

# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

...The name of the successor restaurant to the former Greene Turtle in Germantown may soon be forthcoming. A Woodstock, Md.-based partnership paid \$3 million for the now vacant 10,129 square foot building at 19961 Century Boulevard. The Turtle closed in 2020 and the building has been for sale since.

...Kimco's plan to redevelop the Floor & Décor property in Gaithersburg gets a first review at the City Council this week. The developer is seeking a zoning change that will allow it to redevelop the 8.7 acre property, much of it today a parking lot, at Route 355 and Travis Avenue, as multifamily and retail. A concept plan shows two buildings, with 48,000 feet of retail.

...If building permits are a window not into the soul, but into the schedule, then Exeter Property Group is getting moving on its new apartments in Pooks Hill. The Conshohocken, Pa.-firm pulled a sheeting and shoring permit for the 562 units it plans on Pooks Hill Road in Bethesda.

...A full modernization of the Hillwood Manor Apartments in Takoma Park is coming. The Montgomery Housing Partnership, which acquired the apartments in 2016, pulled about \$16 million in permits towards the overhaul of the 96-unit property on Linden Avenue.

## First Horizon, Then Tetracore *Biotech Leases Close Out Big Year*

Two major biotech deals, in Horizon Pharmaceuticals and Tetracore, landed in the waning days of 2021.

Tetracore, with its affiliate CirrusDX, leased 94,000 square feet at 77 Upper Rock, while Horizon leased all of a coming first building, 192,000 square feet, at the Alexandria Center at Trville Gateway.

The two deals helped push total transactional leasing volume in biotech, in 2021, to over one million feet, according to stats kept by Scheer Partners. That's a highwater mark that easily outpaced 2019, when about 700,000 feet of total transactions volume was written.



77 Upper Rock

Now based on Belward Campus Drive, Tetracore and CirrusDX will relocate to three floors in 77 Upper Rock. The deals are the first lab leases in the building, owned by Bridge Investment, and reflect the current fashion of converting traditional office space for lab users.

The Tetracore / CirrusDX twosome pushes 77 Upper Rock to 96 percent leased.

**Site Work Started.** Horizon's deal is essentially a build-to-suit. Alexandria Real Estate Equities (ARE) has started site work at its Trville project on Route 28 and will customize the building to Horizon's needs.

Horizon started to look for a research and development location here after acquiring Viela Bio in early 2021, and the deal substantially increases its presence. It also officially kicks off ARE's 'Trville' project, on the 18 acres it bought next to the Human Genome Sciences headquarters, in 2020. ARE has about 500,000 feet in all it can build at Trville and is believed to be entertaining additional interest.

On the Tetracore / CirrusDX deal, Art Greenberg and George Santos at Savills represented the tenant, while Ben Powell and Gwen Fraker at Cushman & Wakefield represented Bridge Investments. Frank Graybeal and Kevin Reap at CBRE represented Horizon.

## MARYLAND NEWSLETTERS

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## Commercial Deals...

...The Emmes Corporation will stay put at 401 N. Washington, but in less space.

Though it looked at other options, the clinical research group is downsizing in renewing and extending, going from over 100,000 square feet to 54,000 square feet now at the Rockville building. JLL represented the tenant, while Cushman & Wakefield represented the building.

...It's an intra-Rockville deal: The Howard Feldman Insurance Agency is moving from one Rockville building to another. Leaving 11140 Rockville Pike, Feldman is headed to 6120 Executive Boulevard, where it has leased 1,874 square feet.

Matthew Ward at Cresa brought the tenant, while Ethan Bernardi and Nathan Bortnick at Lincoln Property Company represented the landlord.

...Active Physical Therapy is joining the tenant roster at 18310 Montgomery Village Avenue. Already in 22 locations around the area, the group leased 5,467 square feet at the Gaithersburg building. Andrea Patrizio at Paraclete Realty brought the tenant, while Ken Fellows and Rob Pugh at Edge Commercial Real Estate repped landlord Bernstein Management.

...OLS Trading's recent deal brought One Bank Street to 100 percent leased. OLS helps companies that are moving liquidate and decommission items, from office furniture to generators. It leased 1,919 square feet at the Gaithersburg building. Craig Kates, Ken Fellows and Rob Pugh at Edge Commercial brokered the deal.

## Condos, Towns for W. Jefferson

The conversion of offices to condos is at the heart of a plan newly submitted in Rockville.

An affiliate of the SGA Companies, headed by architect Sassan Gharai, has bought the 24,000 square foot office building at 22 West Jefferson Street and will convert it into a dozen condos. Around it, SGA will develop another 17 townhouses.

