

# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 21, Number 16

August 18, 2008

## *Pulte Opening at Fair Hill in Olney*

Pulte's 'Reserve at Fair Hill' is open to some of the public, namely, those on the waiting list.

The builder's trailer on Route 108 in Olney is fully outfitted with the requisite flowers and slate walkway, but before it throws the doors open to just anybody, Pulte is working off the list of people who responded to its sign.

Pulte has 133 lots just west of Olney, on the road to Laytonsville, that range in size from about 1/3 of an acre to 10 acres. Pulte bought the 334-acre tract, long known as the Freeman property, in 2004 for an even \$20 million. For a time several years ago, Pulte tried to win approval from the county for an Active Adult community, but it ultimately settled for singles.

There are two lines to choose from at Fair Hill: Pulte's selling the Ambassador Series on the smaller lots of 1/3 to 1/2 acre, with prices starting from \$629,900, that for a 2,934 square foot Westford. Pulte's also selling an Edinburgh that is new to this market for \$659,900, and the Monterey, for \$689,900, both over 3,000 square feet.

The larger line is Pulte's Stoneridge Series, which starts at \$739,900 for the 3,413 square foot Avalon. Pulte's highest priced home is the 4,589 foot Chatsworth V, priced at \$839,900.

## **RFP Out on Police Station** *County Entertaining Offers*

It's long been known that the police are sitting on one of the best development sites in the county. Now that site is the subject is a newly released RFP.

The county is looking for proposals to redevelop the home of the 2<sup>nd</sup> District Police Station, at 7359 Wisconsin Avenue in Bethesda, close to the Bethesda Metro station. This site is held in such esteem that it may set off, even in these slower times, a frenzy that would eclipse that for Lot 31 at Woodmont and Bethesda Avenues a few years ago.

County officials are willing to entertain several different scenarios, including keeping the cops on site in a new building, or moving to a different location altogether. Either way, the 21,400 square foot plot, including the existing building and a parking lot, offers one of the foremost mixed use opportunities in the county.

The police station is no stranger to development proposals. Plenty of developers have taken a run at moving the cops to a new location and laying claim to the half-acre site. But to date, the police haven't found a satisfactory location, and who can blame them. They're booking the bad guys right in the middle of town.

The tract is currently zoned CBD-2, with a 2.0 FAR and up to 5.0 under Optional Method. According to the RFP, proposals may include the existing station on site, in which case the developer would write a long-term lease and 'articulate how the Station would be separated from other uses in a safe and secure manner.'

If a proposal sought to build the station elsewhere, the county would take title to that land and in turn convey the present station to the RFP winner. Of course the county has an affordable housing requirement for the police station RFP. In this case, it seeks a minimum 20 percent affordable units targeted at 60 percent of the area median income, in addition to any MPDUs required.

Proposals are due October 10, 2008, at 2 p.m. Of course, those developers who don't want to participate have the right to remain silent.

## ***Prices Down, Sales Up***

June and July were not only the two stickiest months of the year, they were also the two top selling months for resales. MRIS data says that June's 909 sales and July's 867, though off by 15 percent from the previous year, were still the best numbers written in 2007. It appears that sellers lowered their prices as the spring market ebbed away. MRIS says the average sold price for July was down 11.7 percent compared to last July, the largest such drop for the year. Inventory remained flat since April, at over 5,000 units.

### MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report  
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## *Indian Spring Start Near*

If the final permits fall into place as expected, Winchester Homes will start development work at Indian Spring in September.

Winchester has approval for 773 homes, including 116 MPDUs, on the Silver Spring country club off Layhill Road, making it one of the largest in-fill projects in the county. Though it would begin moving dirt this fall, Winchester still doesn't expect to open for sales until next year.

The builder originally intended to keep one of the existing golf courses and build around it, but revamped the plan into 471 singles and 186 townhouses when keeping the course proved environmentally difficult.

Winchester's Steve Nardella said the firm is pushing ahead on Indian Spring for several reasons. "We're investing dollars in the projects we feel can generate sales, and this is a submarket with little or no competition," he said. Overall, said Nardella, "We're seeing modest reasons to be optimistic. If homes are priced correctly, there's demand."

**A Mix.** Elsewhere, variety is the spice of life and, it turns out, townhouse development. So Classic Community Corporation is broadening the product mix at West End in Gaithersburg.

Though it platted largely 20-foot wide towns for Ryan back when it was the contract purchaser of the lots, Classic is now looking to split 12 sticks, or 69 units, into 18 and 24-footers.

