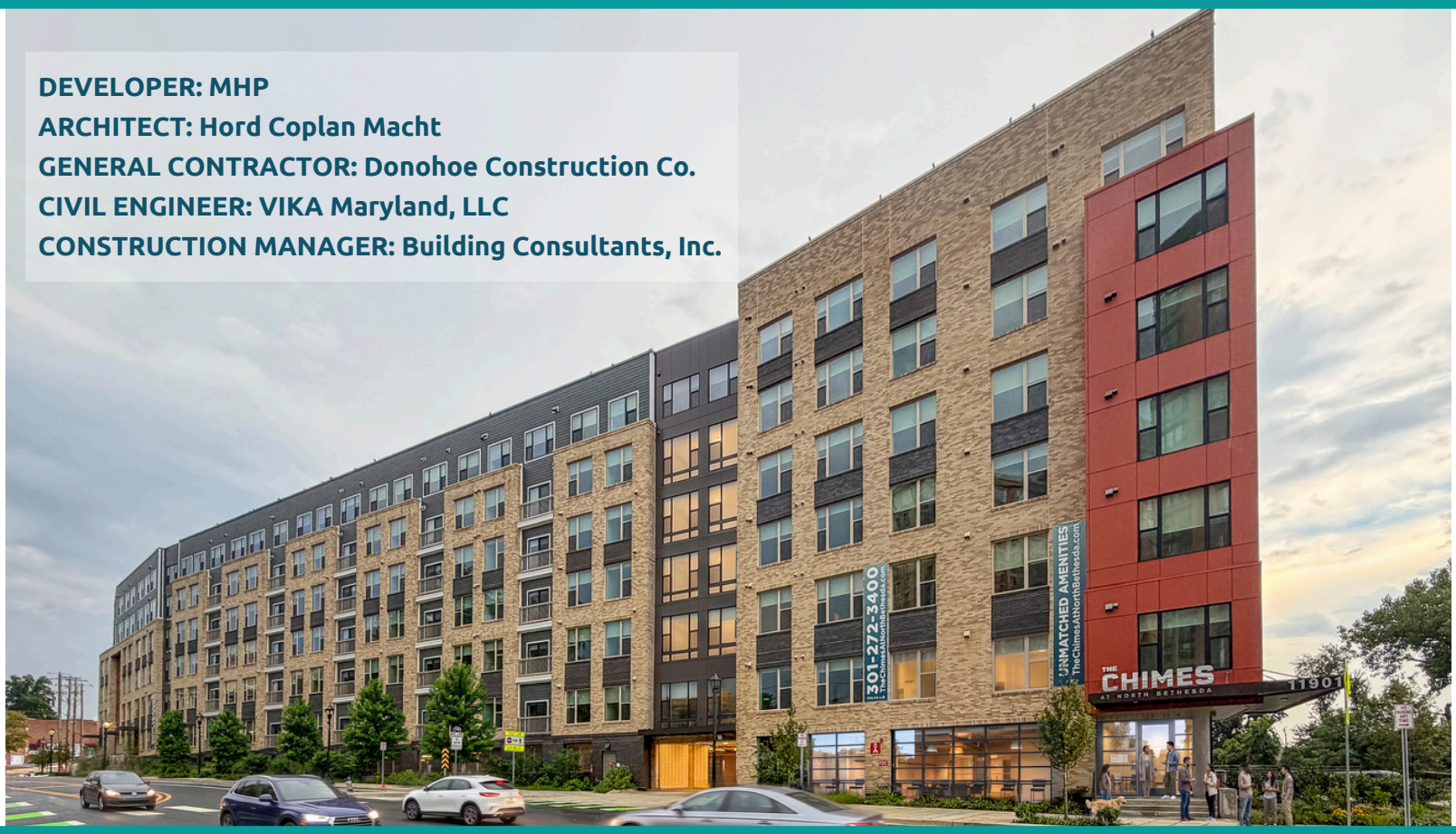
The Chimes at North Bethesda

11901 Nebel Street
Rockville, MD



DEVELOPER: MHP
ARCHITECT: Hord Coplan Macht
GENERAL CONTRACTOR: Donohoe Construction Co.
CIVIL ENGINEER: VIKA Maryland, LLC
CONSTRUCTION MANAGER: Building Consultants, Inc.

The Chimes at North Bethesda is an affordable housing development consisting of 163 affordable multifamily dwelling units, with 72 apartments reserved for those making at or below 50% AMI. Located only half a mile from the North Bethesda Metro, the property brings 172,720 square feet of residential space to a bustling area, connecting residents with many transportation options while enhancing outdoor spaces for the public. The Chimes transforms a formerly vacant and environmentally constrained parcel of land into critically needed affordable housing, with public enhancements to pedestrian and vehicular circulation, open space, stream restoration, and bicycle infrastructure. Featured amenities include a community center with classrooms, outdoor deck, indoor lounge, two fitness centers, bike storage, and an onsite leasing office. Residents enjoy a convenient location near services, retail, renowned public schools, and the Pike & Rose mixed-use development. These local resources can connect residents with educational and career opportunities.

The Chimes contains studio, one-, two- and three-bedroom apartments with indoor amenity space above two levels of structured parking. The seven-story building is comprised of five stories of wood-frame construction over three levels of a concrete podium with 143 parking spaces.



Photos courtesy of Hord Coplan Macht

THE CHIMES AT NORTH BETHESDA

PROJECT HIGHLIGHTS



Funding Partners

Montgomery County
Department of Housing and Community Affairs

State of Maryland
- Community Development Administration
- Housing and Community Development

Amazon Housing Equity Fund

Grandbridge Real Estate Capital

Truist

Freddie Mac

NeighborWorks America

Capital One

Enterprise

LISC DC / U.S. Department of Housing and Urban Development

Property Features

- Highly accessible to public transit (1/2 mile from N. Bethesda Metro)
- Community space for residents and MHP educational programs
- Spacious, bright, contemporary interiors
- Nature overlook deck with view of stabilized stream
- Pedestrian and bicycle infrastructure improvements
- Interactive chimes function as whimsical public art in plaza, nature overlook, and pocket park
- Complies with National Green Building Standards

Apartment Unit Breakdown

- 10 studios
- 57 one-bedroom
- 72 two-bedroom
- 24 three-bedroom





Area Median Income (AMI) Breakdown

- 17 units ≤ 30% AMI
- 15 units ≤ 40% AMI
- 40 units ≤ 50% AMI
- 74 units ≤ 60% AMI
- 17 units ≤ 80% AMI

Unique Financing

The Chimes received significant financial support, including a $2.2 million grant from the Amazon Housing Equity Fund which contributes to its affordability. The competitive application process secured both 9% and 4% tax credit awards, making it the sole project in Montgomery County to receive such funding in the specific application round. This financial backing allows for 10% of the units to be reserved for families with incomes not exceeding 30% AMI.