The SGA partnership had paid \$2.7 million in mid-December for the three lots that make up the 55,000 square foot property. The building had most recently been used for the Christ Episcopal School, but the school scaled back its operations in recent years.

Last fall, the City's historic commission, in a 'courtesy review,' found that the conversion won't impact the adjacent West Rockville historic district, and the newly adopted Comp Plan made the proposal a by-right project.

Bill Montrose, Mark Rittenberg and Greg Gosnell at AMR Commercial brokered the sale on behalf of the Vestry of Prince George's Parish.



## LCOR Pushing Ahead on 4<sup>th</sup> Multifamily

LCOR is returning for the fourth and final building in its run of multifamily apartments at the White Flint Metro

The new building doesn't have a name yet, but at 365 units, will be larger than the last in the North Bethesda Center. One tower will run to 12 stories and the other to nine.

LCOR last delivered the 294-unit Arrowwood Apartments as part of the joint development agreement it struck with WMATA. Now it has submitted a site plan for Number Four, located in the northeast quadrant of the intersection of Marinelli Road and Wentworth Place.

The developer is positioned to take advantage of legislation passed at the Council in 2020 that offered, for high-rise buildings at Metro locations, a PILOT, or payment in lieu of taxes, that would exempt 100 percent of the property tax otherwise levied for 15 years.

Hans Riemer, who sponsored the PILOT, saw it as helping bridge a gap in financing that had opened even for projects, like LCOR's, at transit locations. LCOR supported that legislation, calling it a 'critical...incentive' to delivering higher-density housing near Metro.

## Rockville Farm Awaits Bids

One of the last working, developable farms in the county has come to the market for acquisition.

In a move sure to draw the interest of builders, the Fraley family is looking to sell its 135-acre farm in Derwood. The farm sits on a corner on Bowie Mill Road. Though it isn't contiguous, the multiple parcels that make up the farm could yield 67 singles in a concept plan, according to marketing materials.

The existing farm has been in the Fraley family since 1890, but the original farm house was a two-room log cabin dating back to the late 1700's.

The eight parcels are all raw, and will need to be taken through the development pipeline. But CPG Realty, representing the family, suggests there are two primary sections that can be developed, one of about 90 acres zoned for one-acre lots, and another parcel of about 45 acres zoned for two-acre lots. About 7.4 acres will need to be carved out to provide an environmental setting for the house.

CPG has set February 11 as the due date for offers.

### Silver Spring Plan

The new master plan for Silver Spring's downtown is in the hands of the County Council.

The Planning Board wrapped up its draft version at a recent meeting, so coming are public hearings and worksessions before the Plan is finalized.

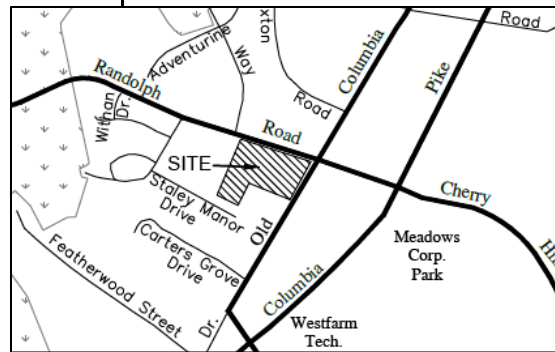
## Nova Plans Grocery, Towns off 29

With a builder, a grocery store and a multifamily group all in study, Nova Ventures is seeking an east County rezoning for mixed-use.

The Chevy Chase-based group isn't revealing the names of its development partners yet, but has filed its application to convert 10.8 acres at East Randolph Road and Old Columbia Pike to CRTF.

On land it would buy from the Potomac Conference of Seventh Day Adventists, Nova's proposal is to develop 114 towns, including a mix of traditional and two-over-two units, a 100-unit senior affordable apartment, and a 32,000 square foot grocery store.

The tract Nova has under contract is just to the west of the Seventh Day Adventist's worldwide headquarters. While a local Seventh Day church used a portion of the larger property for its own congregation, the 10.8 acres has gone undeveloped.



Nova Habitat's Planned Rezoning

Nova would locate the grocery store right at the corner of East Randolph and Old Columbia, just off Route 29.

Technically, Nova is seeking a change to the Commercial Residential Town Floating Zone. It says the flexible zone is a 'perfect answer' to a submarket where the local plan, the Fairland Master Plan, hasn't been updated in years.

## Brookfield Strikes Again in Clarksburg

Brookfield Homes' will stay upcounty for its next residential community here.

The Fairfax, Va. builder paid \$4.25 million for 10.3 acres on the east side of Route 355, about 300 feet north of Shawnee Lane. The tract was site plan approved in 2019 for 34 singles and 16 townhouse lots.