Classic has a program of towns, singles, and condos at the future Watkins Mill Town Center, off Watkins Mill Road in Gaithersburg. Ryan and NV were slated to build out West End, but dropped their contracts (Ryan retained a block of two-over-two's).

## Over HHS

# GSA Gets Earful from County

County officials have outlined in a letter to the General Services Administration how the solicitation for Health and Human Services puts it at a disadvantage.

Signed by Ike Leggett and Council president Michael Knapp, the letter cites five criteria in particular that appear to set incumbent landlord Somerset Development on its heels. Calling aspects of the solicitation "costly, contradictory...and unnecessary," Leggett and Knapp told GSA administrator David Bibb that they hope to meet with him and Congressman Chris Van Hollen to express their concerns.

New York-based Somerset owns the Parklawn Building, in which HHS leases 935,000 square feet. But the agency's lease lapses in 2010, and county officials fear that a political effort long in the works could relocate HHS to Prince George's County. Somerset has indicated it would cost some \$100 million to overhaul the building, but wants to retain HHS, and is willing, in the words of the letter, "to provide a state-of-the-art headquarters facility."

The long-awaited SFO was released about a month ago, and while Montgomery County has almost no place other than the Parklawn Building to accommodate the agency, a handful of sites in Prince George's more easily fit the criteria.

Chief among the county's concerns are the three-mile radius from a Metro station, which the letter says goes against smart growth principles, and a 50-foot setback requirement, which by itself precludes the Parklawn Building.

The letter also says that the requirement for a LEED building, usually not expected of renovated buildings, "suggests an inconsistency in the Solicitation's environmental considerations." Further, the letter says that the criteria for an 'owner/developer with five years of experience in the DC area' "appears to be included in order to exclude" Somerset. Finally, the letter contends that a requirement for specific building systems is unusual; rather, it is the performance standard a building is expected to meet.

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## *In Brief...*

...The redesigned Silver Place plan has the Planning Board's imprimatur. **Bozzuto Development** heads a team that will build a new headquarters for Park and Planning, on its present home at Georgia Avenue and Spring Street, as well as 300 multi-family units. The Board had sent the proposal back earlier this year for more public input. .... **Holy Cross Hospital's** decision to open an up-county hospital makes it the first tenant in Montgomery College's Science and Technology Business Park. The hospital will use 23 acres of the approximately 50-acre park, and build a 93-bed facility. Foulger-Pratt is the development manager for the park... Gaithersburg's Planning Commission approved **Monument Realty's** effort to develop a hotel earlier in the phasing at Monument Corporate Park. The developer wants to build a 135-room Hampton Inn.

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**Sun and Sand:** We'll be on vacation for an issue, reading something other than real estate reports. The newsletter returns in mid-September.

## ***TMX Zone Has Few Converts***

The proposed TMX zone is about as popular among developers right now as a global warming skeptic on a Sierra Club hike.

The latest group to fire off a missive against the proposed mixed-use transit zone is Federal Realty Investment Trust. It delivered a letter recently to the County Council warning that adoption of the present bill could “result in little or no future development in the (White Flint) sector area.” FRIT officials say they have since received feedback from the Council, and look forward to upcoming worksessions in the fall.

In its letter, FRIT says the zone’s present deficiencies would give developers “no choice but to negotiate long-term leases in their existing shopping centers for the next 20 years.” A main culprit, for FRIT as for others, is the BLT program of costly TDRs. As FRIT noted, the Planning Board has at least recommended that the BLT only apply to commercial properties in areas where workforce housing applies (i.e., residential projects wouldn’t have to pay the BLT cost).

But FRIT, owner of the Mid-Pike Plaza whose future helped spur the entire White Flint Sector Plan, also argues that the cost of the density increase between Standard Method development and Optional Method is so uncertain and potentially costly that it is “unable to assess with any degree of accuracy what the cost of redevelopment would be.”

As it is, the application of the TMX, with its Standard Method FAR of .5, on the Plaza, already zoned C-2 and enjoying a by-right FAR of 1.5, would amount to a “significant downzoning.”

Meanwhile, elsewhere in the White Flint plan, planning staff is reportedly preparing to release a new proposal that would skew development toward residential. In an effort to maximize the transportation network, say observers of the Sector Plan, staff will suggest a split, about 60 percent to 40 percent, in favor of residential over commercial.

## **Bethesda Condo**

### **Lionsgate Nears 2/3 Sale Mark**

The developers of the Lionsgate condominium settled their 86<sup>th</sup> unit recently, and paid off their development loan.

