

# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 19, Number 3

February 6, 2006

## *Joint Venture In Gaithersburg*

Monument Realty and Transwestern Investment Company have formed a joint venture to develop the Monument Corporate Center in Gaithersburg.

The partners have tentatively scheduled a May ground-breaking for a spec building of 200,000 square feet at the approximately 30-acre park, located in the southwest quadrant of Route 355 and Watkins Mill Road.

Monument has owned the property since September, 2003, when, for \$72 million, it acquired 73 acres that included the existing two-building IBM complex. It then sold just the IBM buildings, totaling about 400,000 square feet, to Wells Real Estate for \$79 million. That's a real estate deal.

Still, Monument had bought the ground with a potential yield of over a million feet of office space, but couldn't access it because of APF problems. To unlock some of that density, Monument agreed with the city of Gaithersburg to dedicate land for the planned interchange at I-270 and Watkins Mill, and reduce its ultimate build-out to 750,000 feet. It now has final approvals for two buildings of 200,000 square feet each, and it plans a final phase of a single, 350,000 square foot building.

Monument's Kirk Salpini said the firm plans to break ground because of the steadiness of the market, and the site's visibility and access to I-270. "We think there's a continuing demand for space in Montgomery County," he said. "There are significant barriers to entry in that market and that's a governor that helps to limit oversupply. We don't see a lot of fluctuation in the vacancy rates."

## **HMS Host Relocates** *12-year Deal Takes Firm Down Rockledge*

HMS Host has finalized its move to Three Democracy Center.

The travel concessions company signed a deal for approximately 148,700 square feet at 6905 Rockledge Drive, one in a three-building complex owned by Boston Properties. Host will move from 6600 Rockledge, owned by Brandywine Realty Trust (formerly Prentiss Properties), where it now has the entire building.

To make room for Host, Boston Properties assembled 90,000 square feet leased to Sprint (and lapsing in August), a vacant floor, and a floor leased to Rubino & McGeehin. Rubino, a long-time BP tenant, has already relocated to 23,471 square feet at Two Democracy Center. Terrapin Systems, meanwhile, which had been on a sublease with Sprint, is now out canvassing the market for about 15,000 to 20,000 square feet.

Host weighed relocation against a substantial, 18-month interior renovation of its present location. It ultimately elected to leave, opting for a 12-year deal that commences March, '07.

The company gobbled up a \$700,000 assistance package from the county and state, including \$600,000 from the state's Economic Development Assistance Authority. Host plans to add 36 employees over a three-year period, and its relocation will cost \$6 million, according to the county paperwork.

The deal is one of the biggest leases signed in North Bethesda in recent memory. The area has been relatively quiet for leasing, partly because NIH has scaled back its appetite for space. Nevertheless, the area will likely benefit from the ever-tightening supply of Class A space in Bethesda proper, and there is new investment within, including Opus East's coming office building on Rockledge Drive and the planned mixed use development at Rock Spring Centre.

Brandywine will now undertake a renovation of its own at 6600 Rockledge, including the bathrooms, lobbies and elevators, and have it available for lease at the start of 2007.

The deal was brokered by Jim Cahill, Steve Silverberg and Larry Thau of CBRE.

## MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report  
PO Box 13116, Silver Spring, Md. 20911. (301) 593-7100

## Bethesda High-rise Resuscitated

A proposed Bethesda high-rise that was turned away in a surprising District Council vote is back.

Having gone to court to appeal the Council's vote of denial, Triumph Development has reached a settlement with opponents of its plan for an approximately 60 unit condominium on Woodmont Avenue at Hampden Lane.

The settlement allowed the Circuit Court judge to remand the case to the Council, which in turn sent it back to the Hearing Examiner. Triumph will pursue a new design that is less contemporary than the first and, importantly to its opponents, not as tall.

Though the opponents to Triumph's proposal themselves live in a 100-foot tower of 54 units, they successfully questioned Triumph's adherence to the low-rise "urban village" demands of the Sector Plan.

### In Brief...

.....Baywood Hotels won the backing of the Planning Board for its plans for a new hotel on Route 29. The Greenbelt firm ([www.baywoodhotels.com](http://www.baywoodhotels.com)) plans a 104-unit Hilton Garden Inn on Broadbirch Drive, near the WesTech business park. The Planning Board recently recommended approval of the Special Exception application.

.....A partnership represented by Zalco Realty won initial approval of an office building in Silver Spring. 8711 Georgia Avenue Associates plans a 153,173 square foot building on Georgia Avenue north of Cameron Street. The 13-story building will include 4,462 square feet of retail. In recent weeks, the subdivision and Project Plan for the building were both approved at the Planning Board.

The Penrose Group has reportedly chosen a winning bidder for the first three buildings in the Irvington Centre at King Farm. The name has not hit the wind yet, but the winning bidder would be expected to pay substantial freight to buy the trio of highly-regarded buildings. The Penrose Group, through its development affiliate, will proceed with a fourth building at Irvington Centre.

