

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...The tallest building on the campus of the National Institute of Standards and Technology, Building 101, needs upgrading – badly.

So the Department of Commerce is looking for a firm that can fix it. The agency released a market survey looking for companies capable of bringing the building into the modern era.

Commerce says in a posting on the federal website, Beta.Sam that the 11-story '101' is the most iconic building on the campus, but is 'in poor physical condition.' The plan is to give floors 2 through 11 a full renovation, both for systems and a 'less-restricted layout. The notice is SS21-08.

...The Saint Luke Institute will use a new location in Silver Spring for its administrative support services. The group leased 9,191 square feet at 8380 Colesville Road. Ethan Bernardi and Nathan Bortnick at the Lincoln Property Company represented the landlord, Tower Companies. Brian Ball at NAI KLNb brought the tenant.

Hopkins' Belward Start *Plans Medical Office for High-Profile Property*

Johns Hopkins' 'Belward Farm,' anticipated for years, is now lined up to get its first building. As part of its Health System operations, Hopkins is planning a 126,200 square foot medical office and surgery center on the 107-acre Belward tract. The building will front on Route 28 at Key West Avenue, on the east side of the original farmhouse.

It is notably the first tranch of several million square feet of space that can be developed on the farm, formerly owned by Elizabeth Banks but sold to Hopkins in 1989 for \$5 million. (A separate 30-acre part of the farm was developed years ago). Hopkins has APF approvals for 1.41 million feet, but long term plans for 4.71 million feet. The Hopkins name and the location of the otherwise undeveloped farm have made the Belward tract an expected centerpiece of the 'Great Seneca Science Corridor.'



Belward Farm

Importantly, the new building puts Hopkins back in expansion mode here after it had consolidated its educational offerings in Shady Grove back to Baltimore. After Johns Hopkins University had closed its graduate programs, it put a package of buildings and ground leases up for sale. At the time, Hopkins officials told the Newsletter that Hopkins was 'actively exploring options for developing the Belward Farm property.' Now, the medical building appears to be the fruit of that work.

'NoBe Market II:' Gradually Getting Taller

The redevelopment of 'Woodglen' as 'North Bethesda Market II' will grow taller with time.

A three-group partnership has crafted its plan for redeveloping the four aging buildings in 'Woodglen,' along the Pike just south of Nicholson Lane. It starts with a 10,000 foot retail building, and a seven-story mixed-use building with up to 250 apartments and 15,000 feet of commercial. Glenline Investments, with Willard Retail and the American College of Gastroentology (ACG), together acquired from a JBG Smith partnership the 5.5 acre site last fall. The deal included ACG moving its headquarters to 11333 Woodglen, one of the existing buildings. Eventually, redevelopment will come to that building, too, yielding additional mixed-use in a later phase, likely in a two-tower, 400,000 square foot high-rise up to 29 stories tall.

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Report: Vacancies Are ‘Less Bad’

Though rent growth is still at least a year away, the vacancy rate is improving among Class A apartments.

That doesn't mean its good yet. In a 1st Quarter report newly issued, Delta Associates essentially says things are 'less bad' on the rental front. Absorption in Suburban Maryland was down 38 percent compared to the year previous, but that's an improvement over the numbers posted in the last quarter of 2020. Said William Rich at Delta, "We're no longer digging the hole. We're trying to climb out of it."

Delta says the stabilized vacancy rate in the Metro area has fallen back below 5.0 percent for Class A product, to 4.9 percent, from a high of 6.1 percent in the last months of 2020.

And even though the per project lease-up pace for newly-leasing projects remains slow due to the sheer amount of inventory on the market, Delta says that net absorption is starting to pick up.

Rental rates took a big hit and 'remain a bargain' for tenants, says Delta. Though suburban Maryland took less of a punch than did DC and Northern Virginia, Bethesda high-rise got walloped, down 13.5 percent from a year ago, and North Bethesda / Rockville suffered a 6.6 percent decline. The 10.8 percent decline in Class A rents areawide is the largest ever recorded by Delta. "It is a tenants' market," says the report, as concessions remain widespread.

Rent growth is expected to remain flat through 2021, in part as a function of laws capping rent increases, but could start to return with a relatively strong 4.0 to 5.0 percent increase in 2022, says Delta.

