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## Developer wants to build infill apartments at Bethesda's The Shops at Sumner Place




New apartments could go on a shopping center parking lot at 4701 Sangamore Road in southwestern Bethesda.

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The owner of a shopping center in southwestern Bethesda wants to build new apartments as infill on part of its parking lot.

Bethesda's W.C. & A.N. Miller Development Co. owns the The Shops at Sumner Place, a Safeway-anchored center spanning about 12 acres across two adjacent parcels at 4601 and 4701 Sangamore Road. The center sits immediately east of the Intelligence

Community Campus-Bethesda, a multiagency site opened in 2015 where the feds intended at the time to relocate up to 3,000 workers.

The owner wants to build a 118-unit apartment building on the center's northeastern corner, currently occupied by "underutilized" surface parking and a small, vacant bank building, according to preliminary and site plan applications submitted concurrently Nov. 29 to Montgomery County's planning department.

The shopping center, originally built in 1966, comprises about 224,000 square feet across a handful of one- to two-story buildings, home to retail, restaurant and office uses, according to one application filing. In addition to Safeway, tenants include CVS, Starbucks, Subway, Chico's, Chase Bank, Gregorio's, and a host of neighborhood serving retail and services.

The applicant didn't respond to a request for comment. But the pattern is familiar enough. Numerous shopping center owners across Greater Washington have sought to **add residential buildings to create more of a mixed-use feel** and what's commonly referred to as a sense of place.

The new multifamily building would add up to about 118,000 square feet, including 100 market-rate and 18 rent-capped affordable apartments – studios, one- and two-bedrooms, with an average size of 926 square feet – per another filing.

Bethesda's Selzer Gurvitch Rabin Wertheimer Polott PC is the project's land use attorney. Bethesda's Architects Collaborative Inc. and Germantown's VIKA Maryland LLC are its architect and landscape architect, respectively.

W.C. & A.N. Miller owns several other properties in Northwest D.C. and Alexandria, according to its website.