### Georgia Avenue Site

## Kaz, Hudson Go to College

The team of Kaz Brothers and Hudson Land LLC has put the Maryland College of Art and Design (MCAD) property in Silver Spring under contract.

In the tradition of recent projects along Georgia Avenue, Kaz and Hudson propose upscale garage townhouses. The site is located just beyond Dennis Avenue at Evans Drive, outside the Beltway.

MCAD, now a part of Montgomery College, plans to move to the renovated bakery building at the Takoma Park campus, where it will be merged with other art programs.

To develop the 25 to 30 townhouses they envision, Kaz and Hudson would need to rezone the R-90 property, but also have to amend covenants held in the neighborhood.

In other residential, **Bozzuto Homes** will start selling towns and stacked towns at "Summit Crossing" in March. The 43-unit job at Park Avenue and Summit Avenue in Old Towne Gaithersburg grew out of the city's recent embrace of more residential density. Prices will start in the high \$300's.

.....The **Dumont Oaks Corporation** acquired 25 acres in Potomac that it will subdivide into 10 lots. Dumont, based in Silver Spring and headed by Robert Hillerson and David Weiss, paid \$2.3 million for the tract at 12305 McCrossin Lane, off Travilah Road. It was sold by an entity called Sutton Homes, out of Tysons Corner, Va. Dumont submitted a Preliminary Plan earlier this month.

.....A new builder entering the market from New Jersey bought a parcel of land in Gaithersburg. **RAM Investment Corporation**, whose name practically mirrors that of local builder R.A.M Investing, paid approximately \$1.9 million for 4.1 acres on Stewartown Road opposite the Montgomery Village golf course. RAM acquired the ground from the Montgomery Baptist Foundation, and hopes to subdivide it into 11 lots. S. Ronald Furman of American National Properties represented the Foundation.

.....The **Porten Companies** appealed the County Council's decision on its rezoning application in Gaithersburg to the Circuit Court. The Council had denied the application for a change from R-200/TDR to RT-8 for five acres. The tract is on Darnestown Road opposite the entrance to Kentlands.

.....The redevelopment of **Chestnut Lodge** comes to the Rockville City Council this week, with the most important approval on the line. The **Associated Companies**, with builder affiliate **Chase Communities**, hopes to redevelop the project with 36 singles, seven condominiums in the old hospital building and a pair of historic buildings, one of which will be conveyed to Peerless Rockville.

## *Stoney Springs Settles, Then Heads to Court*

Opponents of the use of 'sand mound' septic systems in the Agricultural Reserve have taken the 'Stoney Springs' case to court.

Although the subdivision of the 704-acre property near Poolesville, and now owned by Winchester Homes, was approved way back in March, '05, the Planning Board's legal Opinion has only recently been issued, and was quickly appealed to Circuit Court.

Winchester acquired the property, located on West Offutt Road at Mount Nebo Road, earlier this month from Betty Brown Casey for \$6 million. The deal included approximately 125 TDRs. Though the builder hopes to plat only 14 lots and an outlot – down from an original plan for 28 lots - its proposal has aroused passionate opposition. Still, the court case could finally settle not only the sand mound issue, but that of the use of smaller lots in the RDT zone. Winchester's plan shows nine lots of larger than 20 acres and six lots of 3.5 to 8 acres apiece, largely sewered by sand mound technology. Most of the lots are over 30 acres and the outlot is over 300 acres.

Increasingly however, opponents of further development in the Reserve claim that sand mounds are a prohibited "innovative" technology. They also contend that houses on smaller lots – those less than the one unit per 25-acre standard in the RDT zone – aren't allowed either.

In its legal Opinion, the Planning Board stood firmly behind the use of both tools. "The record contains uncontroverted evidence that in the past six years alone, 35 lots in the RDT zone were approved with sand mound septic systems," reads the Opinion.

Similarly on smaller lots, the Opinion reads that lots as small as 40,000 square feet are allowed "by right" in the RDT zone, and that their use can better protect "vast acreage" for farming.

## *Clarksburg Ripples Fee Increases Likely; P&P Management Plan*

The clearest message to come out of a week of meetings by the Council's planning committee is that the development community will likely underwrite the many changes coming at Park and Planning. Councilmember Steve Silverman and others bluntly indicated they were ready to pass on to builders much of the costs of reforming Park and Planning.

At this point, with Development Review sapped by vacancies, builders are probably ready to pay any price for a timely review. But application fees have been rising steadily over the past few years and could grow disproportionately high. Nevertheless, developers won't only pay for 'Clarksburg' in higher application fees. The public is now king, and Park and Planning's make-over anticipates far more outreach, by both the agency and developers, in an effort to become "transparent." A detailed Management Improvement Plan presented to the County Council last week goes to great lengths to broaden citizen participation. The plan does stop short of requiring staff to personally call every county resident when an application is filed – but just barely.

