

MONTGOMERY NEWSLETTER

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In Brief...

...Greystar is going vertical, 26 stories worth, with new apartments in downtown Bethesda. The developer broke ground on its 301-unit building at 7340 Wisconsin Avenue, at Montgomery Lane. First units deliver in Q4, 2025. As reported here, Greystar had paid \$30.5 million for the former Exxon site in September.

...Worldshine LLC's conversion of the former Humane Society headquarters in Gaithersburg to adult daycare moves ahead. Contractor K.H. Best Construction has pulled a \$1.2 million permit toward the renovation of the 67,808 square foot former office building at 700 Professional Drive.

White Oak Bound

WRS Plans Mixed-Use on Former Labor College

While still working its way through the Lakeforest Mall redevelopment, WRS Inc. has put the former 'National Labor College' property in Silver Spring under contract.

From its Gaithersburg project, South Carolina-based WRS went cross-county to White Oak, to contract for the 45-acre tract at 10000 New Hampshire Avenue, just outside the Beltway. It has the right to buy it from the Amalgamated Transit Union (ATU), and hopes to bring mixed-use development to the site, concentrating on a blend of residential and retail. WRS is partnering with Heritage Partners. The ATU had bought the property in 2014 from the National Labor College for \$31.4 million.

WRS intends to use the 'by right' density offered, in two development pods. The offices that house ATU, and before that the George Meany Labor College, would be razed. A stream roughly splits the property running north to south, and on the west side, WRS envisions a low-density mix of for-sale housing, about 100 townhouses.

The Retail. The east side of the parcel fronts on New Hampshire at Powder Mill Road, and it is there that WRS would build the higher-density mixed-use. Marketing materials show conceptual designs for retail, towns and apartments, a build-out totaling between 1.1 million and 1.8 million feet, as allowed by the current zoning.

"The reception we've gotten from builders and tenants at Lakeforest has been so positive that we saw the opportunity to do the same kind of thing here," said WRS's Kevin Rogers. "This is a good fit." Rogers said his group has had a 'productive' first meeting with county planners.

Next door to the College, the Housing Opportunities Commission is starting work on its new 'Hillandale Gateway' apartments. As WRS hopes to deliver product by 2027, that quadrant of New Hampshire and the Beltway will be entirely new in a few years.

Meanwhile, with Lakeforest, WRS is hoping for a schedule that puts it on target to demolish the Mall next year. If that comes to fruition, the developer could start in on its plans for 1,600 residential units, and about 1.2 million feet of commercial space.



The former Labor College site.

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