A private investment partnership had acquired what was expected to be the home of the Avalon School, in 2012. The School had won a Special Exception to locate at 22821 Frederick Road, but changed its plans when enrollment projections failed to materialize. The new owners steered it toward residential and now into Brookfield's hands.

Brookfield's two open communities are the towns at Dowdens Station, likewise in Clarksburg, and again towns, but at Bradford's Landing, in Silver Spring. Both projects are well along. Beyond the recent Avalon buy, Brookfield has new homes planned at the Miles Coppola tract, also in Clarksburg, where it is pursuing a plan for 335 units in a mix of towns and triplexes.

## NRP Gets Nod

It's now official: the NRP Group can build up to 400 multifamily units in White Oak.

The District Council last week unanimously backed a rezoning that will allow NRP to redevelop almost eight acres on Broadbirch Drive off Route 29, in the CRT zone. NRP would knock down an obsolete office building to bring in a 372-unit apartment building and 28 two-over-two's.

The Council, like the Hearing Examiner before it, found that the combination of needed housing, a location near a BRT station, and the prospect of economic growth make the Broadbirch site appropriate for new residential.

NRP is just off the sale of its Clarksburg project, the Axiom, and has also filed plans to redevelop two aging hotels on 13<sup>th</sup> Street in Silver Spring for apartments.

### *In Short...*

...**805 King Farm Boulevard** is now in the hands of lender Banyan Capital Partners. Through an affiliate, the group took control of the Rockville office building through a deed-in-lieu of foreclosure...The **Carl M Freeman Companies** leads a trio of three tenants new to 909 Rose at Pike & Rose. Freeman took 9,781 square feet for its new headquarters. ACA Group and Prudential Financial will take about 13,500 feet between them. JLL represents Federal Realty Investment Trust...**Crystal Rock Development** is the new owner at 12712 Rock Creek Mill Road. The group paid \$13.4 million for the 60,100 square feet in two flex buildings near the Twinbrook Metro. An Edge Commercial team headed by Joe Friedman repped seller Glenline Investments.

## Finra Trio Sold to Beacon Capital

The folks that regulate the financial industry packaged and sold their three-building complex in Rockville to a Boston investment group.

Finra sold a total of 450,493 square feet to Beacon Capital Partners for \$111.5 million. The deal included the largest of Finra's holdings, a 260,000 square foot building at 9509 Key West Avenue. But it also included two office buildings at 9513 Key West and 15200 Omega Drive, totaling 190,493 square feet.



The Finra Buildings

An undeveloped site at 9501 Key West Avenue was also included in the transaction. Of the total \$111.5 million price tag, that parcel traded for \$3 million.

Finra has much of the space in the buildings, but there are some additional tenants. What Beacon plans is unknown, but some in the market speculate that as space frees up, there may be lab conversions coming.

## Hotel Owners Want County Help

A coalition of hotel owners still struggling from the pandemic have appealed to the County Council for financial help.

Owners of 28 different hotels in the county signed the letter asking for 'emergency support' from the county for their industry. The group said that hotel revenues in 2021 through September were down 48 percent compared to pre-pandemic levels. More difficult is that lenders are no longer providing mortgage forbearance as they had earlier in the pandemic, and replacement reserves have been depleted, as expenses have increased.

Money has been dispensed during Covid to the hotel industry, but that was state money. Donohoe CEO Christopher Bruch, heading up the hotel group, said that the county should follow the lead of Loudoun County, which is funding \$6 million out of its budget to help hotel owners. Financial support, said the letter to the Council, is critical for 'the survival of many County hotels.'

## Illinois Firm is School Buyer

Its 'location, location, location' for most developers, but for Quattro Development, it's 'Reading, Riting and Rithmetic.' The Illinois-based group specializes in educational buildings and proved to be the buyer at 10107 Darnestown Road in Rockville. Quattro paid \$3.088 million for the one-story building. The Academy Child Development Center closed up shop, but will be replaced by Quattro with a Guidepost Montessori School.

Quattro buys and leases properties all over the country to schools, many of them run by Higher Ground Education, which operates Guidepost.

## Unique: A New-Build in Avenel

Now here's a rarity: a new home in Avenel. And no, it's not a teardown.

Instead, the owner of two acres at 7112 Natelli Woods Lane has owned the lot for about a dozen years, and now proposes to build and sell a new home.

Realtor Shahab Nasrin at TTR Sotheby's said that construction hasn't started yet, but the house is newly on the market for \$3.599 million. Classic Homes of Maryland has been given the construction contract for the 8400 square foot house.

**Buyers of new homes in Chevy Chase** have had slim pickings for the last year. But as 2022 opens, there are half a dozen homes in the 'Coming Soon' category in Chevy Chase, and another three in the 'active' inventory. In these days of especially low inventory, that qualifies as 'a lot.'