Otherwise, the Management Plan appears to be one of the most cogent documents to come out of Park and Planning since the winds started blowing hard. It outlines very specific tasks, laid out in three phases, that the agency believes will right the good ship Planning. June 30, 2006 is the first important target date. By that time, if the Plan is fulfilled, it will be a far more efficient Park and Planning at work. Important staff vacancies will have been filled, quality standards will have been refreshed, the chain of command will have been clarified, numerous policy changes will have been applied, and transparency and "opportunities for (resident) participation will have been expanded." Phase Two goals, a year later in June, '07, are broader, but they build on the goals in Phase I.

**Changes for Better?** The Management plan is in many respects an answer to the charges levied a few weeks ago by the Council's consultant Royce Hanson, that stronger leadership was required. In fact, Council staff praised the plan for its detail, and suggested that it provides an "excellent framework" for change. Lofty goals of efficiency accomplished in a short time, but still a framework. In some respects, a Development Review process that had grown dependent on the institutional memory of a few key people has to relearn some bureaucratic fundamentals. The Plan reflects some serious overtime work and leads one to the conclusion that - are you sitting down? – some good things are happening at Park and Planning.

This isn't a universal feeling of course, particularly for those whose cases are caught in the tectonic shifts down on Georgia Avenue. But the Board and staff seem to be bringing a new evenhandedness to the issue of violations. The inclination last Fall to hand out "Stop Work" orders like parking lot flyers has given way to a better case-by-case review of the issues. There are still alleged violation hearings coming, but the agency appears intent on pursuing the merits over conducting witch hunts.

Some improvement has also been made in resolving minor amendments and getting them off the docket.

## Possible Bethesda Triangle Projects

**Triumph Development and Miller & Long.** Propose 35,000 square foot stand-alone office building for Miller & Long's new headquarters, and 14-story residential building. Located on the north and south sides of Rugby Avenue, near Del Ray Avenue.

**American Inn.** 8130 Wisconsin Avenue. Owned by Canterbury Group. Propose residential over retail.

**Christ Lutheran Church property.** Joint venture with Bozzuto Group. 2.15 acres at 8011 and 8015 Old Georgetown Road, Bethesda. Propose residential development.

**4900 Fairmont Avenue.** Now one-story retail, this tract has been acquired by Bethesda-based Ross Development & Investment, which is proposing residential over retail.

**Greenhill Capital,** Two assemblages: one is at Cordell and St. Elmo Avenues and the other is at Fairmont and Norfolk Avenues. Headed by Leonard Greenberg, Greenhill is proposing mixed use at both.

**Monty LLC, Robert Hillerson.** Eight contiguous lots fronting on St. Elmo and Fairmont, including Bethesda Tobacco Store and former Rio Grande space. Residential over retail.

**Maloney and Metz,** headed by Kevin Maloney and Dee Metz. Includes 4823 Fairmont and adjoining parcels, next to Veterans Park. Proposing residential over retail.

**The Rugby Condominium.** A Project Plan application is pending for 75 condominiums on the north side of Rugby Avenue, opposite Auburn Avenue. An affiliate of The Polinger Company is the developer.

**Scopin Brothers Tract.** – The upholstery company's property on Cordell Avenue was sold to a partnership of Stephen Maged and Gus Papaloizos last year for \$2.65 million. No plans yet, but a small project of condominiums and retail is anticipated.

## Developers Ready

# Triangle Decision Spurs Action

The Woodmont Triangle amendment has only been approved for a few short days and the horse-trading has already begun.

Developers anxious to take advantage of the residential opportunities created by the Triangle amendment are already negotiating transfers of density and beginning to design condominium plans. Planners expect to see applications within a few months.

The Triangle is roughly the grid of streets in the northwest quadrant of Wisconsin Avenue and Old Georgetown Road, largely bounded by Battery Lane. The newly approved plan, designed to spur some 1600 new residential units, is predicated on some innovative changes: First, landowners within the Triangle can sell their unrealized density – defined as the difference between the yield of Standard and Optional Method development – to developers hoping to pad their sites. Already, an active market is emerging.

Secondly, the county removed the minimum limit on the size of an assemblage necessary to go the Optional Method route (Optional Method projects are those that gain density in return for offering amenities). In the Triangle, any size will do, leading to a fear in some corners that the Triangle is going to spawn dozens of narrow little projects with great aspirations. The Planning Board, however, will not have to approve every project it reviews.

Otherwise, the amendment frees a number of properties from master-plan inhibited heights, enabling them the room to build condominiums over street-level retail. Still, questions remain. The most significant is what will become of Workforce Housing. If ultimately approved by the Council, developers will have to include it in their projects as they do MPDUs, but its fate is uncertain. Said one developer who's ready to move ahead, "We don't want to design the plans twice."

**The Update.** Though we published the list of Triangle hopefuls in November (see column on left), we can update it now, at no extra charge. Among other changes, the Hellman Company, a DC-based developer, has acquired the BP gas station on Old Georgetown Road at Fairmont Avenue, for \$2.16 million. Hellman hasn't unveiled any plans but hopes to redevelop the site.