With other settlements pending, a partnership headed by Duball LLC expected to have sold 100 of the 158 units (including MPDUs) in the high-rise condominium at the corner of Woodmont Avenue and Old Georgetown sold by the end of September. With its sales pace, Duball was able to pay off its \$80 million construction and development loan with Wachovia Bank.

Duball’s pace has of course flattened in the wake of the condo fall-off, but average sales, at over \$800 per square foot, are still above pro forma. Duball has benefited from a relative lack of competition, as a variety of other projects were put on hold. Sales started in the Spring, ’06.

**Inigo’s Is Back.** In other multi-family activity, JPI has put its newest project on the block. Transwestern is marketing ‘Jefferson at Inigo’s Crossing’ in North Bethesda, near the Grosvenor Metro Station. The 473-unit project is about 60 percent leased.

JPI had put out Inigo’s as part of a portfolio this time last year, but pulled it out and is selling it individually this time. At the time last year, JPI projected rents at \$2,263 on average.

Also on the market: the Westchester West Apartments in Aspen Hill. Berkshire Property Advisors put the 345-unit garden complex on the market through CBRE.

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## ***Custom Builder on the Volume List***

Custom-builder Potomac Heritage Homes doesn’t usually find itself in the list of ‘volume builders’ in Montgomery County.

But its five sales in two projects in the first six months of the year have given it 4.4 percent of the market, and a seventh place showing among builders, says Hanley Wood Market Intelligence.

Potomac-based Potomac Heritage, headed by Dan Demeria, has sold four at its ‘Manors of Potomac’ project on Bells Mill Road and another at Potomac Preserve, on Piney Meetinghouse Road. Demeria says the sales at Manors, formerly the Panagos property, are driven by its close-in Potomac location.

The builder starts at \$1.7 million for its loss-leader, but is averaging about \$1.95 to \$2 million at final price. That for about 5,000 feet with a finished basement. Its first settlement was at \$2.2 million.

Potomac Heritage spun off five of the 15 lots to BeaconCrest Homes, which has sold two.

## ***Trevion Owners Seek Mixed Use***

The owners of the Trevion property in Germantown suggest a possible re-zoning that allows the ground to be developed as mixed-use.

Trevion is located at Crystal Rock Drive and Middlebrook Road and improved with 160,000 feet of office space. Its part of the Germantown Master Plan now underway, and like other property owners, the ownership, called Gunners Lake Thirteen LP, is making its case for its preferred build-out. Gunners Lake is affiliated with Clarksburg-based Core Development Group Inc.

The 16.1 acre tract is now zoned C-O, a zone the owners want to keep if alternatives, like the proposed TMX zone, amount to a downzoning or force them to pay for additional density. Otherwise, Trevion's developer has told county planners it suggests the PD-60 zone as a mixed-use alternative. That would allow a mix of office, hotel, multi-family residential and local commercial retail.

The Gunners Lake partnership says Trevion's location in the 'heart of Germantown,' opposite the Town Center, makes it a viable candidate for mixed-use.

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## ***Garrett Park Math***

Is an 82 percent open space minimum the same as an 18 percent lot coverage maximum?

Garrett Park is considering switching the second for the first in its ordinance, and not everyone agrees it's a simple case of mathematics. Opponents, as first reported by the *Gazette*, say that figuring porches and the like into lot coverage formulas reduces the available building area, while proponents say it all equals the same thing. The town council will take up the vexing question in September.

## **From New Law**

# **Foreclosures Down for 2<sup>nd</sup> Qtr**

A new state law pushed down the number of foreclosures across all Maryland jurisdictions in the 2<sup>nd</sup> Quarter, 2008, including Montgomery County.

Foreclosures fell from 1,646 in the 1<sup>st</sup> Quarter to 1,314 in the 2<sup>nd</sup> Quarter, according to data from RealtyTrac. It's the result, say state officials, of a law that increased the foreclosure period from an average of two weeks to 135 days. The law requires a lender to wait 90 days after the initial default before filing the foreclosure action.

As lenders began to comply, they significantly slowed foreclosure sales. Still, foreclosures in the 2<sup>nd</sup> Quarter 2008 were up dramatically from the same period in '07, by 117.2 percent. Lenders purchased 76 foreclosed properties in the 2<sup>nd</sup> Quarter, a 35 percent decline from the 1<sup>st</sup> Quarter, and an increase of 8.6 percent over the same time period last year.