Matan Eyes ‘Labs’ at Milestone

Looking to capitalize on the demand for biotech manufacturing space, Matan Companies will go spec – three times over – at a Germantown property.

Matan is already poised to build over 500,000 square feet at 700 N. Frederick Road, the former Leidos property, with biotech users among the main targets. Now its adding another 532,000 square feet of biomanufacturing and research space at Milestone Business Park, and in the process, changing the park's name to the Milestone Innovation Park.

Located off I-270 at Father Hurley Boulevard, the transition to Matan's 'Progress Labs' brand is slated for an early 2022 groundbreaking, with delivery in summer 2023. The existing buildings at Milestone already include about 40 percent in R&D and tech manufacturing tenants, so Matan calls the new plan 'a natural evolution.' Matan is outfitting the three buildings as 'next-generation' space, with 33-foot clear ceiling heights, 40x40 column spacing and floor loads that support mezzanine requirements.

Matan's Mark Matan said that the big need on the I-270 corridor is for manufacturing space. "There's a scarcity of that kind of space," he said. "We have long had the research side here, but we're now becoming a true cluster." That means greater demand for large scale commercialization locally, with a focus on time. Matan said that by building spec space, he's 'saving the average user about 18 months.' Brokerage sources say that there are multiple requirements of over 100,000 feet each in the market. The speed with which Alexandria Real Estate Equities replaced the exiting Autolus with TCR² in a new build-to-suit sharply proved demand.

In entitling the trio of buildings now planned, Matan says his firm will put the county's new 'Speed to Market' initiative to work, looking for a concurrent review of the sketch, preliminary and site plans to hasten approvals.

When it breaks ground on the N. Frederick Avenue tract in June, Matan will have 1.2 million feet under construction in the I-270 corridor, including its Frederick County properties.

Belt-maker Buys in Rockville

A belt isn't just a belt over at Smathers & Branson. It's a statement, a work of art even. Now the group will produce and market its signature product, as well as its hats, and other accessories, from new offices in Rockville. Smathers bought the 20,416 square foot building at 1570 E. Jefferson Street for just over \$5 million.

Smathers is based in Bethesda today, but its location on Ridgefield Road in Westbard is part of the redevelopment coming from Regency Centers. That pushed the firm to find a new location, getting the Rockville building near Congressional Plaza. The building was last home to a dance studio which departed about a year ago.

Michael Isen and Michael DiMeglio at NAI / Michael represented the seller, while Jack Alexander at AMR Commercial brought the buyer.

Brookfield's Plan For Miles/Coppola

Brookfield Properties is close to getting a first review of its plan for a Clarksburg property.

The Fairfax, Va. based builder, which has several projects underway in the county, also has the Miles/Coppola site under contract, and will yet come to the Planning Board looking for answers to some 'big picture' questions.

Miles/ Coppola is 97.1 acres along the east side of I-270, north of Route 121, and can be developed with up to 356 units. Its part of the Town Center district in Clarksburg, but is also in the Ten Mile Creek area, meaning it has to be developed in a way that protects the waterway.

Before it gets deeper into the review process, Brookfield wants to make sure the Board agrees that its cluster layout is appropriate and conforms to the Master Plan's environmental standards, and that Gateway Center Drive, providing an access to the community, could be built on a phased basis.

Miles/Coppola's review means that three major tracts around Clarksburg are now angling toward development. Pulte is pushing ahead with Creekside, which is likewise impacted by Ten Mile Creek, and Natelli Communities hopes to develop 364 units on the Egan tract.

For its part, Brookfield is newly closed out at Travilah Station, in North Potomac, but continues building in Bradford's Landing, in Silver Spring, Ridgeview in Damascus, and Dowden's Station in Clarksburg.

Hogan Cos. represented Miles/Coppola in marketing the tract.

Redline Nabs Second Location

With a first location in Clarksburg, Redline Athletics has now also lined up a Kensington address.

The sports performance facility – designed to maximize your kid's athletic prowess - will open at 3833 Plyers Mill Road. The group signed a lease with an affiliate of Woodside Ventures & Realty, which has newly acquired the building.

Woodside brought Redline in tow as it acquired the 30,612 square foot retail building just off Connecticut Avenue from a partnership headed by Finmarc Management. At 65 percent leased, the building traded for an undisclosed price. Woodside, headed by Thomas Brault, will make renovations to the structure before moving Redline in later this year.

