

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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Police APF: It's Back Again

An insufficient number of sworn police officers has again plunged the county into a subdivision moratorium.

Park and Planning staff has begun recommending denial of new subdivisions submitted after the beginning of the year, based on the Public Safety APF test. The change was implemented after the Police Department informed the county that as of December 31, 2005, it had only 1,317 sworn officers, 32 short of the 1,349 that comprise "adequacy."

Unlike the response times, there is no "mitigation" on the staffing aspect of the APF test. It is a pass or fail number. Not until March will the police department graduate another 40 officers, which, barring attrition, would be enough to meet adequacy.

This stoppage comes as a surprise, as the industry had been assured that staffing levels would be met. Nevertheless, with the present system, the County has an extremely unreliable process, one that will likely not be "fixed" any further in an election year.

Despite the fact that another 123 officers are slated to graduate in the summer, the long-term outlook for passing the APF test is also murky, for the minimum staffing number rises in 2007, to 1,429 sworn officers.

Ready to Build *Construction Can Start at Oak Creek Club*

To eight builders anxious to get started at Oak Creek Club in Bowie, the sound of hammer hitting nail has never sounded so sweet.

Home construction at Oak Creek, located at the southern end of Church Road and one of the most upscale communities in the county, can begin moving forward now that Montgomery Development and the state have negotiated the bonding of off-site improvements. Some eighteen months after the first contract was taken, the builders in Oak Creek Club can begin building the houses. Though actual construction has been delayed, the negotiations didn't appear to slow sales, which are now up to some 180 units.

There are eight builders at Oak Creek, which will total 1,148 units and a small commercial component. Surrounded by a new golf course, Oak Creek straddles Church Road and will be a gated community. Most of Phase 1 is sold out and the builders are awaiting lots in Phase 2, slated to be delivered shortly. Thus many of them have no specific pricing to offer. Singles, however, are priced from the \$600,000 up to the mid-\$800's. Coincidentally, the model homes are slated to open in March. The builders include Craftmark and Craftstar Homes, Michael Harris, Mitchell and Best, WCI/Renaissance, Ryan Homes, NVHomes and K&P Builders.

The renovation of the Bowieville Mansion, in the heart of the over 1,100 acre property, is expected to be completed in February.

Historic Deal. Chesapeake Custom Homes hopes to develop 42 lots surrounding the Belle Oak mansion in Accokeek for NVHomes.

The builder and developer has submitted a Preliminary Plan for the 102 acre Palumbo property, complete with reams of archeological information. Located at Bealle Hill Road and Berry Road, the Palumbo property largely surrounds the privately occupied and historic Belle Oak mansion. In return for extinguishing driveway easements to the mansion held across several of the potential lots, Chesapeake has proposed to buffer the mansion on three sides. It will also dedicate seven archeologically rich acres near the grounds that will ultimately wind up in the hands of the Archeological Conservancy. Though the Palumbo property is zoned R-L, which allows flexible lot sizes, Chesapeake has chosen to pursue 42 two-acre lots.

In other deals, Chesapeake opened for sale at 'Prospect Woods.' Located just down Prospect Hill Road in Glenn Dale from Glenn Dale Forest, where K. Hovanian and Ryan are selling, Prospect Woods will be 12 lots. Like those two builders, Chesapeake will open from the \$600's. Chesapeake has also started selling nine lots on Swanson Road in Upper Marlboro. Potential buyers can get far from the madding crowd on lots of up to 17 acres.

MARYLAND NEWSLETTERS

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Plan Emerging For Glenn Dale

A partnership is developing that would preserve the Glenn Dale Golf Course while making room for Active Adult housing.

Developer Kaz Brothers and members of the Shields family that owns the course are negotiating a partnership that would allow them to develop two properties adjacent to the golf course and controlled by Kaz with over 375 units. Several holes of the golf course would be relocated to make the plan work.

All three properties off Prospect Hill Road are stymied by potential changes to the pending Glenn Dale master plan amendment, but finding common ground in a plan that preserves the course would likely protect their financial viability.

Kaz is based in Silver Spring, Md., and represents the Kyle and Scheig properties.

In other residential, Charleston Homes is opening two new jobs, in "Cedar Farms," and "Chesterfield." Crofton-based Charleston has three to five acre lots at Cedar Farms on Aquasco Road in Aquasco that it has priced from the mid-\$700's. Charleston is buying finished lots from Danner Development.

At Chesterfield, Charleston has 22 lots of up to half an acre each that it is pricing from the mid-\$500's. Washington Management and Development, which sold the lots to Charleston, has been retained to finish them on a separate contract.

"I don't read the newspapers, but I do read the Prince George's Newsletter."

- President George W. Bush

In Brief...

.....**The TDR legislation is turning into a jumble of competing priorities.**

The latest draft of the bill – still not officially introduced - once again gives Rural Tier landowners the right to develop "conservation subdivisions," a variant of today's 'cluster,' instead of leaving them to one unit per 25-acre zoning. A new amendment would allow medical campuses and retirement communities in the Rural Tier. Another unveiled at a worksession last week would exempt properties in large parts of Bowie and Westphalia from ever having to buy TDRs. The amendments fostered little discussion, however, except to reveal the extent of disagreement among the Council members. As Doug Peters pointed out, "We all have different opinions."

.....**While condos were booming – and busting - in the rest of the metropolitan area, they are just arriving in Prince George's County.** At one of the recent high-profile projects, KSI Services has contracts on 95 units at Midtown Largo Station. KSI started sales at the end of October on the 242-unit project, priced now from the low \$200's. Located on Harry S. Truman Boulevard, Midtown is just south of the Largo Metro Station.

