

# StonebridgeCarras sets stage for its \$300M Bethesda tower

Sep 26, 2017, 3:07pm EDT



PICKARD CHILTON/COOPER CARRY

**StonebridgeCarras** has set an ambitious timeline for its \$300 million redevelopment of a prime corner in Bethesda, where it intends to build one of the area's tallest buildings.

In a recently filed statement of justification for the 7359 Wisconsin Ave. project, Bethesda-based **StonebridgeCarras** said it expects a Montgomery Planning Board public hearing in January, to begin demolition of the three existing buildings at the site in the third quarter of 2018, and to deliver the project in early 2021. It's an aggressive entitlement schedule, the statement says, in order to meet market conditions.

The project involves the construction of a 250-foot-tall office and hotel project on the site of what is now Montgomery County's Second District Police Station and several other low-rise buildings.

Designed by [Pickard Chilton](#) and [Cooper Carry](#), the project will bring a signature building to Bethesda, **Stonebridge** said in its filing. The plaza at the

entrance fronting Wisconsin will feature a more than 45-foot overhang rising above the public plaza, similar to what [Pickard Chilton](#) designed for Stonebridge's [Pinnacle building in Atlanta](#).

The building will be comprised of three vertical masses atop a podium. The hotel to the east will be crowned by a small terrace and green roof. The office to the west will have rooftop terrace and an "iconic architectural feature that wraps the top of the terrace and creates the artistic soffit for the entry plaza."

**Stonebridge** will seek a minimum of LEED Gold certification, with sustainability features such as a vegetated green roof and new plantings at street level.

**Stonebridge** and partner Bovermo Investments Inc. have assembled the site, [recently acquiring the third and final parcel](#)— 4630 Montgomery Ave. As part of the public-private partnership with Montgomery County, Stonebridge will design and build a [new police station](#) at 4823 Rugby Ave. When it turns over the 28,850-square-foot facility later this year, it will take control of the 7359 Wisconsin site for redevelopment.

Overall, the new tower will include 400,000 square feet of Class A office space, a 225-room hotel, above-grade parking for roughly 400 vehicles and below-grade parking for 100. No tenants have been announced.

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*Washington Business Journal*