The deal is Woodside's latest foray into Kensington, where it has already redeveloped the former Hawkins Market on Knowles Avenue into a retail building, and has approvals for townhouses and apartments in the works on either side of Knowles at Summit Avenue.

Marek Rich at Scheer Partners brokered the sale and the lease.

Learning, at Lakelands

Lakelands may be getting a new learning center right at its doorstep.

With a focus on science and technology, Everbrooke Academy plans on opening one of its daycare and early learning schools fronting the Gaithersburg community. The group had filed an application with the City of Gaithersburg that was put up to a public hearing last week in front of the City Council.

Its site is a high profile corner at Lakelands Drive and Great Seneca Highway. Classic Group, which developed Lakelands, is developing the building for Everbrooke. According to paperwork at the City, the one-story building will be 12,900 square feet and accommodate up to 140 kids.

Short Takes...

...While buyers compete for the National 4-H Center, the Town of Chevy Chase has made a move of its own: it has hired a broker to represent it in the action. The Town selected Savills to advise it as 4-H markets its 12.3 acre tract at 7100 Connecticut Avenue. Zoned for residential but long serving as 4-H's headquarters, the property has drawn both builder and institutional interest. Said Town manager Todd Hoffman, "(The Town) is actively focused on ensuring that the National 4-H Center is both sold and developed in line with the interests of the Town's residents."

From Bethesda, Boston Consulting is D.C. bound. The group will exit about 65,000 feet, on multiple floors, at 4800 Hampden Lane for new quarters with Boston Properties at Metropolitan Square in the District.

Volume Gains For Builders

Driven by the pandemic boom, builder closings in the 1st Quarter just ended outpaced those in the 1st Quarter of 2020.

Where they closed 198 units in 2020's first quarter, builders posted 217 settlements in 2021. Both singles and towns benefited, while condo sales were down, as condo communities in Clarksburg and Germantown had sold out.

In singles, builders settled 79 homes, compared to 67 in last year's 1st Quarter.

On the townhouse side, builders went to the closing table 119 times, again, more than the 100 settled in last year's 1st Quarter.

It was only in condos that volume fell off, with 14 sales recorded this 1st Quarter compared to 31 last year.

Among the leaders in townhouse settlements, Brookfield has closed out at Travilah Station, but its 18 settlements in the 1st Quarter led the pack. The deals brought \$741,934 on average.

Behind it, EYA picked up settlement speed at Tower Oaks, notching 14 closings at \$1.16 million on average.

On singles, a couple of old-guard communities, Cabin Branch and Courts at Clarksburg, led the way, but Lennar's Westerly, in Poolesville, posted six closings at an \$831,142 average, for third place.

(A Note: In these Covid times, the Land Records office is slower in recording sales. Builders may have 1Q closings that have not gotten to record, and thus don't show here. Our numbers here and in the table are our best effort at tracking the market).

1st Qtr. New Home Closings

Single-family Settlements

Community	Location	Builder	# of 1 st Qtr Closings	Avg. Price
Cabin Branch	Clarksburg	Tri- Pointe, NVR Inc.	25	\$740,778
Courts at Clarksburg	Germantown	Pulte	8	\$609,829
Westerly	Poolesville	Lennar	6	\$831,142
Laytonsville Grove	Laytonsville	Lennar	4	\$1.06 M
Tower Oaks	Rockville	Pulte	4	\$1.51 M
Brightwell Crossing	Poolesville	Kettler Forlines	3	\$1.06 M
Dowdens Station	Clarksburg	Brookfield	2	\$611,996

Townhouse Settlements

Community	Location	Builder	# of 1 st Qtr. Closings	Avg. Price
Travilah Station	Potomac	Brookfield	19	\$741,934
Tower Oaks	Rockville	EYA	14	\$1.16 M
Cabin Branch	Clarksburg	Tri Pointe	14	\$476,281
Century	Germantown	Pulte	14	\$475,131
Crown	Gaithersburg	Lennar, Craftmark, Pulte	11	\$817,537
Bradford's Landing	Silver Spring	Brookfield	9	\$588,449
King Farm	Rockville	Pulte	7	\$670,159
North Quarter	Rockville	Tri Pointe	6	\$657,329
Clarksburg Town Center	Clarksburg	Craftmark	6	\$593,327
Cabin John Village	Potomac	EYA	5	\$1.12 M

Condo Settlements

Community	Location	Builder	# of 1 st Qtr Closings	Avg. Price
Copley at Crown	G'burg	Michael Harris Homes	6	\$484,167
Chapman Row	Rockville	Tri Pointe	5	\$764,747

*Data is based on sales recorded in the Land Records office. Builder records may vary.