.....**There will be no lengthy election year moratorium on zoning matters at the County Council.** Instead of a work stoppage of what has traditionally been up to five months in advance of the November elections, the Council will only suspend decision-making starting at the end of October, as mandated by law. That means that while it will likely shy away from controversial decisions, the Council will continue to hear cases into the summer. It was Council President Tom Dernoga who questioned the need for a lengthy moratorium.

.....**David Harrington has been offered the position of Chairman of the Planning Board, according to published reports.** Harrington, now on the County Council, would replace Elizabeth "Betty" Hewlett, whose term as chairman draws near.

.....**Bova Furniture is preparing to open a local store at 12000 Baltimore Avenue in Beltsville.** The company signed a lease last year for 44,262 square feet in the building owned by an affiliate of Bernstein Development Corporation. Though it doesn't have the name power of a little furniture store down the road called IKEA, the Danish company is now in eight states and growing. David Dolan of Commercial Brokers LLC had brokered the lease on Baltimore Avenue.

.....**The Peterson Companies has pulled its Site Plan for a new 221,000 square foot shopping center on Oxon Hill Road near Fort Washington.** The *Washington Business Journal* first reported that the National Harbor developer is re-thinking the Target-anchored proposal over concerns with historic preservation onsite. The Salubria mansion is located on the property. The *Journal* quoted a Peterson official that the project is "on hold indefinitely."

.....**A rezoning application in the future small city of Westphalia has been submitted.** The VP LLC, a partnership represented by Washington Management and Development, has assembled six properties north of Route 4 in Upper Marlboro, on Armstrong Lane, where it hopes to develop 376 units. The 23-acre assemblage, called "Cabin Branch Village," adjoins the much larger Smith Home Farm. (See New Zoning Applications).

.....**The county is starting a design competition for the future redevelopment of Suitland Manor.** Ultimately, the Redevelopment Authority will have acquired almost 170 four-unit buildings near the Suitland Metro Station, on 33 acres. It will ultimately choose a master developer for the site. Go to the county's website and follow it to the Redevelopment Authority.

Making No Small Plans for Konterra

A roughly drawn picture of Konterra's future began to develop last week, at a planning charrette in Laurel.

Konterra is hundreds of acres of undeveloped land along I-95, owned by the Gould family, and always expected to be developed in a town center style. Now, with an update to the Laurel Master Plan underway, the Goulds and county planners are beginning to fill in the blank spaces. The Goulds have created a partnership with Forest City to bring the project to life.

What emerged from last week's charrette is a three-pronged approach to the 800 acres that will be the most densely developed of the Konterra holdings. Those properties straddle 95 between two coming intersections: Contee Road on the north and the ICC on the south.

The first component is the immediate west side of 95. Already properly zoned for regional retail (a "mall" in the old parlance), the tract could also accommodate a mix of uses. West of that and bordering the Fairland Regional Park is an expectation – from the charrette - for mostly suburban density housing.

The third component – the "town center" on the east side of 95 – provided the most variables for charrette participants. Ultimately, those in attendance over the two-day planning session offered a vision for a mixed-use town center with housing, entertainment and destination retail, high-rise and low rise office.

Commercial Activity

Bowie Office Building Arrives Full

When Lucente Enterprises delivers a new Bowie office building in March, it will be with a roster full of tenants.

1525 Pointer Ridge Place, fronting on Route 301, will house the new headquarters for the Old Line Bank, in 18,000 square feet. Developer Lucente and its building affiliate, Chesapeake Custom Homes, will take 5,000 feet, and Coldwell Banker is slated to move into 10,000 feet. In smaller doses, title firm Hunt & Suss, and Halt, Buzas, Powell are also moving into the building. Waverly Construction is currently completing tenant build-out.

Buchanan Partners has one Bowie office building underway and another on the books. The Gaithersburg developer is negotiating with the Simon Property Group to develop a 45,000 square foot building at the Bowie New Town Center, on Route 197. Buchanan's 132,000 foot **Bowie Corporate Center** is under construction across the street from the mall.

Knollwood Development will soon be starting an 88,000 square foot office building at Largo Park. With its portfolio of office buildings leased to capacity, Knollwood is awaiting a building permit for 1401 Mercantile Lane. The building will front on Route 202 and deliver in the 1st quarter, 2007. Knollwood is an old hand at Largo spec. While other office developers are just now beginning to kick around Largo, Knollwood could have arrived at the crossroads in a Conestoga wagon pulled by oxen. It's that much of a pioneer.

A partnership headed by Polinger/Shannon and Luchs has transferred the **Ammendale Commerce Center** to lender Phoenix Life Insurance. The three-building complex, at approximately 125,000 square feet is 25 percent leased. Polinger will continue to manage the buildings on Phoenix' behalf, while Cushman and Wakefield will handle the brokerage. The buildings are located on Virginia Manor Road.

A sublease at **1301 McCormick Drive in Landover** has been thrown in doubt after a bid protest was upheld. A subsidiary of ITT had leased space at 1301 McCormick in order to service a half-billion dollar military communications contract that it wrested away from Annapolis-based Alion Science and Technology. But Alion successfully protested that ITT faced a conflict of interest and should not have been awarded the contract. ITT had signed a sublease with Aetna Insurance for 68,000 square feet, contingent on finalizing the government contract.