The first of the Coming Soon, at 3706 Spring Street, brings McLean homebuilder Goal Construction to Section 3 of the Village, asking \$2.6 million.

At 4615 Chase Avenue, MM Holahan is priced at \$2.55 million, and in the same price territory, Kelly Development is asking \$2.5 million at 4609 Morgan Drive.

They join two homes on Cumberland in 'Somerset,' slated to be built by Congressional Homes. Both are priced in the \$2.6 to \$2.7 million range.

The outlier, price-wise, is 6412 Highland, where Chase Builders has affixed a \$5.95 million price tag to the Kenwood home.

## Building Permits Issued

Dec. 14, 2021 – Jan. 7, 2022

### Bethesda

**Madison Residential**, 1950 Old Gallows Road, #200, Tysons, Va. (703) 506-9292, to build 6 \$318,000 TH units on Grosvenor Place, Bethesda;

**Tri Pointe Homes**, 12435 Park Potomac Ave., #600, Potomac, Md. (301) 803-4800, to build three \$300,000 TH units on Windflower Way in 'Amalyn,' Bethesda;

**Think Make Build LLC**, 420 Chinquapin Round Road, #2-I, Annapolis, Md. (877) 923-9634, to build a \$600,000 unit at 4708 Drummond Avenue, Chevy Chase;

**Foxhall Homes**, 10525 Aubinoe Farm Drive, Bethesda, Md. (301) 369-4255, to build a \$500,000 unit at 6207 Garnett Drive, Chevy Chase, in 'Kenwood;'

**Potomac Valley Builders**, 5019 Wilson Lane, #100, Bethesda, Md. (301) 656-9422, to build a \$800,000 unit at 7536 Hampden Lane, Bethesda, in 'Edgemoor;'

**Sandy Spring Builders**, 4705 West Virginia Avenue, Bethesda, Md. (301) 841-2516, to build a \$950,000 unit at 6630 Hillmead Road, Bethesda, in 'Bradley Hills Grove;'

**Douglas Construction**, 8429 Fox Run, Potomac, Md. 20854, (301) 98-6947, to build a \$600,000 unit at 7121 Fairfax Road, Bethesda, in 'Bradley Village;'

**Washington Metropolitan Homes**, 11300 Huntover Drive, Rockville, Md. (301) 881-8101, to build a \$250,000 unit at 5617 Lamar Road, Bethesda, in 'Springfield;'

**A/X Carpenters**, 4108 Warner Street, Kensington, Md. (240) 832-1359, to build a \$125,000 unit at 5603 Greentree Road, Bethesda, in 'Sonoma;'

**Urban Edge Construction**, 8302 Woodhaven Blvd., Bethesda, Md. (202) 309-0405, to build a \$900,000 unit at 7805 Winterberry Place, Bethesda, in 'Burning Tree Valley;'

**Tilden Partners LLC**, 6110 Executive Blvd, #310, Rockville, Md. (240) 304-0815, to build a \$600,000 unit at 8205 Beech Tree Road, Bethesda, in 'Burning Tree Valley;'

**Douglas Construction**, Potomac, Md. (301) 983-6947, to build a \$600,000 unit at 4302 Chestnut Street, Bethesda, in 'Columbia Forest;'

**Art and Cement LLC**, 7316 Helmsdale Road, Bethesda, Md. 20817, (301) 910-9197, to build a \$300,000 unit at 5508 Pembroke Terrace, in 'Bradley Hills;'

**Paramount Construction**, Rockville, Md., (301) 338-9880, to build an \$800,000 unit at 5616 Southwick Street, Bethesda, in 'Huntington Terrace;'

**Chase Builders**, 8750 Brookville Road, Silver Spring, Md. (301) 588-4747, to build a \$500,000 unit at 4513 Windsor Lane, Bethesda, in 'Glenbrook Village;'

**Paramount Development**, (202) 667-1948, to build a \$875,000 unit at 7029 Longwood Drive, Bethesda, in 'Longwood;'

**Paramount Development**, (202) 667-1948, to build an \$825,000 unit at 7027 Longwood Drive, Bethesda, in 'Longwood;'

### Other Locations

**Capital Custom Contractors LLC**, 17B Firstfield Road, #107, Gaithersburg, Md. (202) 487-5468, to build a \$1 million unit at 10409 Tanager Lane, Potomac;

**Tri Pointe Homes**, Potomac, Md. (301) 803-4800, to build three \$300,000 units at 21944 and 21948 Woodcock Way and 127 Pipistrelle Alley, in 'Cabin Branch;'