Additionally, Ross Development and Investment paid \$13.6 million for 4900 Fairmont Avenue, or the Hessick property. A retail building of approximately 14,100 square feet sits on the 20,473 square foot lot.

On the perimeter of the Triangle, the Patrinely Group has won approval of 200 multi-family units at the former Sheraton Four Points hotel at Wisconsin and Battery Lane. The Houston, Texas developer paid \$41 million last year for the hotel, now re-flagged as a Clarion, and the additional development rights.

Last week, the Planning Board backed a redevelopment plan for the Laurence Lipnick property, also on Battery lane but opposite Woodmont Avenue. Lipnick wants to amend an original plan for townhouses to build a 46-unit condominium building.

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## Building Permits Issued

Jan. 17 – 27, 2006

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### *Bethesda*

**Ardeshir Sassan**, 9425 Atwood Road, Vienna, Va. (703) 969-2964, to build a \$450,000 unit at 7112 Bells Mill Road, Bethesda, Md;

**Asset One Construction**, 4733 Bethesda Avenue, #340, Bethesda, or Juan Swann, (301) 652-0018, to build a \$400,000 unit at 6111 Kirby Road, Bethesda, in “Landon Woods;”

**Construction Technologies**, 312 Bradley Avenue, Rockville, Md., to build a \$400,000 unit at 8611 Rayburn Road, Bethesda, Md. in “Bradmoor;”

**Crane Homes**, 5405 Burling Road, Bethesda, Md., (301) 656-5862, to build a \$350,000 unit at 6612 Millwood Road, Bethesda, in “Kenwood;”

**Ewing Drive LLC**, 6314 Newburn Drive, Bethesda, Md., (301) 367-7122, to build a \$345,000 unit at 9011 Ewing Drive, Bethesda;

**Maint Pro Inc.**, 43 Randolph Road, Silver Spring, Md. (202) 526-8400, to build a \$340,000 unit at 5306 Augusta Street, Bethesda, in “Glen Mar Park;”

**Crane Homes**, 5405 Burling Road, Bethesda, Md. (301) 656-5862, to build a \$300,000 unit at 6808 Laverock Court, Bethesda;

**Crane Homes**, 5405 Burling Road, Bethesda, Md., (301) 656-5862, to build a \$250,000 unit at 6528 Halpert Road, Bethesda, in “Bannockburn;”

### *Germantown / Clarksburg*

**CGC Builders**, 8489 Heatherwold, Laurel, Md., 20723, (301) 490-9171, to build a \$600,000 unit at 9 Indian Grass Court, Germantown;

**M/I Homes**, 21355 Ridge Top Circle, #160, Sterling, Va. (703) 404-2200, to build a \$150,000 unit on Liberty Mill Road, Germantown, in “The Retreat at Liberty Mill;”

**Richmond American Homes**, 6200 Old Dobbin Lane, Columbia, Md., (410) 312-2834, to build a \$250,000 unit at 14624 Bubbling Spring Road, and two units on Schaeffer Road, Germantown;

**Pulte Home Corp.**, 10600 Arrowhead Drive, Fairfax, Va., (301) 417-0682, to build four units avg. \$180,000 on Old Baltimore Road, Clarksburg, in “Summerfield Crossing;”

**NVR Inc.**, 555 Quince Orchard Road, Gaithersburg, Md., (301) 258-0002, to build a \$145,000 unit on Granite Rock Road, Clarksburg, in “Clarksburg Village;”

### *Other Locations*

**J. Ross McNair**, 7600 Cabin Road, Cabin John, Md., to build a \$775,000 unit at 7600 Cabin John Road;

**Allegheny Builders**, 9628 Greenel Road, Damascus, Md., (301) 879-9300, to build a \$600,000 unit at 18370 Cattail Road, Poolesville;

**Louis Altobelli**, 18837 Heritage Hill, Brookeville, Md. (301) 774-8380, to build a \$500,000 unit at 418 Brighton Dam Road, Brookeville;

**Classic Community**, 8120 Woodmont Avenue, Beth, Md., (301) 913-0404, to build 11 \$80,000 TH units on Glen Eagles Drive, Silver Spring, in “The Regency at Leisure World;”

**Architectural Concepts**, 9607 Dr. Perry Road, Ijamsville, Md, 21754, (301) 831-8900, to build a \$300,000 unit at 8920 Brown Church Road, Mt. Airy;

**NDI of Md.**, 2661 Riva Road, Bldg. 1000, #1020, Annapolis, Md., (800) 892-1454, to build a \$345,000 unit at 12617 Fellowship Way, Gaithersburg;

**Peter Mohr**, 3333 Spencerville Road, Burtonsville, Md., (301) 476-9589, to build a \$400,000 unit at 21211 Denit Estates Drive, Burtonsville;

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## Commercial Permits Issued

Jan. 17 – 27, 2006

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**Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, Md., (301) 279-6000, to build a \$49.6 million addition of 210,000 square feet at the same address;

**US Pharmacopeia**, 12601 Twinbrook Parkway, Rockville, Md. (703) 930-7933, to build a \$32 million redevelopment building at the same address;