Marlo Furniture intends a very large presence in the Collington Center in Upper Marlboro. There will be room for many living room suites. The company recently submitted a Site Plan for 457,500 square feet of distribution and office space on **Queens Court** in the Route 301 office park. Marlo bought just over 51 acres from the County for \$2.2 million in August of last year.

.....As first anticipated in these pages in December, **Preferred Real Estate** acquired Giant Food's 106-acre distribution center on Sheriff Road in Landover. The final price is believed to be approximately \$45 million. Preferred bought two properties from Giant Food owner Ahold at the same time and paid \$90 million.

The Landover package includes about 1.1 million feet of warehouse space and some 340,000 square feet of office space, in seven buildings. Preferred officials say they will renovate the complex for lease. Preferred is located in Conshohocken, Pa.

Giant will remain a presence, albeit much smaller, for it is canvassing the market for about 50,000 feet of office space. **Lockheed Corporation** is also out looking.

Building Permits Issued

Jan. 7 – 20, 2006

Bowie

K&P Builders Inc., 13627 Annapolis Road, Bowie, Md., (301) 262-7227, to build four \$200,000 units on Lake Meadows Drive, Bowie, in "Spring Lake;"

Ryan Homes, 4780 Corridor Place, #280, Beltsville, Md. (301) 937-9761, to build 25 \$175,000 units on Walling Pond Court and other streets, Mitchellville, in "Balk Hill;"

Mitchell and Best Inc., E. Gude Drive, Rockville, Md., (301) 762-9511, to build two \$180,000 units on Dormansville Blvd, Bowie, in "Oak Creek Club;"

Ryan Homes, (301) 937-9761, to build 24 \$150,000 TH units on Moore's Plain Blvd and Buxton Place, Upper Marlboro, in "BeechTree;"

Guild Craft Inc., 4001 Buchanan Street, Hyattsville, Md., (301) 779-3033, to build a \$125,000 unit at 13121 10th Street;

Upper Marlboro

Mid-Atlantic Builders, 11611 Old Georgetown Road, 2nd Fl, Rockville, Md., (301) 231-0009, to build a \$150,000 unit on Grainger Terrace, Upper Marlboro, in "Meadow Creek;"

Chesapeake Custom Homes, 6196 Oxon Hill Road, #340, Oxon Hill, Md. (301) 567-1010, to build 12 \$230,000 unit on Pleasant Colony Drive, Upper Marlboro, in "Belmont Farm;"

Vendemia & DeCesaris Builders, 4305 Northview Drive, Bowie, Md., (301) 218-7440, to build a \$100,000 unit at 15200 Grey Fox Road, Upper Marlboro;

North County

NVR Inc., (301) 937-9761, to build 15 \$200,000 units on Justice Place, Glenn Dale;

Craftstar Homes, 6820 Elm Street, #102, McLean, Va., (703) 734-9855, to build 19 \$200,000 units on Brooktree Lane and Bramblebush Terrace, Laurel, in "Victoria Falls;"

Caruso Homes, 1662 Village Green, Crofton, Md., (301) 261-0277, to build three \$200,000 units on Ironbridge Lane, Laurel;

KenCraft Inc., 8750 Normal School Road, Bowie, Md., (301) 785-8988, to build a \$200,000 unit at 10614 Gross Lane, Beltsville;

Clinton / Brandywine

Haverford Construction, 6525 Belcrest Road, Hyattsville, Md. (301) 864-6500, to build a \$180,000 unit at 12208 Hillantrae Drive, Clinton, in "Hillantrae;"

Caruso Homes, 1662 Village Green, Crofton, Md., (301) 261-0277, to build a \$200,000 unit on Hackberry Court, Clinton, in "Timber Ridge;"

Timberlake Homes, 888 Bestgate Road, Annapolis, Md. (301) 350-0400, to build 6 \$200,000 units on Lavender Dream Drive, Brandywine, in "Rose Creek;"

Other Locations

Mil-Mar and Sons, 12155 Rock Point Road, Newburg, Md., (301) 932-6364, to build a \$375,000 unit at 16500

Newasa Lane, Accokeek;

Mar-Pia Construction, 10905 Fort Washington Road, #102, Fort Washington, Md. (301) 203-7808, to build a \$160,000 unit at 1413 Pine Grove Road, Capitol Heights;

Middleton Builders, 14127 Brandywine Road, Brandywine, Md. 20613, (301) 372-8833, to build a \$220,000 unit at 20427 Aquasco Road, Aquasco;

K. Hovnanian, 1802 Brightseat Road, Landover, Md., (301) 772-8900, to build 31 \$130,000 TH units on Zeek Lane and Hamlin Street, Lanham, in "Cottages at Glen Arden;"

Commercial Permits Issued

Jan. 7 – 20, 2006

Coakley Williams Construction, 16 S. Summit Avenue, #300, Gaithersburg, Md. (301) 780-7385, to do \$1 million in roof repairs at 14735 Main Street, Upper Marlboro;

Crisak Inc., 37174 Devonwick Lane, Purcellville, Va. (540) 751-0606, to build a \$128,000 retail alteration at 10621 Greenbelt Road, Greenbelt, in "Eastgate Shopping Center;"

Hubert Construction, 9055 Comprint Court, #250, Gaithersburg, Md. 20877, (301) 721-9000, to build a \$290,000 alteration at 8515 Rainswood Drive, Landover, for Security Storage;