Sales and lender purchases account for only about 12 percent of foreclosure activity. The vast majority of 'foreclosure events' are Notices of Default, which can still be cured. The 20874 zip code in Germantown is the county geographical leader in the dubious category of most foreclosure events, with 11.9 percent in the 2<sup>nd</sup> Quarter.

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## ***What's Up With Geico is the Question***

For a month the question was, is Bechtel for real. Now, brokers are asking the same question about Geico.

So far the answer seems to be that it is. The insurer with a sense of humor is looking for some 150,000 square feet, and has checked out buildings along the I-270 corridor, from Rock Spring Park to Gaithersburg.

Put together the August doldrums, a credit crunch and an upcoming election and the list of 'done deals' is not a long one. But Washington Real Estate Investment Trust wrote a few of them. WRIT moved the county into 23,000 square feet at 600 E. Jefferson in Rockville, after Aspen System's lease expired. Aspen's exit also allowed Oxbridge Development to go to a prime deal on 5500 square feet.

Additionally, WRIT put developer Patriot Group into 5,500 square feet at One Central Plaza, or 11300 Rockville Pike. The D.C. developer is the first company from out of the building to take former USG space.

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## ***A 'Pay and Go' for Small Mitigation Jobs***

County planners may offer a 'mitigation payment' for developers of smaller projects. Instead of having to meet the full demands of policy area review, or PAMR, which require some form of mitigation, the proposal would allow developers of those projects generating between 3 and 30 trips to pay \$11,000 per vehicle trip. Larger projects have to provide something more tangible, but planners say that figuring out the mitigation idea for small projects is hard to do. The idea comes to the Planning Board this fall as part of an AGP package.

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## Building Permits Issued

July 30 – August 11, 2008

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### *Bethesda*

**Mark Luther**, 4606 Merivale Road, Chevy Chase, Md. (202) 577-5115, or Construction Technologies, 312 Bradley Avenue, Rockville, Md. to build a \$500,000 unit at 6102 Swansea Street, Bethesda, in “Hillmead;”

**Bethesda Bluz, LLC**, 8711 Ridge Road, Bethesda, Md. 20817, (301) 455-8226, to build a \$600,000 unit at 5320 Wapakoneta Road, Bethesda, in “Glen Echo Heights;”

**Glenn Bergmann**, 7912 Chelton Road, Bethesda, Md., or Asset One Construction, 4733 Bethesda Avenue, #340, Bethesda, Md., (301) 652-0018, to build a \$700,000 unit at 7912 Chelton Road, Bethesda;

**Gerald Shaffer**, c/o Shaffer Classic Homes, 8012 Horseshoe Lane, Potomac, Md. 20854, (301) 922-8163, to build a \$600,000 unit at 9924 Carter Road, Bethesda, in “Ashleigh;”

### *Clarksburg*

**K. Hovnanian Homes**, 1802 Brightseat Road, 6<sup>th</sup> Floor, Landover, Md. 20785, (301) 772-8900, to build three \$145,000 units on Skylark Road, Clarksburg, in “Arora Hills;”

**NVR Inc.**, 555 Quince Orchard Road, #280, Gaithersburg, Md. 20878, (301) 258-0002, to build four \$145,000 units on Blue Sky Drive and other streets, Clarksburg, in “Clarksburg Village;”

**Ryan Homes**, 555 Quince Orchard Road, #280, Gaithersburg, Md. 20879, (301) 948-6400, to build a \$145,000 unit on New Cut Road, Clarksburg, in “Arora Hills;”

**Allen Roy Builders**, 14411 W. Old Baltimore Road, Boyds, Md. 20841, (301) 976-7664, to build a \$150,000 unit at 24335 Burnt Hill Road, Clarksburg;

### *Other Locations*

**Premiere Homes**, 2401 Research Blvd., Rockville, Md., to build a \$250,000 unit at 14600 Blackburn Road, Burtonsville;

**Philip Luekdorff**, 9207 Aldershot Drive, Bethesda, Md. 20817, (202) 345-2770, to build a \$300,000 unit at 7812 Aberdeen Road;

**Durgadath Nanan**, 1937 Lebanon Street, Adelphi, Md. 20783, (301) 434-3525, or c/o Classic Homes, 50 W. Edmonston Drive, #405, Rockville, Md., to build a \$425,000 unit at 18311 Mink Hollow Road, Highland;

**Freedom First Homes**, 7307 MacArthur Blvd, #206, Bethesda, Md. (888) 580-9595, to build a \$700,000 unit at 10904 Brent Road, Rockville;