**Lennar**, Columbia, Md. (410) 423-0431, to build a \$125,000 unit at 19984 Bodmer Avenue, Poolesville, in 'Westerly;'

**Miller and Smith Homes**, (703) 821-2500, to build a \$300,000 unit at 12232 Old Baltimore Road, Boyds, in 'Tapestry;'

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## Commercial Permits Issued

Dec. 14, 2021 – Jan. 7, 2022

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**NBJ Architecture**, 11537-B Nuckols Road, Glen Allen, Va. (804) 278-9811, to build a \$7 million temple at 10310 Oaklyn Drive, Potomac;

**Housing Opportunities Commission**, Kensington, Md., (571) 218-8927, to build a \$350,000 restaurant fitout at 8240 Fenton Street, Silver Spring;

**Daniel Hong**, 80 M St., SE, Washington, DC, (240) 393-9002, to build a \$2.16 million chapel at 14321 Comus Road, Clarksburg;

**Lauren S. Krupsaw**, 8120 Woodmont Ave., #750, Bethesda, Md. 20814, (301) 979-7600, to build a \$4.3 million auto service building at 3131 Automobile Blvd., Silver Spring;

**Fayland Consulting**, 5400 Willow Valley Road, Clifton, NJ, (703) 268-3613, to build a \$900,000 retail alteration at 11160 Veirs Mill Road, Silver Spring;

**MHP Hillwood LLC**, 12220 Tech Road, #250, Silver Spring, Md. (301) 580-2165, to build a \$15.9 million multifamily renovation at 1100 Linden Avenue, Takoma Park;

**Polo Padilla**, 6201 Campus Circle Drive, Irving, Tx., (469) 579-2227, to build a \$350,000 fitout at 8537 Georgia Avenue, Silver Spring;

**Arium AE LLC**, 5537 Twin Knolls Road, #435, Columbia, Md., (410) 730-2300, to build a \$479,000 fitout of 2,034 square feet at 6410 Rockledge Drive, Bethesda;

**Innovent Biologics**, 9900 Belward Campus Drive, Rockville, Md. (301) 337-4700, to build a \$261,000 fitout of 13,650 square feet at 9900 Belward Campus Drive, Rockville;

**Hwai Yang**, 2711 Covington Place, Saint Louis Mo, (314) 853-8008, to build a \$525,000 fitout of 7,183 square feet at 10107 DArnestown Road, Rockville;

**Lawson Associates Arch.**, 7939 Norfolk Avenue, #200, Bethesda, Md. 20814, (240) 876-6951, to build a \$465,500 food storage fitout of 6,241 square feet at 389 Gude Drive, Rockville;

**Dweck Properties**, 1050 17<sup>th</sup> St., NW, #300, Washington, DC, (301) 957-4877, to build a \$3.6 million interior fitout of 15,513 square feet at 4701 Willard Avenue, Chevy Chase;

**Marriott HQ Hotel**, 7707 Woodmont Avenue, Bethesda, Md. (703) 691-1100, to build a \$1.4 million interior fitout at the same address;

**Emre Ozkan**, 401 Professional Drive, Gaithersburg, Md. (301) 355-5077, to build a \$700,000 fitout of 3,573 square feet at 20400 Century Blvd, Germantown;

**Thuy Le**, 19599 Aspendale Square, Ashburn, Va. (703) 282-4957, to build a \$97,000 dentist office fitout at 6000 Executive Blvd, Rockville;

**Federal Realty Investment Trust**, 909 Rose Avenue, #200, N. Bethesda, Md. (301) 998-8299, to build a \$1.5

million new tenant fitout of 25,300 square feet at 12013 Rockville Pike;

**Perfect Office Solutions**, 10770 Columbia Pike, #300, Silver Spring, Md. (240) 531-8103, to build a \$467,496 fitout of 6,945 square feet at 10770 Columbia Pike, Silver Spring;

**Exeter Property Group**, Conshohocken, Pa, (703) 927-0647, to do \$1.02 million in sheeting and shoring for multifamily at 5159 Pooks Hill Road, Bethesda;

**Goodstone LLC**, Washington, DC, (240) 837-6118, to build a \$239,520 fitout of 3,557 square feet at 6116 Executive Blvd., North Bethesda;

**Facility Logix**, 3901 National Drive, #270, Burtonsville, Md. (301) 655-6071, to build a \$5.1 million fitout of 25,251 square feet at 9713 Key West Avenue, Rockville for MaxCyte;

**Bognet Construction**, 8224 Old Courthouse Rd, #200, Vienna, Va. (443) 717-7154, to build a \$1 million fitout of 13,937 square feet at 1305 East West Highway, Silver Spring;

