

67-Unit Plan for Lennar Advances

Lennar is the planned builder for a townhouse project that has just exited the District Council with site plan approval.

The builder has the 67 coming townhouse lots under contract on 7.75 acres on Old Baltimore Pike and Ammendale Way, in Beltsville.

Developer Sichao Bai with Potomac Realty told the Council that while the property was long expected to be developed commercially years ago, including for a shopping center, those efforts failed to materialize. The ground has been vacant since the 1950's.

Bai also told the Council that he could have chosen a multifamily option, but felt the townhouses were more compatible with the surrounding communities.

Beyond the normal site plan issues, what developer Potomac Realty Company calls 'Harmony Garden' had the added hurdle of the tract's CGO zoning. The Council decision of several years ago to allow residential in the zone under the new Zoning Ordinance has sparked controversy. But the law in effect allows residential, and that's the path the Council vote followed.

Potomac Realty settled on the ground in January, getting the land for \$1.6 million. Lennar shows its rear-load 'Arcadia' townhouse model as the prospective home it will build at the Beltsville location.

Beltsville Warehouse Trades

A pair of LLC's teamed up to buy a small warehouse in Beltsville.

In a 1031 exchange, the Tucker Street LLC and the Passchendaele LLC together paid \$1.35 million for 5100 Sycamore Road in Beltsville. Traded was a 24,010 square foot lot with a 3,540 square foot warehouse and room for outdoor storage that has been home to owner-occupier SaniJohn.

The building goes back to the late '60's, with 14-foot ceilings and four drive-in bays. SaniJohn will relocate to a new location. Mychael Cohn, Sam Gordon and Andrew Brown at CPG Realty brokered the transaction and CPG is representing SaniJohn in its relocation.

Another Beltsville industrial building traded, but to a church. The Trustees of the Reformation Church, based in Laurel, paid \$2.5 million for 5600 Sunnyside Avenue. From a partnership headed by Eric Goldberg, the Church got a small warehouse of 10,000 square feet on just over half an acre. The paved, fenced lot is part of the Beltsville Industrial Park.

And there's still more Beltsville news: a Beltsville industrial condo traded hands in early February. The 10778 Tucker LLC, headed by Joe Gretchen and Edward Crowder paid \$1 million to acquire a 6,091 square foot unit in the Beltsville Industrial Center. The American Home Center Inc. sold the condo.

Mixed-Use Coming for Masonic Temple

A former Masonic Temple in Hyattsville that is going to be refurbished now belongs to the group that is taking on the job.

The Mt. Hermon Masonic Temple Lodge at 4207 Gallatin Street was sold for \$1.20 million. An adjacent lot was also sold to the same buyer, for \$131,800. What's ahead for the nearly 9,000 square foot structure is a rehabilitation into eight apartments and a commercial space.

The four-story brick building was built in 1893 in what architects and historians know as the Romanesque Revival style. It's part of the Hyattsville National Historic Register, and is now in review for architectural changes that will give it a new life.

Documents at the planning department list Kayleigh Kulp, at 4709 40th Avenue in Hyattsville as the applicant and Baltimore-based Urban Design Group is the architect.



4207 Gallatin Street.