Real Estate Transactions of Note

Katherine Palumbo to Douglas Construction Group LLC, 8429 Fox Run, Potomac, Md. 20854. Lot 12 (Block 2-F) in ‘Hillmead-Bradley Hills.’ Located at 8805 Lowell Street, Bethesda, Md. Lot is 6,694 square feet. Improved with house (built 1955). Tax ID: 07-00594360. Liber 67730, page 441. Deed date: January 26, 2024. **Purchase price: \$825,000.**

Miles Spencer et al, to 5408 Moorland, LLC, c/o Laurence Cafritz. Lot 4 (Block 7) in ‘Edgemoor.’ Located at 5408 Moorland Lane, Bethesda, Md. Lot is 18,181 square feet. Improved with house (built 1927). Tax ID: 07-00486098. Liber 67729, page 280. Deed date: February 1, 2024. **Purchase price: \$3,251,000.**

Michael L. Harrison et al to Foxhall Tanglewood LLC. Lot 5 (Block 7) in ‘Kenwood Park.’ Located at 5828 Tanglewood Drive, Bethesda, Md. 20817. Lot is 11,200 square feet. Improved with house (built 1961). Zoned R-90. Tax ID: 07-00621588. Liber 67734, page 294. Deed date: February 5, 2024. **Purchase price: \$1,125,000.** Deed of Trust: \$900,000, Trustar Bank.

Sabrina Nathalie Pluvinae et al to ERB Properties LLC, Beltsville, Md. Lot 2 (Block 2) in ‘Kenwood Park.’ Located at 7105 Marbury Road, Bethesda, Md. 20817. Lot is 10,887 square feet. Improved with house (built 1959). Zoned R-90. Tax ID: 07-00618752. Liber 67737, page 130. Deed date: December 28, 2023. **Purchase price: \$1,050,000.**

Natalie C. Crowley to Tilden Signatures Quintana, LLC, c/o Haverford Homes, 6110 Executive Blvd., #310, Rockville, Md. Lot 9 (Block 8) in ‘Burning Tree Estates.’ Located at 9120 Quintana Drive, Bethesda, Md. 20817. Lot is 21,602 square feet. Improved with house (built 1964). Zoned R-200. Tax ID: 10-00868490. Liber 67738, page 134. Deed date: February 5, 2024. **Purchase price: \$1,050,000.**

Other Locations

The Elms at PSTA, LLC, c/o Elm Street Development, to **PSTA Residential, LLC**, c/o Wormald Homes, 5283 Corporate Drive, #300, Frederick, Md. 21703. Lots 10 – 18 (Block E) in ‘PSTA.’ (The Grove). Located at 14910 – 14926 Dispatch Street, Rockville, Md. 20850. (9 TH lots). Tax ID: 09-03878336 et al. Liber 67746, page 122. Deed date: December 11, 2023. **Purchase price: \$3,545,231.**

Green Bloom MV Development LLC, c/o Monument Real Estate, to **NVR Inc.** Lots 33 – 36 (Block M) in ‘Bloom Montgomery Village.’ (4 TH lots). Located at 9538 – 9546 Nature Trail, Montgomery Village. Tax ID: 09-03879284 et al. Liber 67748, page 363. Deed date: February 2, 2024. **Purchase price: \$914,608.**

Jesse Smith to Sterling Custom Homes LLC, Alan Kurkjian, 10801 Fox Hunt Lane, Potomac, Md. Lot 2 (Block E) in ‘Highland View of Sligo Park.’ Located at 9138 Eton Road, Silver Spring, Md. 20901. Lot is 7,150 square feet. Unimproved. Zoned R-60. Tax ID: 13-03843394. Liber 67753, page 156. Deed date: February 6, 2024. **Purchase price: \$300,000.** Deed of Trust: \$810,000, Sandy Spring Bank.

Builder Sales of Note

Douglas Construction Group LLC to Sara Eidelman et al. Lot 12 (Block Q) in ‘Garrett Park Estates.’ Located at 10907 Orleans Way, Kensington, Md. 20905. Lot is 8,250 square feet. Improved with new house. Zoned R-60. Tax ID: 04-00064397. Liber 67752, page 251. Deed date: February 9, 2024. **Purchase price: \$1,805,300.**

Douglas Construction Group, to Nicole DelToro, et al. Lot 7 (Block 1) in ‘George P. Sachs Subdivision.’ Located at 4811 Leland Street, Chevy Chase, Md. 20815. Lot is 5,184 square feet. Improved with new house. Zoned R-60. Tax ID: 07-00677807. Liber 67722, page 92. Deed date: November 30, 2023. **Price: \$2,605,000.**

ERB Properties LLC, 10135 Bacon Drive, Beltsville, Md., to **John W. Lucey et al.** Lot 2 (Block B) in ‘Alta Vista Terrace.’ Located at 5703 Anniston Road, Bethesda, Md. 20817. Lot is 6,296 square feet. Improved with new house. Zoned R-60. Tax ID: 07-00680111. Liber 67722, page 1. Deed date: January 29, 2024. **Purchase price: \$2,125,000.**

MULTIFAMILY

Rock Creek Terrace Limited Partnership, c/o Mid City Financial Corp., to **Rock Creek Preservation LLC**, c/o Hudson Valley Property Group, 200 Vesey Street, 24th Floor, New York, NY. 528 unit ‘Rock Creek Terrace Apartments.’ Located at 12630 Veirs Mill Road, Rockville, Md. Zoned R-10. Tax ID: 13-00977220. Liber 67745, page 278. Deed date: January 30, 2024. **Purchase price: \$108,600,000.**

The Maryland Newsletters

Publishers of the Montgomery & Prince George’s Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Web site: www.marylandnewsletters.com. \$215/annually (24 issues).
The information published in this newsletter is deemed reliable, but is not guaranteed.

Email: support@marylandnewsletters.com