Pantzer a Seller on ‘The Point’

Pantzer Properties parted with the Silver Spring apartment community that it had to wait in line, nearly 10 years ago, to buy.

The group sold ‘The Point at Silver Spring’ in the central business district recently for \$219 million, or \$245,000 per door. The 891-unit complex is located at 8750 Georgia Avenue, and belongs now to West Coast-based FPA Multifamily LLC.

Pantzer had acquired The Point out of bankruptcy for \$168 million in 2012, back when the building was called Georgian Towers. As part of a court-ordered auction for the apartments, Pantzer’s bid had left it in third place, but both Lowe Enterprises and Berkshire, with higher bids, ultimately declined to settle, giving Pantzer an opening to close on the deal. It has held it until the recent sale, while making substantial capital improvements to the building systems.

CBRE’s Multifamily team brokered the sale to FPA.

Equity Partner Added For 8787 Georgia

Bozzuto Group and Stonebridge Carras, with equity partner Griffin Capital added to the development team, are lined up to develop the new apartments at the former planning headquarters in Silver Spring.

California-based Griffin joined the local pair in settling on 8787 Georgia Avenue, recently, where the trio will build 375 apartments and 32,000 feet of retail anchored by Mom’s Organic Market.

The apartments are the second half of a deal that Park & Planning cut with Bozzuto and Stonebridge: the pair would build new office space in Wheaton for the agency, then redevelop the planners’ former quarters at Georgia and Spring Street as mixed-use.

GSA Looking to Fill New Requirement

...Needing about 55,000 feet of office space, GSA is looking at the ‘expressions of interest’ it received in mid-April.

Th pre-solicitation was issued at the end of March, looking for office space and covering much of both Montgomery and Prince George’s counties. Primarily, GSA wants a building within half a walkable mile from a Metro Station, or the provision of a shuttle bus.

A tenant improvement allowance of \$63.87 per foot is offered, and the term would run 20 years. The government also wants 3500 feet of conference space, and 196 parking spaces.

For now, the government wants an existing building, as opposed to new construction. The solicitation is 8MD2359.

Building Permits Issued

April 17 – 30, 2021

Bethesda / Chevy Chase

M&M Builders & Contractors, 8009 Brethren Drive, Gaithersburg, Md. (301) 977-7945, to build a \$700,000 unit at 5922 Conway Road, Bethesda, in ‘Alta Vista Terrace;’

C.M. Conlan Contractors & Builders, 8014 Custer Road, Bethesda, Md. 20814, (301) 983-1301, to build a \$996,000 unit at 5915 Beech Avenue, Bethesda, in ‘Alta Vista Terrace;’

Douglas Construction Group, 8429 Fox Run, Potomac, Md, (301) 983-6947, to build a \$600,000 unit at 5909 Folkstone Rd., Bethesda in ‘Bradmoor;’

C.M. Conlan Contractors & Builders, (301) 983-1301, to build a \$650,000 unit at 8609 Hartsdale Avenue, Bethesda, in ‘Bradmoor;’

Chevy Chase

C.M. Conlan Contractors & Builders, (301) 983-1301, to build a \$750,000 unit at 4819 De Russey Parkway, Chevy Chase;

Laurence Cafritz Builders, 7520 Hampden Lane, Bethesda, Md. (301) 320-0125, to build a \$1 million unit at 6006 Highland Drive, Chevy Chase, in ‘Kenwood;’

Wormald Homes, 5283 Corporate Drive, #300, Frederick, Md., (301) 695-6614, to build a \$600,000 unit at 7220 Delfield St., Chevy Chase;

Workshop II, 12121 Glen Mill Road, Potomac, Md., (301) 379-2804, to build a \$600,000 unit at 2306 Ashboro Drive, Chevy Chase, in ‘Rock Creek Forest;’

Lennar, to build four \$170,250 TH units on Weald Way, Clarksburg, in ‘Clarksburg Square;’

(Continued on Page 6)

Building Permits Issued (from p. 5)

Tri Pointe Homes, 12435 Park Potomac, Md. (301) 803-4800, to build three units in ‘Cabin Branch,’ at:

