

Pulte Plans 106-Unit Residential Development at North Bethesda Office Site

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6001 Montrose Road

Pulte Homes is looking to transform a vacant office building in North Bethesda into a mixed-use residential community, bringing new housing just north of Pike & Rose.

Plans were filed last month with Montgomery County for the project at 6001 Montrose Road ([map](#)) which would deliver 106 units comprising 27 townhomes and 79 condominiums spread across two buildings.

The development's design centers around a roughly 20,000-square-foot urban plaza that would serve as the community's organizing feature. Framed on three sides by the townhomes and condo buildings, the plaza is intended to encourage street life and social interaction, with entrances from surrounding residences opening directly onto the space. There would also be a 60-foot-wide mews connecting Montrose Road to the central plaza.

The two condominium buildings will vary in scale to fit the site: a five-story structure on the northern edge and a four-story building along the western boundary, each sitting atop one level of structured parking. The townhomes are positioned to engage both Montrose Road and the interior plaza. This configuration mirrors the pedestrian-oriented design seen in nearby Pike & Rose, suggesting Pulte is aiming to extend that development's walkable character northward along Montrose Road.

In keeping with Montgomery County's affordability requirements, the project would include 15% Moderately Priced Dwelling Units distributed proportionally between the townhomes and condos. The development would also provide 143 parking spaces, taking advantage of reduced parking requirements for properties in transit-accessible zones near Metro.

The development will go before the Montgomery County Development Review Committee later this month.

This article originally published at https://dc.urbanturf.com/articles/blog/pulte_plans_106-unit_residential_development_at_north_bethesda_office_site/24189.