Waverly Construction, 1913 Lansdowne Road, #B, Baltimore, Md., (410) 536-2010, to build a \$195,000 fit-out for Halt, Buzas and Powell, at 1525 Pointer Ridge Place, Bowie;

Waverly Construction, (410) 536-2010, to build a \$550,000 fit-out for Lucente Enterprises at 1525 Pointer Ridge Place, Bowie;

KDA Financial, 350 Franklin Road, Marietta, Ga. (770) 421-1532, to do \$250,000 in grading at 9100 Presidential Parkway, Upper Marlboro;

Building Permit Applications

Jan. 7 – 20, 2006

Clinton / Brandywine

Ryan Homes, (301) 937-9761, to build 16 \$200,000 units on Hampton Farm Lane, Brandywine, in "The Hamptons;"

Richmond American Homes, 6200 Old Dobbin Road, #190, Columbia, Md., (410) 872-0267, to build three \$150,000 units on Flowering Tree Court, Clinton, in "Brooke Jane Manor;"

Toll Brothers, Columbia, Md. (410) 872-9105, to build three \$200,000 units on Kittama Drive, Clinton, in "Piscataway Creek Estates;"

Route 210 Corridor

K. Hovnanian, (301) 772-8900, to build 14 \$200,000 units on L'enfant Drive, Fort Washington, in "Waterford Cove;"

Perlco Builders, 811 Russell Avenue, #300, Gaithersburg, Md., (301) 921-8700, to build a \$260,000 unit on Hickory Street, Fort Washington, in "Potomac Woods South;"

Building Permit Applications (from page 1)

Pro Quality Inc., 2670 Crain Highway, #525, Waldorf, Md., (301) 638-3800, to build a \$500,000 unit at 15410 Jamies Way, Accokeek;

Brothers Construction, (301) 702-4261, to build a \$120,000 unit at 211 Seneca Drive, Oxon Hill;

Aspenleaf Homes, 938 E. Swan Creek Road, Fort Washington, Md., (301) 567-1865, to build six \$200,000 units on L'Enfant Drive, Fort Washington, in "Sharon Park;"

Smart Development, (301) 840-5766, to build two \$180,000 units on Old Allentown Road, Fort Washington, in "Spring Ridge Estates;"

Bowie / Mitchellville

Lonergan Homes, 16912 Queen Anne Bridge Road, Mitchellville, Md., (301) 430-0700, to build a \$260,000 unit on Dory Lane, Mitchellville, in "Collingbrook;"

Craftmark Homes, (703) 734-9855, to build three \$200,000 units on Turner Wootton Parkway, Mitchellville, in "Oak Creek Club;"

D.R. Horton Inc., (301) 670-6144, to build two \$135,000 units on Glenkirk Way, Mitchellville, in "Balk Hill;"

Goodier Builders, 10705 Charter Drive, #320, Columbia, Md., (410) 997-7400, to build a \$200,000 unit on Hatties Progress Drive, in "Fairwood;"

Mitchell and Best Homes, (301) 762-9511, to build a \$200,000 unit on Coffren Place, Bowie, in "Oak Creek Club;"

Middleton Builders, to build a \$350,000 unit at 17412 Central Avenue, Bowie;

Upper Marlboro

K. Hovnanian, (301) 772-8900, to build five \$200,000 units on Tear Thumb Court and other streets, in "Winshire;"

Marrick Properties, 3150 West Ward Road, #401, Dunkirk, Md., (301) 855-3828, to build a \$200,000 unit at 8510 Croom Road, Upper Marlboro;

Smart Development, 2401 Research Blvd, #320, Rockville, Md., (301) 840-5766, to build a \$180,000 unit on Dower House Road, Upper Marlboro, in "Dower Ridge;"

Other Locations

Michael Harris Development, 8605 Westwood Ctr Dr, #210, Vienna, Va. (703) 848-4920, to build five \$200,000 units on Purple Leaf Court, Laurel, in "Victoria Falls;"

Westpoint LLC, 2200 Defense Highway, #101, Crofton, Md., (301) 218-7440, to build six \$200,000 units on Gairlock Place and other streets, Lanham, in "Chase Property;"

Brothers Construction, 5801 Allentown Road, Camp Springs, Md. (301) 702-4261, to build a \$120,000 unit at 1109 Gondar Avenue, Landover;

Brothers Construction, (301) 702-4261, to build a \$120,000 unit at 5025 Doppler Street, Capitol Heights;

James Galvagna Homes, 7100 Brookville Road, Chevy Chase, Md., (301) 641-1818, to build a \$125,000 unit at 4618 Russell Avenue, Hyattsville;

CB Kentland LLC, 7820 Penn Western Court, Upper Marlboro, Md., c/o The Tech Group, (401) 987-3450, to build 11 TH units on Markham Lane, Lanham, in "Kentland;"

Other Locations

Tribeca at Camp Springs LP, c/o Wood Partners, to build 282 \$75,000 condominium units on Auth Road and Old Soper Road, Camp Springs, in "Tribeca at Camp Springs;"

Commercial Permit Applications

Jan. 7 – 20, 2006

Bowie Nissan, 2500 Crain Highway, Bowie, Md., or Route 301 Realty Corp, 1055 East Jericho Turnpike, Huntington, NY, to build a \$4 million car dealership at 2500 Crain Highway, Bowie;

National Harbor Waterfront, 12500 Fair Lakes, #400, Fairfax, Va., (703) 227-2000, to build a \$5 million building at 137 National Place, in "National Harbor," Oxon Hill;