- 14228 Dowitcher Way;
- 222 Redpoll Alley;
- 22113 Clarksburg Road;

Corey Alan Properties LLC, 25170 McIntosh Road, Hollywood, Md., (240) 538-8441, to build a \$980,000 unit at 15736 Seneca Run Court, Germantown, in ‘Reserve at Black Rock;’

Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. (703) 734-9730, to build a \$450,000 unit at 15326 Forest Lake Court, Germantown, in ‘Reserve at Black Rock;’

Other Locations

Lennar, 1280 Park Meadow Drive, #108, Chantilly, Va., (443) 465-7832, to build four \$260,000 TH units on Front Loop, in ‘Westside at Shady Grove;’

Stanley Martin Companies, 6404 Ivy Lane, #600, Greenbelt, Md. (571) 455-8769, to build 17 \$160,000 TH units on Red Hook Street, Rockville, in ‘Westside at Shady Grove Metro;’

Caruso Homes, 2120 Baldwin Ave., #200, Crofton, Md., (410) 977-0864, to build a \$247,000 unit at 2023 Conley Court, Silver Spring;

Dan Ryan Builders, Rockville, Md., to build a \$161,806 unit at 2730 Owens Road, Brookeville;

Lennar, 700 NW 107th Avenue, Miami, Fl., (703) 449-6518, to build a \$175,000 unit at 19916 Bodmer Avenue, Poolesville, in ‘Westerly;’

Commercial Permits Issued

April 17 – 30, 2021

Eunice Kwon Yun 3301 Sir Thomas Drive, #6-B-12, Silver Spring, Md. 20904, (240) 505-5339, to build a \$170,000 laundromat at 12623 Wisteria Drive, G’town;

M-NCPPC, 2425 Reddie Drive, Wheaton, Md. 20901, (301) 495-2535, to build a \$170,000 interior fitout at 5100 Meadowside Lane, Rockville;

Rick Flather, 54-B Trowbridge Street, Cambridge, Ma., (703) 843-5996, to build a \$430,000 7-Eleven store at 22702 Gosnell Farm Drive, Clarksburg;

Dee Zee Group, 3301 Georgia Ave., NW, Wshington, DC, 20010, (202) 258-6832, to build a \$132,500 tenant fitout at 11807 Grand Park Avenue, Rockville;

Hord Coplan Macht, 1925 Ballenger Ave., #525, Alexandria, Va. 22314, (202) 640-6036, to build a \$2.91 million improvement of 32,951 square feet for an educational use at 9101 Rockville Pike, Bethesda;

HMJ Foundation, 6720-A Rockledge Drive, Bethesda, Md. (703) 303-8971, to build a \$2.3 million fitout of 3,569 square feet at the same address;

Jonathan Rodgers, 4601 N. Fairfax Drive, #1000, Arlington, Va. 22203, (703) 447-7517, to build a \$165,339 tenant fitout at 7255 Woodmont Ave., Bethesda;

YBM Construction, 604 South Frederick Ave., #415, G’burg, Md. 20877, (301) 947-0471, to build a \$120,000 fitout for a dental office at 5642 Shields Drive, Bethesda;

United Therapeutics, 1040 Spring St., Silver Spring, Md., (301) 807-3593, to build a \$2 million fitout for a daycare at 1000 Spring Street, Silver Spring;

Bank of America, 10400 Old Georgetown Road, Bethesda, Md. 20817, (732) 786-2484, to build a \$336,474 fitout of existing bank at 10400 Old Georgetown Road, Bethesda;

Jim Coleman Automotive, 10400 Auto Park Avenue, Bethesda, Md. 20817, (240) 333-2893, to build a \$400,000 interior fitout at 3221 Automobile Blvd, Silver Spring;

Mark Dunn, 5706 Frederick Avenue, Rockville, Md., (240) 793-4577, to build a \$250,000 interior renovation at 8250 Georgia Avenue, Silver Spring;

CARFCU, 107 West Edmonston Drive, Rockville, Md., (240) 314-0734, to build a tenant fitout for Capital Area Realtors Federal Credit Union at 15201 Diamondback Drive, Rockville;

R&L Carmichael Construction, 12212 Brant Road, Bishopville, Md., (301) 440-0046, to build a \$113,430 improvement at 1220 East West Highway, Silver Spring;