**Mills Corporation**, 1430 Spring Hill Road, McLean, Va., (703) 934-4606, to build a \$9.5 million alteration of 214,816 sf at 5425 Wisconsin Avenue, Chevy Chase;

**Thales Communications**, 22605 Gateway Center Dr, Clarksburg, Md., (240) 864-7000, to build a \$900,000 alteration of 20,000 sf at 22616 Gateway Center Drive;

**Shady Grove Adventist Hospital**, (301) 279-6000, to build \$1.3 million in alterations at 9901 Medical Center Drive, Rockville;

**Silver Spring Metro Plaza**, (301) 495-4440, to build a \$700,000 alteration of 22,824 sf at 8403 Colesville Road, Silver Spring;

**Ruby Tuesday**, Maryville, Tn, (888) 553-4352, to build a \$400,000 alteration of 5,340 sf at 11160 Veirs Mill Road, Silver Spring;

**Cambridge Systematic**, 4445 Willard Avenue, Chevy Chase, Md., (301) 347-0100, to build a \$385,980 alteration of 11,687 sf at 4800 Hampden Lane;

**Chuck Gambrill**, 14665 Rothgeb Drive, Rockville, Md, (301) 315-8439, to build a \$300,000 alteration of 4,575 sf at the same address;

**Alsip and Associates**, 626 Potomac Avenue, Hagerstown, Md., (301) 733-1537, to build a \$190,800 alteration of 6,360 sf at 6901 Rockledge Drive, Bethesda;

**Skanska**, Gaithersburg, Md., (301) 370-2972, to build a \$145,000 alteration at 6710 Rockledge Drive, Bethesda, Md.

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## Pre-Preliminary Plans Submitted

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**720060380 – Lot 4.** Zoned RDT. 13.4 acres. 1 lot. Located on Clarksburg Road, 1400 feet north of Prices Distillery Road, Clarksburg. Tax map FY-41, parcel 888. Appl: Raymond C. Beall, 13205 Prices Distillery Road, Clarksburg, Md. 20871. (301) 253-2629.

**720060390 – Finlandia.** Zoned RC. 10 acres. 2 lots. Located on Hanson Road, 700 feet northwest of Hilton Road, off Hawkins Creamery Road, Damascus. Tax map GW-13, Lot 17 (A). Appl: Neal H. King, PO Box 536, Damascus, Md. 20872. (301) 774-7900.

**720060400 – Kingstead Farm.** Zoned RDT and RE-2C. 95.06 acres. 3 lots. Located in the northwest quadrant of Stringtown Road and Kings Valley Road, Clarksburg. Tax map FX-11, parcel 600. Appl: Uyen Nguyen, 1509 Lemontree Lane, Silver Spring, Md. (301) 613-8298.

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## Pre-Preliminary Plans Forwarded

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(Board only 'provides direction' on Pre-Prelims).

**720060040 – Hallman Grove.** (Previously 7-06004). Zoned R-200 and R-200/TDR. 12.6 acres. 30 lots (18 SFD and 12 TH, incl. 4 MPDU). Located on Fellowship Lane, approx. 1,600 feet west of Quince Orchard Road, Gaithersburg. Parcels 801, 873, and 857. Appl: Hallman Grove LLC, c/o Donald Franyo, 1501 Farm Credit Drive, #2500, McLean, Va. 22102. (703) 883-4251.

**720060150 – Lot 31, Bethesda.** Zoned R-60 and CBD-1. 3.3 acres. 1 lot. *Propose 220 multi-family units, incl. 24 MPDUs and 40,000 sf retail.* Located on both sides of Bethesda Avenue, at its intersection with Woodmont Avenue, Bethesda. Appl: Lot 31 Associates LLC, c/o Stonebridge Associates and PN Hoffman, Two Bethesda Metro Center, Bethesda, Md. (301) 913-9610.

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## Preliminary Plans Submitted

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**120060760 – Horizon Hill.** Zoned RE-2. 5 acres. 2 lots. Located on the north side of Red Barn Lane, 1500 feet west of Glen Mill Road, Potomac. Tax map FQ-123, parcel 787. Appl: Michael Depandi, 10711 Red Barn Lane, Potomac, Md. 20854. (301) 762-0902.

**120060770 – Kwan Property.** Zoned R-200. 2 lots. Located on Dufief Mill Road, 250 feet north of Flint Grove Lane, North Potomac. Tax map FR-13, Parcel A. Appl: Jung-Chang Kwan, 14530 Dufief Mill Road, Gaithersburg, Md. 20878, c/o Apex Engineering, (301) 417-0200.

**120060780 – Shiloh Church Road.** Zoned Rural. 9.37 acres. 1 lot. Located on Shiloh Church Road, 2800 feet south of Comus Road, Clarksburg. Tax map DW, parcel 140. Appl: James Riese, PO Box 505, Damascus, Md. 20872. (301) 948-6974.