**Davis Construction**, 12530 Parklawn Drive, Rockville, Md. (301) 255-2126, to build a \$1.45 million fitout at 12530 Parklawn Drive, Rockville;

**Emre Ozkan**, 401 Professional Drive, Gaithersburg, Md. (301) 355-5077, to build a \$1.95 million fitout of 8,750 square feet at 20400 Century Blvd, Germantown;

**Macrogenics**, 9704 Medical Center Drive, Rockville, Md. (717) 977-1884, to build a \$750,000 fitout of 28,943 square feet at the same address;

**Kevin A. Lewis**, 5410 Edson Lane, #200, Rockville, Md. (301) 980-4132, to build a \$156,878 fitout of 8,723 square feet at 11140 Rockville Pike, Rockville;

**DMG Interior Studios**, 8110 Gatehouse Road, Falls Church, Va. (703) 537-8600, to build a \$483,662 fitout of 2,815 square feet at 5454 Wisconsin Avenue, Chevy Chase;

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## City of Rockville Permits Issued

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**Top Design Group**, Annandale, Va., to build an \$85,000 fitout for Inspire Nail Bar, at 1081 Seven Locks Road;

**James G. Davis Inc.**, (301) 881-2990, to build a \$1.67 million daycare fitout at 1626 E. Jefferson Street;

**Korth Cos.**, (301) 921-9500, to build a \$145,062 fitout for an optometrist office at 3204 Tower Oaks Boulevard;

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## New G'burg Zoning Applications

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### **Z-8911-2021 – 18501 North Frederick Avenue.**

*Request Rezoning from C-2 to CD to redevelop shopping center as two multifamily buildings and 48,000 feet retail.* Located at 18501 North Frederick Avenue, at Travis Avenue. 8.77 acres. Appl: Kimco Realty, 1954 Greenspring Drive, Timonium, Md. (410) 427-4900.

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## Rockville Plans Submitted

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**PAM2022-00134 – 22 West Jefferson Street.** *Propose conversion of existing office building into 12 condos; add 17 TH units.* Located at 22 West Jefferson Street. Appl: 22 West Jefferson LLC, c/o Sassan S. Gharai, AIA, SGA Companies, 7508 Wisconsin Ave., 4<sup>th</sup> Floor, Bethesda, Md. (301) 652-6263.

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## Sketch Plans Approved

Jan. 6 and 13, 2022

### **3-20220040 – 4901 Battery Lane.**

Zoned CR-1.5. 2.12 acres. *Propose redevelopment of Cambridge Apartments into 12-story, 399-unit building.* Located on Battery Lane, 300 feet west of Woodmont Avenue. Appl: WC Smith Development, 1100 New Jersey Avenue, SE, #1000, Washington, DC. 20003. (202) 465-7010.

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## Preliminary Plans Approved

Jan. 6 and 13, 2022

**1-1995042D – Clarksburg Town Center.** Zoned RMX-2. .56 acre. *Convert 24 condos to 12 TH lots.* Located on Cabin Branch Avenue and Burdette Forest Road, Clarksburg. Appl: Elm Street Development, 1355 Beverly Road, #240, McLean, Va. 22101. (703) 734-9730.

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## Site Plans Approved

Jan. 6 and 13, 2022

**8-2007022H – Clarksburg Town Center.** Zoned RMX-2. .56 acre. *Convert 24 condos to 12 TH lots.* Located on Cabin Branch Avenue and Burdette Forest Road, Clarksburg. Appl: Elm Street Development, 1355 Beverly Road, #240, McLean, Va. 22101. (703) 734-9730.

**8-1981046A – St. John Neumann Catholic Parish.** Zoned R-200. *Propose 6,000 square foot addition to church.* Located at 9000 Warfield Road, at Goshen Road, Goshen. Appl: St. John Neumann Parish, 8900 Lochaven Road, G'burg, Md. (301) 977-4592.

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## Record Plats Approved

Jan. 6 and 13, 2022

**2-20121530 – Manor Oaks.** Zoned RNC. 5 acres. 1 lot. Located on the east side of Old Baltimore Road, north of Lindenwood Drive, Olney. Appl: Charles Mess, 18420 Brooke Grove Road, Olney, Md. 20832. (301) 774-2244.

**2-20200800 – Chevy Chase Gardens.** Zoned R-60. 1 lot. 5,510 square feet. Located on the south side of Hunt

Avenue, west of Stratford Road, Bethesda. Appl: Ivan Ilijoski, IMT Design, Fairfax, Va. (571) 224-3250.

**2-20210040 – Woodside Park.** Zoned CR. 3.1 acres. *1 lot for multifamily development.* Located in the southeast quadrant of Spring Street and Georgia Avenue, Silver Spring. Appl: Silver Spring Apartments LLC, c/o Bozzuto, Group (301) 623-3650.