**Pedro Navarrette**, 13304 Octagon Lane, Silver Spring, Md., to build a \$280,000 unit at 13304 Octagon Lane, Silver Spring;

**NVR Inc.**, 555 Quince Orchard Road, #280, Gaithersburg, Md., 20878, (301) 258-0002, to build a \$145,000 unit on Potomac Oaks Drive, Potomac, in “Potomac Edge;”

**Christopher Toner**, 23103 Davis Mill Road, Germantown, Md. 20876, (240) 751-7224, to build a \$600,000 unit at 23103 Davis Mill Road, Germantown;

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## Commercial Permits Issued

July 30 – August 11, 2008

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**Middlebrook Business Park LLC**, (301) 647-1126, to build a \$1.65 million retail shell building at 19550 Amaranth Drive, Germantown;

**Gipe Associates**, (410) 832-2420, to build an indoor air quality improvement of \$940,000 at 16630 Crabbs Branch Way, Rockville;

**Shady Grove Adventist Hospital**, (240) 453-5921, to build a \$311,000 alteration of 1,152 square feet at 9901 Medical Center Drive, Rockville;

**HBE Corporation**, (314) 567-0602, to build a \$859,500 alteration at 18101 Prince Philip Drive, Olney, Md., for Montgomery General Hospital;

**Fourth Presbyterian School**, (703) 472-3553, to build a \$12.9 million school of 56,902 square feet at 10701 S. Glen Road, Potomac;

**Minkoff Company**, (301) 692-8711, to build \$250,000 in fire damage work at 12819 Twinbrook Parkway, Rockville;

**Westfield Shopping Town**, c/o Platinum Designs and Services, (903) 893-3969, to build \$692,630 in movie theater alterations at 11006 Veirs Mill Road, Wheaton;

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## G'burg Building Permits Issued

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**NVR Inc.**, 555 Quince Orchard Road, #240, Gaithersburg, Md. 20878, (301) 258-0002, to build nine \$215,800 townhouses on Middlebury Court, in ‘Crown Pointe;’

**Edgley Construction Group**, 12801 Tech Road, Silver Spring, Md. 20904, to build a \$98,526 tenant fit-up for MicroServe, at 401 Professional Drive;

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## Gaithersburg Applications of Note

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**AFP-08-027 – West End at Watkins Mill Town Center**. Zoned MXD. Amend 69 townhouse units from 20' to 18' and 24' wide. Located on the west side of I-270, north of Metropolitan Grove Road, Gaithersburg. Appl: c/o Classic Group LLC, 8120 Woodmont Avenue, #300, Bethesda, Md. 20814. (301) 913-0404.

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## Gaithersburg Actions of Note

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**SP-08-0004 – Crown Property.** *Infrastructure plan for Neighborhood One.* Zoned MXD. 5.7 acres. Located at 10000 Fields Road, at Sam Eig Highway, Gaithersburg. Appl: KB Home Inc., 8219 Leesburg Pike, #300, Vienna, Va. 22182. (703) 663-6518. **Approved by Planning Commission.**

**SP-07-0008 – Monument Realty.** *Amendment to forward 90,000 sf hotel in phasing process.* Zoned I-3. Located at 735 Watkins Mill Road, off Route 355. Total of 1.17 million sf already approved. Appl: Monument Corporate Center, 1700 K Street, NW, #600, Washington, DC. 20006. (202) 777-2000. **Approved by Planning Commission.**

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## City of Rockville Permits Issued

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**Whiting Turner Inc.**, (410) 821-1100, to build a \$4 million tenant fit-out of 13,600 square feet for Aeres at 1405 Research Blvd. Landlord is Alexandria Real Estate;

**WBCM Construction**, (410) 512-4518, to build a \$445,000 tenant fit-out of 17,657 square feet for ACS at 1 Curie Court. Landlord: M/GA Fields LP;

**DPR Construction**, (703) 698-0100, to build a \$200,000 alteration at 1396 Piccard Drive, for Kaiser Foundation;

**PCI Commercial**, (301) 831-5031, to build a \$397,078 tenant fit-out of 3,150 square feet at 1322 Gude Drive East. Landlord: Waverly Associates;

**Coakley and Williams**, (301) 963-5000, to build a \$2.96 million tenant fit-out of 64,351 square feet at 21 Church Street for GSA. Landlord: Church Street Associates LLC;

**Warren Young Group**, (301) 840-9057, to build a \$165,000 tenant fit-out of 28,040 square feet at 12300 Twinbrook Parkway, #500, for GSA. Landlord: TrizecHahn Metro Plaza LLC;