Goodstone LLC, 1050 30th St., NW, Wash, DC, (240) 837-6118, to build two spec suites avg. 2,500 square feet for \$185,000 at 8455 Colesville Road, Silver Spring;

Ewing Cole AIA, (301) 355-5077, to build a \$300,000 interior fitout at 20400 Century Blvd., Germantown;

City of G’burg Permits Issued

Hopkins & Wayson Inc., 601 Keith Lane, Owings, Md., (301) 855-3303, to build a \$500,000 Royal Farms convenience store and gas station at 670 and 690 Watkins Mill Road;

Pulte Homes, Fairfax, Va., (703) 934-9300, to build eight, \$90,000 two-over-two condos on Fields Road, in ‘Crown;’

Lennar, to build four \$216,000 TH units on Rockwell Avenue, in ‘Crown;’

Wormald Homes, 5283 Corporate Drive, #300, Frederick, Md., (301) 695-6614, to build a \$229,000 unit at 324 Steinbeck Avenue, in ‘Crown;’

Craftmark Homes, McLean, Va., (703) 734-9730, to build four \$170,000 TH units on Armstrong Place;

City of Gaithersburg Actions

SDP-8551-2020 – Everbrook Academy. *Propose 12,900 square foot, one-story daycare/early learning center.* Lot is 149,529 square feet. Located at corner of Great Seneca Highway and Lakelands Drive, Gaithersburg. Appl: Classic Group LLC, 8120 Woodmont Avenue, Bethesda, Md. (301) 913-0404. *Joint public hearing held.*

Z-8814-2021 – 35 and 37 S. Summit Avenue. *Request rezoning two lots from R-90 (residential) to CBD (Central Business District) zone. .65 acre.* Located at 35 and 37 South Summit Avenue, Gaithersburg. Appl: Douglas Wagner, 37 S. Summit Avenue, Gaithersburg, Md. 20877. (206) 954-0102. *Joint Public Hearing held.*

City of Rockville Permits Issued

EYA, Bethesda, Md., (301) 888-5159, to build nine TH units on Cranes Bill Court and Woodland Phlox Street, in ‘Preserve at Tower Oaks;’

HBW Group, 1055 First St., #200, Rockville, Md. 20850, (301) 424-2900, to build \$225,000 in interior alterations on the 5th and 6th floors at 700 King Farm Boulevard;

Hitt Contracting, 2900 Fairview Park Drive, Falls Church, Va., (703) 846-9000, to build a \$251,846 fitout at 401 N. Washington Street;

JGM Construction, 1201 Valley Road, Coatesville, Pa., (833) 454-6872, to build a \$202,620 new tenant layout at 1390 Piccard Drive;

Triad Construction, 205 N. Frederick Ave., #200, Gaithersburg, Md. (301) 279-8811, to build a \$99,283 office space remodel at 15245 Shady Grove Road;

City of Rockville Actions of Note

PLT2021-00587 – 1592-1616 Rockville Pike. Final Record Plat for one lot, land dedication and creation of private street. Zoned MXTD. Located at 1592 Rockville Pike, Rockville. Appl: 1592 Rockville Pike LLC, c/o B.F. Saul Inc., 7501 Wisconsin Avenue, Bethesda, Md. (301) 986-6052. *Planning Commission Approved.*

Pre-Preliminary Applications

7-20210010 – Miles Coppola Property. Zoned R-90. 97.1 acres. *Propose up to 356 residential units.* Located on the north side of Route 121, between I-270 and Route 355, Clarksburg. Appl: Brookfield Homes, 3201 Jermantown Road, #150, Fairfax, Va. 22030. (703) 209-3495.

Sketch Plans Submitted

3-20210110 – MHP-Nebel Street. Zoned CR-4.0. 2.66 acres. *Propose up to 170 unit, 188,500 square foot apartment building.* Located on Nebel Street, opposite its intersection with Old Georgetown Road, North Bethesda. Appl: Montgomery Housing Partnership, 12200 Tech Road, #250, Silver Spring, Md. 20904. (301) 622-2400.

Site Plans Submitted

8-20210120 – Johns Hopkins Medical Office, Surgery Center. Zoned LSC. 11.1 acres. *Propose 126,200 square foot medical building.* Located on Route 28 between Muddy Branch Road and Key West Avenue, Rockville. Appl: Johns Hopkins University, 1101 E 33rd St., #E100, Baltimore, Md. (443) 997-1694.