**120060790 – Belvedere.** Zoned RE-2. 4 acres. 2 lots. Located on Stonebarn Lane, west of Split Creek Court and Travilah Road, Potomac. Tax map ER-562, Lot 121. Appl: Michael Celeste, 13604 Stonebarn Lane, North Potomac, Md. (301) 997-6684.

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## Preliminary Plans Approved

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Jan. 19 and 26, 2006

**120060130 – George Davis.** (Formerly 1-06013). Zoned R-60. .83 acre. 3 lots. Located on the southeast side of Newport Mill Road, 200 feet south of Stark Street, Kensington. Appl: PBC LLC, 5016 Sunflower Drive, Rockville, Md. 20853. (301) 871-1482.

**120060420 – 8711 Georgia Avenue.** Zoned CBD-2. .88 acre. 1 lot. *Propose office building of 148,711 sf and 4,462 sf of retail.* Located on the east side of Georgia Avenue, 100 feet north of Cameron Street, Silver Spring. Appl: 8711 Georgia Avenue LP, 8701 Georgia Avenue, Silver Spring, Md. 20910. (301) 495-6600.

**120060150 – Edgemoor.** (Formerly 1-06015). Zoned R-90. .39 acre. 1 lot and one outlot. Located in the northwest quadrant of Fairfax Road and the unimproved Elm Street R-O-W, Bethesda. Appl: Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. (301) 913-5995.

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## Site and Project Plans Approved

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Jan. 19 and 26, 2006

**820060140 – 1200 East West Highway.** (Formerly 8-06014). *Propose 247 multi-family units, including 31 MPDUs and 10,600 sf retail.* Located in the northwest quadrant of the intersection of East West Highway and Blair Mill Road, Silver Spring. Appl: Goodman East West 1, LLC, c/o Centex Homes, Inc., Chantilly, Va.

**920050020 – 8711 Georgia Avenue Office Building.** (Formerly 9-05002). Zoned CBD-2. .88 acre. 1 lot. *Propose office building of 148,711 sf and 4,462 sf of retail.* Located on the east side of Georgia Avenue, 100 feet north of Cameron Street, Silver Spring. Appl: 8711 Georgia Avenue LP, 8701 Georgia Avenue, Silver Spring, Md. 20910. (301) 495-6600.

**920060020 – 8021 Georgia Avenue.** (Formerly 9-06002). (Approve extension of Review Period only). Zoned CBD-1. 1.88 acres. *Propose 210 multi-family units, incl. 27 MPDUs.* Located in the northeast quadrant of the intersection of Georgia Avenue and Burlington Avenue, Silver Spring. Tax map JN-342, lots 1 – 11, 21, 22 and 23. Appl: WMATA, c/o Union Realty Partners, 1228 31<sup>st</sup> Street, NW, Washington, DC, (202) 682-1001.

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## Record Plats Approved

Jan. 19 and 26, 2006

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### 220060680 (-90) – Yinger’s Addition to Woodfield.

Zoned RE-2. 5 lots. Located at the southern end of Kimblehunt Place, approx. 200 feet south of Garfield Drive, Gaithersburg. Appl: George Hunt, (301) 948-3937.

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## Planning Board Zoning Actions

Jan. 19 and 26, 2006

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**S-2656 – Baywood Hotels, Inc.** *Permit 104-room Hilton Garden Inn.* Zoned I-1. 1.69 acres. Lot 39 in “Montgomery Industrial Park.” Located at 2200 Broadbirch Drive, Silver Spring, Md. Appl: Baywood Hotels, (301) 345-8700.  
**Recommend Approval.**

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## G’burg Building Permits of Note

Thru January 30, 2006

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### Residential

**M-I Homes**, (703) 404-2200, to build a \$150,000 TH unit on Whetstone Glen Street, in “Hidden Creek;”

**Mariner Homes**, (301) 694-6241, to build a \$216,000 unit at 432 Gaither Street;

**Centex Homes**, (240) 286-1758, to build nine TH units on Raven Avenue, in “Hidden Creek;”

### Commercial

**Piece Management**, (516) 326-0400, to remodel an existing Starbucks at 12179 Darnestown Road;

**PJ Corbett Co.**, c/o Mike Mills, (240) 744-8331, to build a \$625,000 alteration at 9737 Washingtonian Blvd., for HP;

**Davis Construction**, (703) 926-7665, to build a \$400,000 fit-out at 9801 Washingtonian Blvd;

**Standard Properties**, (202) 244-5800, to build a \$358,000 remodeling of 9 Metropolitan Court;

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## Gaithersburg Actions of Note

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**SP-05-0010 – Towns at Summit Woods.** (Amendment to Pre/Final). *Propose demolition of existing apartments, replace with 130 TH units.* Zoned R-20. Located at 70 West Deer Park Road, Gaithersburg. Appl: RST Development, 6001 Montrose Road, #1001, Rockville, Md. (301) 816-4243. **Approved.**

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## Real Estate Transactions of Note

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**David M. Alexander** et al to **4921 Auburn Avenue Associates, LP**, c/o Michael Gelfand, MD, 4915 Auburn Avenue, Bethesda, Md. Part of Lots 409, 410 and 411 in “Woodmont.” Located at 4921 Auburn Avenue, Bethesda, Md. Lot is 7,552 sf. Improved with building of 6,356 sf. Tax map HN-23. Zoned Commercial. Tax ID: 07-552332. Liber 31655, page 181. Deed date: January 17, 2006. **Purchase price: \$3,375,000.** Deed of Trust: \$1.5 million, United Bank.