**Groom Construction**, (781) 592-3135, to build a \$275,000 tenant fit-out at 1200 Rockville Pike, for Best Buy. Landlord: Commercial Net Lease;

**Henley Construction**, (301) 417-1006, to build a \$150,000 lobby renovation at 9701 Veirs Drive, for National Lutheran Home;

**Coakley and Williams**, (301) 963-5000, to build a \$205,000 tenant layout for McCormick Paints, at 2355 Lewis Avenue;

**Harkins Builders**, (410) 750-2600, to build a \$7.8 million parking garage at 1150 Higgins Place, for WMATA;

**Kane Construction**, (301) 610-9500, to build a \$674,591 grandstand at 2100 Wootton Parkway, for the Board of Education;

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## Pre-Preliminary Plans Submitted

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**7-20090010 – Heider Subdivision.** Zoned R-200. 1.05 acres. 2 lots. Located at 13765 Travilah Road, 1000 feet east of Potomac Riding Lane, Potomac. Appl: Haris Siddiqui, 13520 Potomac Riding Lane, Rockville, Md. 20850. (301) 279-9276.

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## Preliminary Plans Submitted

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**1-20090020 – Day Property.** Zoned RE-2. 52.3 acres. 11 single-family lots. Located on Avery Road, 1500 feet southwest of Muncaster Mill Road, Rockville. Appl: Mariella Day, 16000 Avery Road, Rockville, Md. 20855. (301) 926-4444.

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## Record Plats Approved

July 31, 2008

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**2-20071580 – Hendry Estates.** Zoned R-60. 1 lot. Located on the south side of Wilmett Road, 500 feet east of Lindale Drive, Bethesda. Lot is 8,050 sf. Appl: John Moore, c/o WCG Engineering, Lanham, Md. (301) 654-7907.

**2-20080080 – Allanwood.** Zoned R-200. 2 lots. Lots avg. 23,000 sf. Located on the south side of Norbeck Road (Route 28), 350 feet east of Drury Road, Rockville. Appl: Alliance Norbeck II, LLC, c/o Alliance Homes. (301) 913-0085.

**2-20080700 – Marywood.** Zoned R-200. 2 lots. Located on the north side of Marywood Drive, approx. 900 feet west of Fernwood Road, Bethesda. Lots avg. 24,000 sf. Appl: Jonathan and Cathy Binder, c/o Lanier Pope Engineering, Rockville, Md. (301) 251-6730.

**2-20081440 – Belvedere.** Zoned RE-2. 2 lots. Lots avg. two acres. Located in the southwest quadrant of the intersection of Split Creek Court and Stonebarn Lane, off Travilah Road, Potomac. Appl: Michael and Nicole Celeste, c/o Site Solutions, (301) 540-7990.

**2-20081620 – Kramer's Addn. to Colesville.** Zoned C-1. 1 parcel. Located on the north side of Randolph Road, approx. 1,000 feet west of New Hampshire Avenue, Colesville. Appl: Pioneer Hills LLC, c/o Ralph J. Duffie Co., (301) 434-3040.

**2-20081640 – Sutton's Addn. to Palatine.** Zoned RE-2. 7 lots. Located at the northern end of Centurion Way, between McCrossin Lane and Riding Fields Road, Potomac. Appl: Dumont Oaks Corporation, c/o Design Tech Bldrs, (301) 565-0886.

**Sellar's Addition to Glen Cove.** Zoned R-60. 2 lots. Located on the south side of Newport Avenue, 300 feet east of Montgomery Avenue, Bethesda. Lots avg. 9,600 sf. Appl: Peter Sellars, c/o Site Solutions. (301) 540-7990.

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## Site Plans Submitted

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**8-1973005A – Washington Science Center.** Amendment to reconfigure parking, drive-way access. Zoned I-3. 6.7 acres. Located at 6000 Executive Blvd., Rockville, Md. Appl: Guardian Realty Management, 6000 Executive Blvd., #400, North Bethesda, Md. (301) 770-5930.

**8-1974005E – Lockheed Martin Mail Facility.** *Propose building of 7,100 sf for mail handling facility.* Located at 6801 Rockledge Drive, 1300 feet north of Westlake Terrace, North Bethesda. Appl: Lockheed Martin Corporation, James Desmond, 6801 Rockledge Drive, Bethesda, Md. 20817. (301) 897-6834.