8-2015006A – Black Hill, Phase 2A. Zoned TMX-2. 27.2 acres. *Amendment to previous approval of 649 apartment units and 7,325 sf commercial, including for pool, fitness areas, public art.* Located in the south quadrant of Crystal Rock Drive and Century Boulevard, Germantown. Appl: Black Hills Germantown LLLP, c/o Lerner Corp., 2000 Tower Oaks Boulevard, 8th Floor, Rockville, Md. (301) 284-6000.

8-1997005C – Shady Grove Life Sciences. *Amendment to add new loading dock and mechanical equipment pads.* Located at 9920 Medical Center Drive, Rockville, Md. Appl: Emergent BioSolutions, c/o WBCM Engineering, (410) 512-4500.

Record Plats Approved

April 29 and May 6, 2021

2-20200440 – West Chevy Chase. Zoned R-60. 1 lot. Located on the north side of DeRussey Parkway, 425 feet west of Offutt Road, Chevy Chase. Appl: Robert Maggin, Paramount Construction, 15809 Paramount Drive, Rockville, Md. 20855. (301) 370-6463.

2-20200750 (-760) – Edgemoor. Zoned CR. 2 lots. Located in the southeast quadrant of the intersection of Woodmont Avenue and Hampden Lane. Appl: 7316 Wisconsin Avenue, LLC, c/o B.F. Saul Inc., Bethesda, Md. 20814. (301) 986-6052.

2-20210070 – Avery Village. Zoned RE-2. 2 lots. Located at the end of Lake Christopher Drive, east of New Bedford Drive, Rockville. Appl: Jerry Rudden, 5600 Lake Christopher Drive, Rockville, Md., c/o Witmer Associates, (301) 740-1409.

2-20210130 – Mount Prospect Farm. Zoned PD-2. 18 lots. Located off Smokey Bell Lane, off Quince Orchard Road, North Potomac. Appl: Toll Brothers, Columbia, Md. 21046. (410) 872-9105.

Real Estate Transactions of Note

7000 Wisconsin Avenue LLC, c/o Arut Koseian, 10205 Fleming Avenue, Bethesda, Md., to **Simpson Woodfield 7000 Wisconsin Place LLC**, c/o Todd Jacobus, 7601 E. Technology Way, #600, Denver, Co. Part of Lot 6 (Block 2) in 'George P. Sacks' Subdivision of Bethesda.' Lot is 5,254 sf. Improved with 8,832 sf building. Zoned CR-3.0. Tax ID; 07-00677330. Liber 62718, page 359. Deed date: April 15, 2021. **Purchase price: \$5,420,500.**

6950 Wisconsin Avenue LLC, c/o Arut Koseian, 5454 Wisconsin Avenue, #1265, Chevy Chase, Md., to **Simpson Woodfield 7000 Wisconsin Place LLC**, c/o Todd Jacobus, 7601 E. Technology Way, #600, Denver, Co. Lot 5 (Block 2) in 'George P. Sacks' Subdivision of Bethesda,' and part of 'Friendship.' Lots tota 16,739 sf. Improved with 6200 sf retail. Zoned CR-3.0. Tax ID: 07-00436562 and 00677990. Liber 62718, page 369. Deed date: April 15, 2021. **Purchase price: \$13,079,500.** Deed of Trust: \$58.9 million, Wells Fargo Bank.

V&V International LLC, c/o Shu-Chuan Cheng, to **Monica Abanto**. Unit 18572 in 'Montgomery Village Office Park Condominium.' Located at 18572 Office Park Drive, Montgomery Village, Md. 20886. Unit is 1,045 sf. Tax ID; 09-02754942. Liber 62564, page 143. Deed date: February 23, 2021. **Purchase price: \$178,000.**

3202 LLC, c/o Eric G. Meyers, to **3202 Tower Oaks – Suite 350, LLC**, c/o Zachary T. Levine, Unit 3202-100 in 'Tower Oaks Professional Park Condominium.' Located at 3202 Tower Oaks Boulevard, Rockville, Md. 20852. Unit is 3,148 sf. Zoned EOF-0.5. Tax ID: 04-03736130. Liber 62604, page 318. Deed date: March 25, 2021. **Purchase price: \$1,154,400.** Deed of Trust: \$986,000, Truist Bank.