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## District Council Zoning Decisions

**H-141 – White Oak Apartments, LLC.** *Request CR-0.75 to CRF-1.25 to build 400 units in mix of apartments and two-over-two's.* Located at 2220 Broadbirch Drive, off Route 29, White Oak. Appl: White Oak Apartments LLC, c/o NRP Group, 9801 Washingtonian Blvd, Gaithersburg, Md. 20878. (844) 677-0002. **Approved.**

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## Real Estate Transactions of Note

**The Vestry of Prince George's Parish to 22 West Jefferson St, LLC.** c/o Sassan Gharai, 7508 Wisconsin Ave., 4<sup>th</sup> Floor, Bethesda, Md. Lots 8, 9 and 10 in 'Town of Rockville.' Located at 22 West Jefferson Street, Rockville, Md. 20850. Lot is 52,468 square feet. Improved with 24,000 square foot office building. Tax ID: 04-00145197. Liber 64873, page 72. Deed date: December 14, 2021. **Purchase price: \$2,700,000.** Deed of Trust: \$2.6 million, Mainstreet Bank.

**Bell & Beck, LLC,** c/o Stephen J. Beck, to **Woodley Waves, LLC,** Mark Koenig, 536 Anderson Avenue, Rockville, Md. Lot 6 (D) in 'Rockville Estates.' Located at 850 Nelson Street, Rockville, Md. 20850. 3.22 acres. Improved with 3,036 square foot daycare center. Tax ID: 04-00157435. Liber 64825, page 48. Deed date: December 3, 2021. **Purchase price: \$3,000,000.** Deed of Trust: \$1.1 million, John Marshall Bank.

**RLL&C Corp.** c/o Richard Fleetwood, to **Rockville Education, LLC,** c/o Quattro Development, 100 Jorie Blvd, #140, Oak Brook, Il. Lot 2 (Block A) in 'Travilah Heights.' Located at 10107 Darnestown Road, Rockville, Md. 20850. Lot is 61,621 square feet. Improved with 7,395 square foot daycare/school. Tax ID: 09-03671432. Liber 64858, page 395. Deed date: July 26, 2021. **Purchase price: \$3,088,700.**

**Century Blvd, LLC,** c/o Michael A. Murray, to **19961 Century LLC,** c/o Xi Steven Chen, 10918 White Dahlia Drive, Woodstock, Md. 21163. Parcel Q in 'Century XXI.' Located at 19961 Century Boulevard, Germantown, Md. 20874. Lot is 49,280 square feet. Improved with 10,129 square foot restaurant. Tax ID: 02-03312144. Liber 64895, page 344. Deed date: December 17, 2021. **Purchase price: \$3,000,000.** Deed of Trust: \$2.25 million, Pacific City Bank.

(Continued on Page 8)

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

**Financial Industry Regulatory Authority Inc.**, 1735 K St., NW, Washington, DC, to **BCSP 9509 Property LLC**, c/o Beacon Capital Partners, Boston, Ma. Parcel LL in 'Decoverly Hall.' Located at 9509 Key West Avenue, Rockville, Md. 7.8 acres. Improved with 260,000 square foot building. Tax ID: 09-02857180. Liber 64842, page 141. Deed date: December 15, 2021. **Purchase price: \$101,000,000.**

**Financial Industry Regulatory Authority Inc.** to **BCSP 9513 Property, LLC**, c/o Beacon Capital Partners, LLC. Parcel Z in 'Decoverly Hall.' Located at 9513 Key West Avenue, Rockville, Md. 5.6 acres. Improved with 109,787 square foot office. Tax ID: 09-02676405. Liber 64842, page 148. Deed date: December 15, 2021. **Purchase price: \$4,000,000.**

**Financial Industry Regulatory Authority Inc.**, c/o Finra, to **BCSP 15200 Property LLC**. Parcel BB in 'Decoverly.' Located at 15200 Omega Drive, Rockville, Md. 4.8 acres. Improved with 80,706 square foot office building. Tax ID: 09-02698492. Liber 64842, page 155. Deed date: December 15, 2021. **Price: \$3,500,000.**

**Financial Industry Regulatory Authority**, c/o Finra, to **BCSP 9501 Land LLC**, c/o Beacon Capital Partners, Boston, Ma. Located at 9501 Key West Avenue, Rockville, Md. Parcel KK in 'Decoverly Hall.' Located at 9501 Key West Avenue, Rockville, Md. 20850. 3.2 acres. Unimproved. Tax ID: 09-02857178. Liber 64842, page 162. Deed date: December 15, 2021. **Price: \$3,000,000.**