LeDroit Baptist Church, 5306 Indian Head Highway, Oxon Hill, Md., (240) 508-1987, to build a \$700,000 addition at 5306 Indian Head Highway, Fort Washington;

WP East Development LLC, c/o Wood Partners, to build \$5 million in four retail buildings and a garage at 4701 – 4705 Soper Road, Suitland, in "Tribeca at Camp Springs;"

Commerce Bank, 8910 Woodyard Road, Clinton, Md., (856) 470-3715, to build a \$480,000 bank at 8910 Woodyard Road, Clinton;

Development Co. of America, 95 Carroll Street, Westminster, Md., (410) 848-9100, to build a \$250,000 office fit-out at 4701 Forbes Blvd., Lanham;

GB Mall LP, 4912 Del Ray Avenue, Bethesda, Md., (301) 657-9900, to build a \$250,000 alteration at 6198 Greenbelt Road, Greenbelt;

Post-Newsweek Media Inc., 1200 Quince Orchard Road, Gaithersburg, Md., to build a \$4.6 million fit-out at 13501 Virginia Manor Road, Beltsville, for Gazette Newspapers;

Seafood Palace Buffet, 3745 Branch Avenue, Temple Hills, Md., (336) 471-4261, to build a \$100,000 new tenant fit-out at the same address;

LH Homes West, 4800 Hampden Lane, #300, Bethesda, Md. (301) 634-8600, to build a \$750,000 interior alteration at 5710 Baltimore Avenue, Hyattsville, in "The Lustine Center;"

Guardian Fund, c/o Guardian Realty, 702 Russell Avenue, Gaithersburg, Md., to build a \$120,000 tenant fit-out for Workforce Services Inc, at 1100 Mercantile Lane, Largo;

St. John Properties, Baltimore, Md., (410) 788-0100, to build a \$128,000 tenant fit-out for Yellow Book USA at 4931 Telsa Drive, Bowie;

Waverly Construction, 1913 Lansdowne Road, Baltimore, Md. (410) 536-2010, to build a \$600,000 tenant fit-out for Coldwell Banker, at 1525 Pointer Ridge Place, Bowie;

Marlo Plaza IV, 725 Rockville Pike, Rockville, Md., c/o Ben Dyer Associates, (301) 430-2000, to do \$600,000 in rough grading at 16101 Queens Court, Upper Marlboro, in "Collington Center;"

Prince George's Place LLC, 12150 Tech Road, Silver Spring, Md., c/o Bohler Engineering, (703) 709-9500, to do \$600,000 in grading at 3310 Toledo Terrace, Hyattsville;

Preliminary Plans Submitted

4-05128 – Clinton Crossroads. Zoned R-R. 8.3 acres. 12 lots. Located south of Lusby's Turn and east of Branch Avenue, Clinton. Tax map 135A-2. Appl: c/o Land Design Inc., 2905 Mitchellville Road, #111, Bowie, Md. (301) 249-8802.

4-05136 – Forest Hills Motel. *Expansion of motel from 13 to 54 rooms.* Zoned R-S. 5.5 acres. 1 lot. Located on the west side of Route 301, 500 feet south of Swanson Road, Upper Marlboro. Tax map 85C-3, part of Lot 3. Appl: c/o Land Design Inc., 2905 Mitchellville Road, #111, Bowie, Md. (301) 249-8802.

4-05124 – Swan Creek Club. Zoned R-E. 2.23 acres. 2 lots. Located on the west side of Hatton Point Road, approx. 300 feet south of Swan Creek Road, Fort Washington. Tax map 131B-2, Lots 8 and 9. Appl: Mary Smirnow, 12309 Hatton Point Road, Fort Washington, Md., c/o PG Associates, (301) 309-1361.

4-05087 – Clinton Gardens Shopping Center. Zoned C-O, C-S-C, and R-80. 6.2 acres. 3 lots. Located on the south side of Woodyard Road at Pine View Lane, 500 feet west of Branch Avenue, Clinton. Tax map 116D-3, lots 1, 2, 3 and 5 Appl: Next Clinton, LLC, 1100 North Fayette Street, Alexandria, Va., c/o Bury Partners, (703) 968-9090.

4-05137 – McDermott Property. Zoned R-R. 11.3 acres. 15 lots. Located on the north side of Old Marlboro Pike, 800 feet west of Ritchie Marlboro Road, Upper Marlboro. Tax map 100D-1, parcel 49 Appl: Chesapeake Custom Homes, 6196 Oxon Hill Road, #340, Oxon Hill, Md. 20745. (301) 567-1010.

4-05130 – Brandywine Village. Zoned C-S-C. 4.8 acres. 1 parcel. Located at the intersection of Clymer Drive and Crain Highway, Brandywine. Tax map 154F-4, part of Parcel A and part of Parcel 30. Appl: ZP No. 140 LLC, c/o Zimmer Development, (301) 770-3503, or c/o Gutschick, Little and Weber, (301) 421-4024.

4-05122 – Rodenhouser Property. Zoned R-E. 74.09 acres. 64 lots. Located on the east side of Church Road at Rodenhouser Lane, south of Route 50, Bowie. Tax map 54D-3, parcel 13. Appl: PDC Inc., 5840 Banneker Road, Columbia, Md. (410) 740-9863.

4-05146 – Matthew's Landing. Zoned R-R. .96 acre. 2 lots. Located on the west side Clendinnen Drive, north of Woodyard Road, Clinton Tax map 108C-4, parcel 55. Appl: Perlco Builders, 811 Russell Avenue, #300, Gaithersburg, Md. (301) 921-8700.