**8-20090020 – Pike Center.** Zoned C-4. 6.8 acres. *Propose two retail pad buildings of 6,000 sf and 3,600 sf.* Located on the east side of Route 355 at Twinbrook Parkway, Rockville. Appl: JBG Rosenfeld Retail, 4445 Willard Avenue, #700, Chevy Chase, Md. 20815. (301) 657-7322.

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## Real Estate Transactions of Note

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**4330 Montgomery Avenue Partnership,** c/o The Cullen Companies, to **4330 Montgomery Avenue LLC,** c/o Mohamed V. Muhsin, 6100 Eastview Street, Bethesda, Md. Lot 7 (Block 2) in “Imirie’s Subdivision of Bethesda.” Located at 4330 Montgomery Avenue, Bethesda, Md. 20814. Lot is 6,974 sf. Improved with 1,714 sf building. Zoned Commercial. Tax map HN-32. Tax ID: 07-435261. Liber 35870, page 508. Deed date: July 25, 2008. **Purchase price: \$1,800,000.** Deed of Trust: \$1.5 million, EagleBank.

**Broad Street at Pershing Court, LLC,** c/o Thomas Yockey, 4929 Bethesda Avenue, #200, Bethesda, Md. 20814, to **Pershing SS, LLC.** Unit 110 in “Pershing Court Condominium.” Located at 804 Pershing Drive, #110, Silver Spring, Md. Zoned Commercial. Tax ID: 13-3598728. Liber 35875, page 527. Deed date: July 29, 2008. **Purchase price: \$481,500.**

**John R. Moore III** to **Fenton Properties LLC,** Magan Shrestha, General Manager, 1422 Meadowsweet Drive, Silver Spring, Md. Lot 14 (Block U) in “Silver Spring Park.” Located at 8333 Fenton Street, Silver Spring, Md. Lot is 12,151 sf. Improved with 1,764 sf building. Zoned Commercial. Tax map JN-33. Tax ID: 1040193. Liber 35876, page 329. Deed date: July 17, 2008. **Purchase price: \$2,000,000.** Deed of Trust: \$1.7 million, Home Loan Investment Bank.

### RESIDENTIAL

#### Bethesda / Chevy Chase

**Kathleen Ann Conroy Catliota** et al to **Welty Homes, Inc.,** 5916 Johnson Avenue, Bethesda, Md. Lot 7, Block B

in “Maplewood.” Located at 9401 Linden Avenue, Bethesda, Md. 20814. Lot is 6,529 sf. Improved with 1,040 sf house. Zoned Residential. Tax ID: 07-565584. Liber 35863, page 235. Deed date: June 30, 2008. **Purchase price: \$525,000.** Deed of Trust: Amend note with United Bank.

**Paige Wenrich Jackson,** PO Box 221, Port Tobacco, Md., to **5210 Edgemoor, LLC,** 6000 Executive Blvd, #400, North Bethesda, Md. Lot P3 (Block 17) in “Edgemoor.” Located at 5210 Edgemoor Lane, Bethesda, Md. 20814. Lot is 13,500 sf. Improved with 3,285 sf house. Zoned Residential. Tax ID: 07-487515. Liber 35891, page 74. Deed date: August 4, 2008. **Purchase price: \$2,000,000.**

**Richard Dudley Martin** to **7705 Cayuga Avenue LLC,** c/o Robert J. Miller, MDC Properties, 1225 13<sup>th</sup> Street, NW, Washington, DC. Lot 14 (Block A) in “Cohasset.” Located at 7705 Cayuga Avenue, Bethesda, Md. 20817. Lot is 17,327 sf. Improved with 1,754 sf house. Zoned Residential. Tax ID: 07-655504. Liber 35895, page 524. Deed date: August 5, 2008. **Purchase price: \$770,000.** Deed of Trust: \$1.6 million, United Bank.

**Richard G. Wolfe et al** to **5900 Kirby LLC,** c/o Laurence M. Cafritz, 7521 Oldchester Road, Bethesda, Md. 20817. Lot 40 (Block J) in “Pineview.” Located at 5900 Kirby Road, Bethesda, Md. 20817. Lot is 10,977 sf. Improved with 1,568 sf house. Tax map GN-62. Liber 35870, page 239. Deed date: July 15, 2008. **Purchase price: \$820,000.** Deed of Trust: Amend note with Provident Bank.