**Crabbs Branch Property LLC**, c/o Kenneth Wilhelm, 12055 Tech Road, #B, Silver Spring, Md., to **Spotted Dog LLC**, c/o John Tabor, 14112 North Gate Drive, Silver Spring, Md. Condominium Unit 1 in “Crabbs Branch Industrial Condominium.” Located at 15740 Crabbs Branch Way, Rockville, Md. Tax ID: 04-2516712. Liber 31685, page 475. Deed date: January 20, 2006. **Purchase price: \$1,225,000.**

**Insight Investment Group LLC** to **Rickenbacker 700 LLC**. Condominium Unit #700 in “Rickenbacker Drive Condominium.” Located at 7621 Rickenbacker Drive, Gaithersburg, Md. Tax ID: 01-3494027. Liber 31636, page 314. Deed date: December 30, 2005. **Purchase price: \$610,000.**

**Deer Park Professional Centre LLC**, c/o SPI Asset Mgmt, to **A&C Investment Properties LLC**. Condominium unit #11 in “Deer Park Office Condos.” Located at 604 S. Frederick Avenue, #300, Gaithersburg, Md. Liber 31709, page 192. Deed date: January 11, 2006. **Purchase price: \$290,925.**

**George R. Heffner** to **AJ of Olney LLC**, c/o Ali Kazemzadeh, 104 Ashton Oaks Court, Ashton, Md. Property at 5500 Olney-Laytonsville Road, Olney, Md., in “Addn to Brooke Grove.” Total 91,159 sf. Improved with building of 3,537 sf. Zoned Commercial. Tax map HU-12, parcel 313. Tax ID: 08-719322. Liber 31692, page 675. Deed date: January 17, 2006. **Purchase price: \$1,600,000.**

**Leo J. Rocca, Jr. et al** to **Street Retail, Inc.**, 1626 E. Jefferson Street, Rockville, Md. Lots 21 and part of 11, 12 and 13 (24E) in “Edgemoor.” Lot is 21,139 sf. Improved with building of 35,988 sf. Zoned Commercial. Located at 4900 Hampden Lane, Bethesda. Tax map HN-22. Tax ID: 07-489638. Liber 31678, page 655. Deed date: January 20, 2006. **Purchase price: \$12,000,000.**

**Jaek Kyung Nam et al** to **Great Fortune Investment**, Parcel A (B) in “Blair Takoma.” Located at 607 and 609 Sligo Avenue, Silver Spring, Md. Parcel is 17,472 sf. Improved with building of 8,705 sf. Zoned Commercial. Tax map JN-43. Tax ID: 13-988531. Liber 31648, page 138. Deed date: January 12, 2006. **Purchase price: \$1,739,999.** Deed of Trust: \$1.2 million, First Mariner.

(Continued on Page 8)

**Real Estate Transactions (From page 7)**

**Insight Investment Group LLC to Herron Investments LLC.** Condominium unit #300 in "Rickenbacker Drive Condos." Located at 7621 Rickenbacker Drive, Gaithersburg. Tax map 31636, page 696. Deed date: December 9, 2005. **Purchase price: \$1,012,000.**

**BP Products North America Inc. to Camacho Investments LLC,** c/o Jose Camacho. Lot 28 (I) in "West Chevy Chase Heights." Located at 8101 Wisconsin Avenue, Bethesda, Md. Lot is 15,944 sf. Improved with building of 1,827 sf. Zoned Commercial. Tax map HN-23. Tax ID: 07-543463. Liber 31605, page 709. Deed date: December 9, 2005. **Purchase price: \$2,142,401.**

**BP Products North America Inc. to 7725 OGR LLC,** c/o Hellman Company, Washington, DC. Property in "Woodmont." Located at 7725 Old Georgetown Road, Bethesda, Md. Lot is 10,914 sf. Improved with BP gas station of 1,827 sf. Tax map HN-22. Zoned Commercial. Tax ID: 07-550710. Liber 31605, page 655. Deed date: December 13, 2005. **Purchase price: 2,167,191.** Deed of Trust: \$1,950,000, Provident Bank.

**JJRW Properties, LLC,** c/o John Harding, Jr., to **TJV-Properties LLC,** c/o Thomas Valois, 2919-A Olney Sandy Spring Road, Ashton, Md. Property located at 1001 Olney-Sandy Spring Road, Sandy Spring, Md. Lot is 20,740 sf. Zoned Commercial. Tax map JT-32, parcel 330. Unimproved. Tax ID: 08-714400. Liber 31704, page 47. Deed date: December 29, 2005. **Purchase price: \$925,000.** Deed of Trust: \$740,000, Sandy Spring Bank.