4-05098 – Belle Oak Estates. Zoned R-L. 121.1 acres. 42 lots. Located in the northwest quadrant of Bealle Hill Road and Berry Road, Accokeek. Tax map 161F-2. Appl: Chesapeake Custom Homes, 6196 Oxon Hill Road, #340, Oxon Hill, Md. (301) 567-1010.

Preliminary Plans Approved

January 12 and 19, 2006

4-05049 – Bevard North. Zoned R-E. 275 acres. 503 lots. Located between Piscataway Road and Tinkers Creek, on the north side of Elizabeth Ida Drive, Piscataway. Tax map 124A-4, parcels 106, 58 and 47. Appl: Washington Park Estates, LLC, 448 Viking Drive, #220, Virginia Beach, Va. c/o (301) 982-9400.

4-05050 – Bevard East. Zoned R-L. 562 acres. 827 lots. Located on the east side of Piscataway Road, approx. 700 feet north of its intersection with Mary Catherine Drive, Clinton. Appl: Washington Park Estates, c/o Daniel Colton, (301) 982-9400.

4-05051 – Bevard West. Zoned R-E. 410 acres. 242 lots. Located on the east side of Gallahan Road, west of Piscataway Road and 1800 feet south of Windbrook Drive, Clinton. Appl: Washington Park Estates, LLC, c/o Daniel Colton, (301) 982-9400.

4-05075 – Silver Farm. Zoned R-E. 40.9 acres. 23 lots. Located west of Piscataway Road, northwest of its intersection with Windbrook Drive, Piscataway. Appl: Silver Farm LLC., c/o Marrick Properties, 3150 West Ward Road, #401, Dunkirk, Md. (301) 855-3828.

4-05066 – Thorne Corners. Zoned R-E. 19.1 acres. 13 lots. Located east of Thorne Drive and south of Old Fort Road, Fort Washington. Appl: Thorne Corners LLC, c/o Haverford Homes, 6525 Belcrest Road, #205, Hyattsville, Md. (301) 864-6500.

4-05047 – Osborne Road Shopping Center. Zoned C-S-C and R-A. 17.6 acres. 1 outlot and one parcel. Located in the northeast quadrant of Osborne Road and Route 301 South, Upper Marlboro. Appl: Rappaport Management Co. 8405 Greensboro Road, #830, McLean, Va. 22102. (571) 382-1230.

4-05097 – We Care Adult Services. Zoned R-R. 3.86 acres. 1 lot. Located on the west side of Route 202, approx. 800 feet south of its intersection with Route 193, Largo. Appl: We Care Adult Services.

4-02127 – Christian Hope Ministries. *(Extension approved).* Zoned R-E. 83.9 acres. 1 lot. Located in the northeast quadrant of Enterprise Road and Route 50, Mitchellville. Appl: c/o Greenhorne & O'Mara. (301) 982-2800.

4-03062 – Chesterfield Estates. *(Extension approved).* Zoned R-R. 18.8 acres. 22 lots. Located on the west side of Dangerfield Road, 300 feet south of Dangerfield Drive, Clinton. Appl: c/o Greenhorne & O'Mara, (301) 982-2800.

Site Plans Submitted

DSP-05066 – The Shops at District Heights. *Propose 99,457 sf shopping center.* Zoned C-S-C. 9.24. Located on Pennsylvania Avenue, at Silver Hill Road. Tax map 81A-3. Appl: ZP No. 140, LLC, c/o Zimmer Dev., 111 Princess Street, Wilmington, NC, c/o Mike Ogden, (910) 763-4669.

CPD-0505 – Willowbrook. Zoned R-S. 427 acres. 818 residential units, including 216 units of mixed retirement. Located on the north side of Leeland Road, approx. 3,250 feet west of Route 301, Upper Marlboro. Tax map 77B-4. Appl: Toll Brothers, 4101 Ritchie Marlboro Road, Upper Marlboro, Md. (301) 306-2000.

SDP-0511 – Marlo Furniture. *Propose 457,500 sf warehouse.* Zoned E-I-A. 52.4 acres. Located on the south side of Queen's Court, west of Route 301, Upper Marlboro. Tax map 77D-4. Appl: Marlo Furniture, 725 Rockville Pike, Rockville, Md., c/o Ben Dyer Associates, (301) 430-2000.

DSP-03001/01 – Virginia Landing. 64 two-family units in stacked townhouses. Zoned R-T. 10.6 acres. Located approx. 100 feet north of the intersection of St. Barnabas Road and the Beltway, Oxon Hill. Tax map 96E-2. Appl: Cherrywood Dev., 11815 Federal Square, #204, Waldorf, Md. (301) 870-1033.

SDP-0509 – Chaddsford. Section 3, 4 and 5. Zoned R-M. *Propose 87 SFD and 75 THs.* Located in the nw corner of Chadds Ford Drive and General Lafayette Blvd, Brandywine. Tax map 154E-2, Out Parcel 5. Appl: K. Hovnanian Homes, 1802 Brightseat Road, Landover, Md. (301) 772-8900.

Detailed Site Plans Approved

Jan. 12 and 19, 2006

DSP-05025 – Mighty Wash. *Request 2,367 sf self-service car wash.* Zoned C-M. 1.1 acres. Located at the corner of Bladensburg Road and 40th Place. Appl: Gordan Larisey. 240) 882-0966.