**Rollins Avenue Center LLC**, c/o Dale Koepenick, 5008 Cedar Croft Drive, Bethesda, Md., to **174-188 Rollins Ave LLC**, c/o David Muller, 400 N. Washington Street, 3<sup>rd</sup> Floor, Falls Church, Va. Lot 5 (A) in 'Montrose Park.' Located at 174 – 188 Rollins Avenue, Rockville, Md. 20852. Tax ID: 04-00146807. Liber 64906, page 133. Deed date: December 13, 2021. **Purchase price: \$3,000,000.**

**Four Irvington Centre Associates LLC** to **King Farm 4 Sub Owner LLC**, c/o BLT Green Hollow, New York, NY. Deed in Lieu of Foreclosure. Lots AB-2 and AB-6 in 'Irvington Centre.' Located at 805 King Farm Boulevard, Rockville, Md. Improved with 237,000 square foot office building and parking garage. Tax ID: 04-03594710 and 54. Liber 64851, page 249. Deed date: November 8, 2021. **Purchase price: \$32,000,000.**

**Four Irvington Centre Associates LLC** to **King Farm 4 Sub Owner LLC**, c/o BLT Green Hollow, New York, NY. Deed in Lieu of Foreclosure. Lots AB-2 and AB-6 in 'Irvington Centre.' Located at 805 King Farm Boulevard, Rockville, Md. Improved with 237,000 square foot office building and parking garage. Tax ID: 04-03594710 and 54.

Liber 64851, page 249. Deed date: November 8, 2021. **Purchase price: \$32,000,000.**

**RESIDENTIAL**

**Patricia F. Highet** to **C.M. Conlan Contractors & Builders**. Lot 17 (L) in 'Alta Vista Terrace.' Located at 6004 Anniston Road, Bethesda, Md. 20817. Lot is 6,857 square feet. Improved with house (built 1951). Tax ID: 07-00680031. Liber 64864, page 305. Deed date: December 10, 2021. **Purchase price: \$675,000.**

**Lee E. Wallace**, Trustee, to **Carter, Inc.**, Rockville, Md. Lot 28 (Block 14) in 'Bradley Hills.' Located at 5510 Brite Drive, Bethesda, Md. 20817. Lot is 9,303 square feet. Improved with house (built 1942). Tax ID: 07-00441956. Liber 64811, page 453. Deed date: October 29, 2021. **Purchase price: \$995,000.** Deed of Trust: Amend note with Orrstown Bank.

**Marilyn Florence Cleary** to **Mid-Atlantic Custom Builders, LLC**. Lot 3 (Block J) in 'Oakwood Knolls.' Located at 7503 Elmore Lane, Bethesda, Md. 20817. Lot is 9,000 square feet. Improve with house (built 1972). Tax ID: 07-00625688. Liber 64834, page 365. Deed date: October 26, 2021. **Purchase price: \$890,000.**

**Kevin P. Fay** to **Welty Homes, Inc.** Lot 7 (Block 19) in 'Ayr lawn.' Located at 5914 Johnson Avenue, Bethesda, Md. 20817. Lot is 6,60 square feet. Improved with house (built 1951). Tax ID: 07-00579672. Liber 64874, page 476. Deed date: November 15, 2021. **Price: \$665,925.** Deed of Trust: \$1.2 million, John Marshall Bank.

**Mid-Atlantic Custom Builders, LLC**, Rockville, Md., to **Samuel D. Rutledge et al**. Lot 22 (Block 7) in 'North Bethesda Grove.' Located at 9924 Fleming Avenue, Bethesda, Md. 20814. Lot is 5,186 square feet. Improved with new house. Tax ID: 07-00599896. Liber 64807, page 369. Deed date: December 7, 2021. **Price: \$1,567,534.**

**Oxbridge Development at Alderton, LLC** to **Williamsburg Group, LLC**, Columbia, Md. Lots 4 and 6 in 'Layhill View.' Located at 13825 and 13809 Alderton Road, Silver Spring, Md. 20906. Lots avg. 9,900 square feet. Tax ID: 13-03856102 and 24. Liber 64825, page 33. Deed date: November 4, 2021. **Purchase price: \$505,000.**

**MULTIFAMILY**

**Edward J. Lenkin, Trustee**, to **St Elmo Apartments LLC**, c/o Duball LLC, 11710 Plaza America Drive, #1100, Reston, Va. Lot 669 in 'Woodmont.' Located at 4925 Fairmont Avenue, Bethesda. Lot is 25,625 square feet. Tax ID: 07-03853278. Liber 64805, page 337. Deed date: November 30, 2021. **Purchase price: \$25,000,000.** Deed of Trust: \$86.7 million, EagleBank.

**The Maryland Newsletters**

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