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Developers offer plans for area near a Bethesda police station

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Montgomery County will evaluate bids next month to redevelop the home of the second district police station in downtown Bethesda, one block from the Metro station.

The county declined to say how many bids it received by the Dec. 9 deadline, but three developers — The **Jaffe Group**, **Donohoe Development Co.** and **The JBG Cos.** — confirmed they submitted plans to redevelop the property at Wisconsin Avenue and Montgomery Lane.

Gary Jaffe, the head of Bethesda-based Jaffe Group, wants to move the police station to land he owns at 6801 Wisconsin Ave., now home to a **Pier 1 Imports** store.

He offered to build a \$16 million, 37,000-square-foot police station, including a below-grade parking garage, and proposes a 120,000-square-foot hotel at the station's current site.

"The biggest thing that we offer them is the parking," he said, noting the current station has only 30 spaces and must use a garage across the street.

D.C.-based Donohoe Development worked with ProMark Realty on its proposal, said Jad Donohoe, development director. The team is offering to build a 38,000-square-foot station on top of the two-deck county garage at Montgomery and Waverly Street.

In addition, ProMark would put up a five-story apartment building for work force housing on a site now used as a parking lot at Pearl Street and Montgomery. There would be 32 studio or junior one-bedroom units and retail on the first floor.

Donohoe is asking to be excused from parking requirements; the only parking would be for car-sharing programs.

Once the old police station is demolished, Donohoe would construct a 280,000-square-foot, 12-story office building with three levels of underground parking.

JBG declined to disclose its proposal.