**Kevin O'Donnell to 10313 Associates LLC,** c/o Lawrence F. Cohen, et al. Condominium unit 302 in "The Burkland Condominium." Located at 10313 Georgia Avenue, Silver Spring. Tax ID: 13-2224068. Liber 31615, page 526. Deed date: December 1, 2005. **Purchase price: \$500,000.** Deed of Trust: \$750,000, Bank of America.

**RESIDENTIAL**

**Betty Brown Casey et al to Winchester Homes, Inc.,** 6905 Rockledge Drive, #800, Bethesda, Md. Two parcels totaling 704 acres. Located at 20900 West Offutt Road, Poolesville, Md. Tax map BS-51, parcels 110 and 120. Zoned Residential. Tax ID: 03-1845723 and 34584. Liber 31644, page 571. Deed date: January 10, 2006. **Purchase price: \$6,000,000.**

**Sutton Homes Inc.,** c/o James Alford, 1750 Tysons Blvd, #1200, McLean, Va., to **Dumont Oaks Corporation,** 801 Wayne Avenue, #300, Silver Spring, Md. Property at 12305 McCrossin Lane, Potomac. 25 acres. Tax map 31688, page 315. Deed date: January 20, 2006. **Purchase price: \$2,300,000.** Deed of Trust: \$1.75 million, The Columbia Bank.

**Peter A. Van der Veen et al, to 14231 Seneca Road, LLC,** The Haines Co., 3710 Traville Gateway Drive, #341, Rockville, Md. Lot 2 (G) in "Potomac Hills" and a parcel of 5,969 sf. Located at 10208 Gary Road, Potomac, Md. Lot 2 is 31,050 sf, and is improved with 2,664 sf house. Zoned Residential. Tax map FP-33, parcel 783. Tax ID: 10-870254 and 855247. Liber 31709, page 204. Deed date: January 13, 2006. **Purchase price: \$979,000.** Deed of Trust: Amend note with The Columbia Bank.

**Clinton W. Adams et al to Sunshine Brooke, LLC,** 4315 50<sup>th</sup> Street, NW, Washington, DC. Located on New Hampshire Avenue, Brookeville, Md. 17.02 acres. Located in "Bradley's Choice." Unimproved. Zoned Residential. Tax map JV-12, parcel 623. Tax ID: 08-723233. Liber 31693, page 774. Deed date: October 3, 2005. **Purchase price: \$1,350,000.**

**George S. Newman et al to Alan Wolcoff Enterprises LLC,** 17012 Redland Road, Rockville, Md. Property located at 25110 Old Hundred Road, Dickerson, Md. 18.08 acres. Improved with house of 2,260 sf. Zoned Agricultural. Tax map DX-31, parcel 395. Tax ID: 11-916426. Liber 31629, page 479. Deed date: January 6, 2006. **Purchase price: \$900,000.** Deed of Trust: \$905,000, James Aird, Trustee.

**Barbara S. Fouts to AM Kolel, Inc.,** 15 W. Montgomery Avenue, #204, Rockville, Md. Property in "Maiden's Fancy." 27.8 acres. Located at 19520 Darnestown Road, Beallsville. Improved with house of 5,274 sf. Zoned Residential. Tax map CU-31, parcel 159. Tax ID: 03-40836. Liber 31643, page 413. Deed date: January 6, 2006. **Purchase price: \$1,500,000.**

**Gregory Morris Jones et al to Augustine Homes of Maryland LLC,** 1615 M Street NW, Washington, DC. Lot 13 (D) in "Bradley Hills Grove." Located at 6622 Fernwood Court, Bethesda, Md. Lot is 24,905 sf. Improved with 1,708 sf house. Zoned Residential. Tax ID: 07-582921. Liber 31668, page 467. Deed date: Nov. 15, 2005. **Purchase price: \$1,075,000.** Deed of Trust: BB&T.

**John R. Bath to Design-Tech Builders, Inc.,** 801 Wayne Avenue, #301, Silver Spring, Md. Lot 1 (S) in "Arthur B. Miller's Subdivision." Located at 2024 Wallace Avenue, Silver Spring, Md. Lot is 18,288 sf. Unimproved. Zoned Residential. Tax map JQ-13. Tax ID: 13-1356807. Liber 31688, page 348. Deed date: January 17, 2006. **Purchase price: \$225,000.** Deed of Trust: Amend note with The Columbia Bank.

**Arbor Homes LLC to Overton Homes LLC,** 2831 Carrollton Road, Annapolis, Md. Lot 14 (35) in "Capitol View Park." Located on Beechbank Road, Silver Spring. Lot is 7,500 sf. Unimproved. Zoned Residential. Tax map HP-62. Tax ID: 13-3436307. Liber 31632, page 192. Deed date: January 6, 2006. **Purchase price: \$350,000.** Deed of Trust: Amend note with Susquehanna Bank.