**Kenneth Clark** to **7007 Exfair LLC,** 25 S. Charles St., #2115, Baltimore, Md. Lot 6 (Block 5) in “Bradley Village.” Located at 7007 Exfair Road, Bethesda, Md. 20814. Lot is 6,588 sf. Improved with 1,460 sf house. Zoned Residential. Tax map HN-22. Tax ID: 07-447760. Liber 35901, page 647. Deed date: July 8, 2008. **Purchase price: \$882,500.**

**Sandra M. Gamble** to **4815 Wellington LLC,** 6422 Garnett Drive, Chevy Chase, Md. 20815. Lot 27 (Block 3) in “George P. Sachs Subdivision.” Located at 4815 Wellington Drive, Chevy Chase, Md. Lot is 5,804 sf. Improved with 1,518 sf house. Zoned Residential. Tax map HN-22. Tax ID: 07-678015. Liber 35874, page 231. Deed date: June 27, 2008. **Purchase price: \$850,000.**

#### Clarksburg

**Clarksburg Village, LC,** c/o Elm Street Development, to **NVR Inc.** Lot 88 (Block U) in “Clarksburg Village.” Lot is 6,050 sf. Unimproved. Zoned Residential. Tax ID: 02-3615584. Liber 35872, page 545. Deed date: July 7, 2008. **Purchase price: \$195,750.**

**Clarksburg Village L.C.,** c/o Elm Street Development, to **NVR Inc.** Lot 50 (Block M) in “Clarksburg Village.” Lot is 4,320 sf. Unimproved. Located on Blue Sky Drive, Clarksburg, Md. 20871. Tax ID: 02-3521634. Liber 35899, page 454. Deed date: July 28, 2008. **Purchase price: \$176,000.**

(Continued on Page 8)

**Real Estate Transactions (from p. 7)*****Other Locations***

**Stephen H. Barmakian**, 142 Forest Street, Watertown, Ma., to **Montgomery County Maryland**. Property called 'Sub-Parcel 2, in "Barmakian Property." 4.5 acres. Located on Schaeffer Road, Germantown, Md. 20874. Unimproved. Tax map ET-12, parcel N593. Tax ID: 06-3598535. Liber 35865, page 400. Deed date: July 25, 2008. ***Purchase price: \$1,000,000.***

**Kenneth L. Hooper, Substitute Trustee to Siobain-VI, Ltd.**, c/o Wayne Irwin, 1100 N. Market St., Wilmington, De. Through foreclosure. Lots 1, 2, 3 and 5 in "Brooke Grove." Located at 18551 Brooke Road, Sandy Spring, Md. 20860. Lots avg. 1.9 acres. Liber 35867, page 489. Deed date: July 25, 2008. ***Purchase price: \$475,000.***

**Maryland Development Company LLC**, PO Box 7278, Gaithersburg, Md. 20878, to **NVR Inc.**, 555 Quince Orchard Drive, #240, Gaithersburg, Md. 20878. Lots 4 and 11 (Block A) and 2 and 4 (Block B) in "Potomac Edge." Lots avg. 5,500 sf. Unimproved. Located on Potomac Oaks Drive, Potomac, Md. Tax map FR-22. Tax ID: 06-3474452 et al. Liber 35872, page 548. Deed date: July 8, 2008. ***Purchase price: \$1,520,000.***

**Allan W. Lehman et al** to **Montgomery County, Md.** Lot 1 (Block 23) in "Viers Mill Village." Located at 12432 Dewey Road, Silver Spring, Md. Lot is 7,868 sf. Improved with 648 sf house. Zoned Residential. Tax ID: 13-1170927. Liber 35887, page 242. Deed date: July 30, 2008. ***Purchase price: \$420,000.***

**White Oak Investments, LLC**, c/o William D. Pleasants Jr., to **NVR Inc.** Lots 89 – 94 (Block A) in "Montgomery-White Oak." Townhouse lots. Located on Whitehall Drive, Silver Spring, Md. Unimproved. Tax ID: 05-3576686 et al. Liber 35899, page 449. Deed date: June 30, 2008. ***Purchase price: \$1,037,310.***

**MULTI-FAMILY**

**James R. Clifford, Sr.**, Allen Katz, Diamond Court Apartments, David Verzi, Southern, Inc., City of Gaithersburg and James Adams to **Archstone Westchester at Old Town LP**, c/o Archstone Smith, 9200 E. Panorama Circle, Englewood, Co. Parcel A (Block E) in "Olde Towne." Located at 320 – 408 E. Diamond Avenue, in "Olde Towne" Gaithersburg, Md. 20877. Unimproved, but platted for 389 multi-family units and 18,000 sf retail. Liber 35864, page 749. Deed date: July 24, 2008. ***Purchase price: \$29,497,000.*** Deed of Trust: \$16.43 million, James Clifford et al.