RESIDENTIAL

Roy E. Stanley et al to **Haven Building Group LLC**, PO Box 6729, Ellicott City, Md. 21042. (443) 690-8868. Lot 4 in 'Annapolis Rock Estates.' Located at 7231 Annapolis Rock Road, Damascus, Md. 20872. 4.64 acres. Unimproved. Zoned AR. Tax ID; 01-03520561. Liber 62581, page 87. Deed date: March 5, 2021. **Purchase price: \$215,000.**

Lynk Equity LLC to **Caruso Homes On Your Lot III, LLC**, 2120 Baldwin Avenue, Crofton, Md. 21114. Lot 13 in 'Strawberry Knoll.' Located at 18549 Traxell Way, Gaithersburg, Md. 20879. Lot is 8,068 square feet. Tax ID: 09-03779561. Liber 62631, page 92. Deed date: March 30, 2021. **Purchase price: \$175,000.**

Sherry Roberts to **Mid-Atlantic Custom Builders LLC**, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. 20852. Lot 35 (Block 6) in 'Glen Mar Park.' Located

at 5212 Carlton Street, Bethesda, Md. 20816. Lot is 7,800 square feet. Improved with house (built 1950). Zoned R-60. Tax ID: 07-00561245. Liber 62533, page 424. Deed date: March 8, 2021. **Purchase price: \$750,000.**

Ashley Hoppin to **4207 Rosemary Street LLC**, c/o Chase Builders, 8750 Brookville Road, Silver Spring, Md. Part of Lot 7 (Block 12) in 'Chevy Chase, Section 4.' Located at 4207 Rosemary Street, Chevy Chase, Md. 20815. Lot is 8,062 square feet. Improved w/ house (built 1913). Zoned R-60. Tax ID: 07-00465201. Liber 62533, page 468. Deed date: December 17, 2020. **Price: \$1,462,750.** Deed of Trust: \$1.75 million, Congressional Bank.

John I. Demetriades et al, El Prado, NM, to **PP-Deepwell LLC**, 11140 Rockville Pike, #154, Rockville, Md. 20852. Lot 21 in 'Holly Hill.' Located at 7920 Deepwell Drive, Bethesda, Md. 20817. Lot is 32,615 square feet. Improved with house (built 1953). Zoned R-200. Tax ID: 10-00855750. Liber 62720, page 108. Deed date: March 18, 2021. **Purchase price: \$700,000.**

Jennifer Goodson Hill et al to **Spring Valley Builders LLC**, 8849 Tuckerman Lane, Potomac, Md. 20854. Lot 22 (Block F) in 'Wyngate, Section 2.' Located at 9201 Wadsworth Drive, Bethesda, Md. 20817. Lot is 10,423 sf. Improved with house (built 1955). Zoned R-60. Tax ID; 07-00573436. Liber 62729, page 1. Deed date: March 22, 2021. **Purchase price: \$650,000.**

Builder Sales of Note

Aarden Design & Build LLC to **Markus Weiss et al**. Lot 17 (Block C) in 'Marymount.' Located at 10003 Sinnott Drive, Bethesda, Md. 20817. Improved with new house. Tax ID: 07-00666597. Liber 62659, page 417. Deed date: April 5, 2021. **Purchase price: \$1,549,000.**

MULTIFAMILY

OMR 26040 Woodfield Road LLC, co 7514 Wisconsin Avenue, 5th Floor, Bethesda, Md., to **Woodfield Rd LLC**, c/o Ali Razjooyan, 115 Bytham Ridge Lane, Potomac, Md. 20854. Lot 1 in 'Pleasant Valley.' Located at 26040 Woodfield Road, Damascus, Md. Improved with apartments. Tax ID: 12-00925498. Liber 62697, page 472. Deed date: January 8, 2021. **Purchase price: \$2,375,000.**

Claire Blanchard, Trustee of Paul Wohlford Living Trust, to **CMMR Associates LLC**, c/o Michael Campbell, 6421 Adelphi Road, University Park, Md. 20782. Located at 8301 Garland Avenue, Takoma Park, Md. 20912. Improved with apartments. Tax ID: 13-00955861 and 00961075. Liber 62553, page 150. Deed date: March 19, 2021. **Purchase price: \$1,628,613.** Deed of Trust: JPMorgan Chase.

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