SDP-0318/01 – Preserve at Piscataway. Edelen Village. *Revision to add townhouse architecture.* Zoned R-L. 480 acres overall. Located at Floral Park Road and Danville Road, Accokeek. Appl: The Cambridge Company, 8614 Westwood Center Drive, Vienna, Va. (703) 442-8992.

Final Plats Approved

Jan. 12 and 19, 2006

5-06001 – Kingdom Hall of Jehovah's Witnesses. Zoned R-R. 2.87 acres. 1 parcel. Located on the west side of Enterprise Road, north of Central Avenue, Bowie. Appl: The Mitchellville Congregation of Jehovah's Witnesses.

5-06003 – Duvall Subdivision. Zoned R-R. 10.9 acres.

10 lots. Located on the west side of Croom Road and north of Duley Station Road, Upper Marlboro. Appl: GGLG-Duvall Woods LLC.

New Zoning Applications

ZMA-9976 – Cabin Branch Village. *Request R-E to R-U to build 376 units.* 23.6 acres. Located on the north side of Armstrong Lane, just east of Route 4, Westphalia. Tax map 90C-2. Appl: VP, LLC, 8181 Professional Place, Landover, Md. (301) 306-2200.

District Council Actions of Note

CSP-03006 – Woodmore Towne Centre. (Inglewood North). Zoned M-X-T. 244.6 acres. *Propose 700,000 sf retail, 1.1 million sf office, 220,000 sf hotel/conference center, up to 500 SFD and TH, and up to 400 MF.* Located in the ne quadrant of the Beltway and Landover Road, Largo. Appl: Inglewood North LLC, c/o Hovnanian Land Investment, (301) 772-8900. **Adopted Order of Approval.**

SP-05002A – Addison Road South. Phase I. *Request R-55/DDO to M-U-I zone, to build 83 TH, 16 SFD and 8 live/work units.* 17.1 acres. Located on the west side of Addison Road and Rollins Avenue, south of Central Avenue, Capitol Heights. Appl: Addison Road South LLC, c/o Elm Street Development, (703) 734-9730. **Referred to Staff to prepare Order of Approval.**

SP-05002B – Addison Road South. Phase II. *Request R-55/DDO to M-U-I zone to build 84 TH lots, 6 live/work.* 15 acres. Located on the west side of Addison Road and Rollins Avenue, south of Central Avenue, Capitol Heights. Appl: Addison Road South LLC, c/o Elm Street Development, (703) 734-9730. **Referred to Staff to prepare Order of Approval.**

SP-05009 – Chitlin Market Restaurant. *Propose sit-down restaurant.* Zoned C-S-C. .25 acre. Located on Ager Road, near Hamilton Street and Queens Chapel Road, Hyattsville. Appl: Shauna Anderson. **Referred to Staff to prepare Order of Approval.**

SP-05017 – Belton Subdivision. (Beltsville Commerce Center). *Propose 16,572 sf office building.* Zoned C-O. 1.4 acres. Located in the nw quadrant of the intersection of Clementon Road and Rhode Island Avenue, Beltsville. Appl: Roger Dale Burnett, 12610 Old Gunpowder Road, Beltsville, Md. (301) 604-3662. **Remanded to Planning Board for design changes.**

SP-05051 – Alta Branch. *Propose 504 MF units, 50,398 sf retail and 67,665 sf office space.* Zoned M-X-T. 16.4 acres. Located directly adjacent to the Branch Avenue Metro station on Capital Gateway Drive, Camp Springs. Appl: WB East Acquisitions, c/o Wood Partners, (703) 760-5070. **Council withdrew election to Review (Approved).**

Real Estate Transactions of Note

Gorman Plaza Limited Partnership, c/o Ronald Malasky, to **FM 198, LLC**, c/o Massimo Mazziotti, 209 Gorman Avenue, Laurel, Md. 1.7 acres. Located at 702 Baltimore Avenue, 615 and 621 Second Street, 702 Balt. Washington Blvd, and 201 – 225 Gorman Avenue, Laurel. "Gorman Plaza Shopping Center." Tax ID: 10-1085067 et al. Liber 23565, page 257. Deed date: November 18, 2005. **Purchase price: \$2,425,000.** Deed of Trust: \$2 million, Bank of America.

Linda S. Tucker et al to **Marlboro Estates, LLC**, c/o Joaquin Nazario. Property located at 9611 Marlboro Pike, Upper Marlboro, Md., just west of Old Marlboro Pike. 15.2 acres. Unimproved. Zoned I-4. Tax ID: 15-1778398. Tax map 99, parcel 16. Liber 23545, page 562. Deed date: November 3, 2005. **Purchase price: \$850,000.** Deed of Trust: \$900,000, Old Line Bank.

RESIDENTIAL

North County

The Pines of Laurel, LLC, c/o Slenker Land Corp, to **Sturbridge Victoria Falls LLC**, c/o Sturbridge Homes, 2614 Chapel Lake Drive, Gambrills, Md. Senior Condo Land Units 5, 5A and 5B in "Victoria Falls." Located at 13501 Belle Chasse Blvd, south of Contee Road, Laurel. Total 30,492 sf. of land. Zoned I-3. Tax map 9E-2. Tax ID: 3609369 et al. Liber 23506, page 613. Deed date: November 4, 2005. **Purchase price: \$1,362,603.**

The Pines of Laurel, LLC, c/o Slenker Land Co., 8996 Burke Lake Road, #303, Burke, Va., to **Michael Harris Development LLC**, 8605 Westwood Center Drive, #210, Vienna, Va. Lots 35, 42, 43 and 47 in "Pines of Laurel" (Victoria Falls). Located on Leaf Shade Court and other streets off Belle Chasse Blvd, Laurel. Lots avg. 6,500 sf. Tax map 9E-2. Zoned I-3 (senior housing allowed per text amendment). Tax ID: 10-3451309 et al. Liber 23565, page 134. Deed date: October 4, 2005. **Purchase price: \$214,664.** Deed of Trust: Amend note with Provident Bank.

Glenn Dale Forest, L.C., c/o Elm Street Development, to **NVR, Inc.** Lots 20, 21, 22, 26, 27 and 28 in "Glendale Forest." Located off Glen Dale Forest Road west of Prospect Hill Road, Glenn Dale. Four lots avg. 19,000 and two avg. 38,000 sf. Zoned R-R. Tax map 36D-2. Tax ID: 14-3514122 et al. Liber 23557, page 416. Deed date: October 4, 2005. **Purchase price: \$990,000.**

Cross Creek Phase VI, Inc. to **NVR Inc.** Lot 3 (Y) in "Cross Creek Club." Lot is 8,712 sf. Located on Sinope Way, off Old Gunpowder Road, Beltsville. Tax map 8F-4. Zoned R-R. Tax ID: 01-3663044. Liber 23504, page 670. Deed date: September 21, 2005. **Purchase price: \$70,182.**

Route 210 Corridor

Hugh F. Dolan to **BGH Pines, LLC**, Haverford Homes, 6525 Belcrest Road, Hyattsville, Md. Lots 1 – 17 in "Dolan's Addition to Southern Pines." Lots avg. 12,000 sf. Located on Arundel Drive west of Allentown Road, Fort Washington. Zoned R-R. Tax map 106A-4. Tax ID: 12-3436896 et al.

Liber 23507, page 297. Deed date: September 23, 2005.

Purchase price: \$1,496,000. Deed of Trust: Amend note with Acacia FSB.

Waterside Conservation LLC, c/o Peterson Companies, 12500 Fair Lakes Circle, #400, Fairfax, Va, to **McDaniels Development Company, LLC**, 9470 Annapolis Road, #226, Lanham, Md. Lots 31, 32, 33, 45, 46, and 47 in "Waterford Cove." Liber 23533, page 103. Deed date: November 9, 2005. **Purchase price: \$1,284,000.** Deed of Trust: Amend note with The Columbia Bank.

Potomac Ridge, LLC, c/o Peterson Companies, to **NVR, Inc.** Lots 1, 2 and 3 (E) in "Potomac Ridge." Lots avg. 10,500 sf. Zoned R-80. Tax map 113F-2. Tax ID: 13-3595980 et al. Liber 23557, page 423. Deed date: October 3, 2005. **Purchase price: \$444,000.**

PDC-Henson Valley 1, LLC to **NVR, Inc.** Lots 8 and 13 (B) in "Stonegate Estates." Located on Stonebridge Court, south of Brinkley Road, Oxon Hill. Lots avg. 19,500 sf. Zoned R-R. Tax map 106B-1. Tax ID: 12-3513215 et al. Liber 23504, page 674. Deed date: August 18, 2005. **Purchase price: \$100,000.**

TSC/Muma Mattawoman Associates LP, c/o Donald Franyo, to **Mid-Atlantic Builders of Manning Village II, Inc.**, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. Lot 20 (A) in "Manokeek." Located on Will Court, south of Berry Road, Accokeek. Zoned R-A. Tax map 161E-3. Tax ID: 05-3291606. Liber 23512, page 670. Deed date: September 8, 2005. **Purchase price: \$27,500.** Deed of Trust: Amend note with Bank of America.

Clinton / Brandywine

Lawrence T. Wolfe et al to **Wolfe Partners LLC**, c/o Washington Management and Development and Haverford Homes, 6525 Belcrest Road, Hyattsville, Md. Total 333 acres. Located at 12002 Thrift Road, Clinton, Md. Zoned R-E. Tax map 133E-3, parcel 65. Tax ID: 05-0403766 and 74. Liber 23510, page 327. Deed date: October 11, 2005. **Purchase price: \$9,880,000.** Deed of Trust: \$9.2 million, M&T Mortgage.

Timberlake Clinton, LLC, c/o Timberlake Homes, Annapolis, Md., to **Mid-Atlantic Builders of Timber Ridge, Inc.**, 11611 Old Georgetown Road, Rockville, Md. Lots 5 – 9 (A) and 5 – 10 (C) in "Timber Ridge." (11 lots). Located on Cork Tree Way and other streets, west of Brandywine Road, Clinton. Lots avg. 14,000 sf. Zoned R-R. Tax map 125D-3. Tax ID: 09-3656790 et al. Liber 23560, page 298. Deed date: September 27, 2005. **Purchase price: \$550,000.** Deed of Trust: Amend note with Bank of America.

Route 301/CPI Associates Limited Partnership, c/o Stephen Garchick, Capitol Properties, to **NVR, Inc.** Lots 2 and 54 (K) and 18 and 20 (L) in "Hampton Subdivision." Located on Dorado Terrace and other streets off Dyson Road, Brandywine. Lots avg. 8,000 sf. Zoned R-S. Tax map 145B-2. Tax ID: 11-3486339 et al. Liber 23557, page 419. Deed date: October 4, 2005. **Purchase price: \$207,000.**