

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...Elville and Associates will handle its legal specialties of estate planning and elder law from new Columbia offices.

The law firm has signed a lease to occupy 8,570 square feet at 7090 Columbia Gateway Drive, in a building owned by Beco Management. The firm will move from 9192 Red Branch Road into the new offices.

Laurie Murphy Zuiderhof at Murphy Commercial brokered the lease.

...In expanding, Appliance Distributors Unlimited (ADU) will stock 823 Hammonds Ferry Road with the whole range of stoves, refrigerators and dishwashers.

The distributing firm grew within its home territory of Linthicum by leasing 13,072 square feet at the Merritt Properties building. The fit-out will include both warehouse space and a small amount of office.

John Rosso at Rosso Commercial represented Appliance Distributors.

...A new office/warehouse building is in the works in Odenton. Covington Properties filed plans for a 29,830 square foot building on Lokus Road, where it owns a 5.2 acre parcel. Covington is based in Annapolis and its site development plan application is now under review.

(See our Anne Arundel data section for more information).

JLB's Linthicum Start *Multi-family Builder Buys Land, Begins Work*

JLB Partners is underway on a new apartment complex near the Hoyt's Cinema in Linthicum.

Locally based in Bethesda, JLB has only recently settled on the 18.8 acres on Concorde Circle off W. Nursery Road on which it will build a 384-unit complex in six buildings. As JLB Concorde LLC, the multi-family builder paid \$9.839 million in early January to a Heffner & Weber partnership.

Already, the bulldozers have arrived on Concorde, as clearing started last week for JLB's latest. Vertical construction will begin in about two months, with delivery 14 months out from that point.

The Linthicum complex will be JLB's second start in the county, after its development of 'The James' on Admiral Cochrane Drive in Annapolis. At 236 units, that project was smaller than JLB's next undertaking, but in a December sale, it posted a big price. JLB collected \$320,000 per unit, or \$75.6 million in selling The James to Snell Properties.



A Rendering of JLB's Linthicum Project

Heffner & Weber had altered plans for Concorde Circle back in 2016, shifting some hotel suite density to expand the residential presence on the street, including what JLB has now acquired.

The Second. Next door to JLB's start, Avalon Arundel Crossing was the first apartment complex developed on Concorde. Built by Trammell Crow Residential, that 382-unit complex was The Alexan until rebranded by Avalon, which paid \$82.9 million, or \$268,000 per door last year.

The two residential projects, Avalon's and now JLB's, are a key part of Heffner & Weber's larger plan to redevelop land around the Hoyt's theater into a mixed-use project. In the big picture, they're part of the developer's vision for an Aerotropolis, a mixed-use urban center that plays off the Linthicum property's proximity to the airport.

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Delayed, But Excise Appeal Still Lives

The Howard Hughes Corporation isn't giving up on its effort to protest the excise fee levied for a new garage in Columbia. It's just taking a different legal path.

Hughes had filed an appeal with the Hearing Examiner of a \$382,631 excise tax the county wants to levy against the developer's new garage in the Merriweather district. But the appeal hit a legal snag, as the Examiner says its office isn't the place to appeal. Rather, Hughes has to take its complaint to the county's director of finance. Thus, Hughes agreed to 'stay' its appeal while it readies to refile the case.

Hughes contends that the excise tax doesn't apply to open-air garages, but only to buildings that are 'occupiable,' with walls and ventilation and the general comforts of home. Hughes says a garage approved in 2015 in Downtown was – properly - assessed only \$19,543 in excise tax payments.

'Crossing' Retail Sold

Fully leased, an Edgewater shopping center traded hands.

The otherwise unidentified South River Crossing Partners LLC paid \$8.25 million for South River Crossing. It's a 19,858 square foot retail center along Route 2 that sits opposite the larger Village at Lee Airport shopping center.

Counted among the mix of national and local tenants are Starbucks, Mattress Warehouse, and Five Guys. The South River Crossing LLC, headed by principals of Koch Associates, was the seller. John Rosso at Rosso Commercial brokered the deal.

H&H Now Owns Lyhus Property

Developer H&H Rock Companies has settled on the 'Lyhus,' or Dixon property in Fulton, and will steer it toward development.

H&H, based in Elkridge, paid an undisclosed sum for the 72-acre tract on Lime Kiln Road off Route 216, where 29 lots have been approved. The Planning Board had signed off on the estate subdivision in December, with a unanimous 5-0 vote. So far, H&H Rock hasn't selected a builder, but is reportedly in the market looking to fill that opening. After it spends 2019 finalizing the plans, H&H expects to start both development and sales in 2020.

The Lyhus tract is that rare development that has moved through entitlements with little contention. The Lyhus family had first nosed into the development stream in mid-2017, looking to entitle the lots on well and septic, and using the density transfer option. From the front door of Lyhus at 12170 Lime Kiln Road, Maple Lawn Farm is just about a mile down Route 216, so potential buyers at Lyhus may be those folks that want a little elbow room at home, but restaurants and shops close by.

Evergreene's Ellicott City Purchase

On an Ellicott City parcel along Oak Hill Drive, Evergreene Homes is lined up to build half a dozen houses. Chantilly, Va.-based Evergreene paid \$1.56 million recently for approximately four and half acres at 9692 Oak Hill. The land had been shepherded through review to a final plan approval for six lots in December, 2017. Evergreene settled in January of 2019, as EVG-Brewers Crossing LLC.

Evergreene officials weren't ready to discuss the subdivision yet, so there is no pricing or architecture. The builder covers the mid-Atlantic region, building both in communities and for custom buyers.

After Short Hold, Feldman Sells on Rt. 108

In the space of just over a year, Feldman, Bergin Development bought, leased up and sold a three-building complex in Columbia.

With Fortified Property Group, Feldman Bergin had bought 8970, 8980 and 8990 Route 108 in Columbia for \$6.5 million, in November 2017. Fifteen months later, in January of 2019, the pair sold the three-building complex for \$9.95 million. In the intervening time, FBP and Fortified had written several lease deals, taking the 85,000 square feet of space from about 74 percent to 100 percent leased.

Feldman Bergin had bought the asset from RReef, which typically hadn't included in its holdings flex/office buildings like the trio in Oakland Ridge. Then Feldman sold the buildings to a partnership headed by Bethesda-based Advantage Properties, which has generally stocked its portfolio with multi-family buildings.

Lease deals written during Feldman Bergin's tenure included Idea Lab Kids, Herl's Bath Solutions, and CCS Presentation Systems. Scott Matthews and Andy Andrews at Cushman and Wakefield had handled the leasing for Feldman Bergin.

Auction On Linthicum Assets

Four Linthicum buildings, the last of a long-ago transfer of nine Airport Square buildings to a special servicer, go to an online auction next month.

Three of the buildings, at 800, 900 and 930 International Drive in Linthicum, are tagged as office/industrial, while 849 International Drive is the lone building offered as fully office.

Corporate Office Properties Trust ceded nine buildings in the Airport Square park about five years ago, and the majority have gradually returned to the market in similar auctions. The out-sales have brought new blood into the local market, as well as new renovation dollars looking to reposition the suburban buildings.

The three-building flex portfolio, at just over 169,000 feet, stands 80 percent leased, and sits next to Northrop Grumman's Mission Systems Headquarters. 849 International Drive, or Airport Square XXI, is 68,488 square feet, and is fully leased.

In all four cases, the buildings have been in the hands of special servicer LNR. Transwestern is handling the disposition. The March auctions will be on the Ten-X website.

Wilkes Pushes Plan

The Wilkes Company advanced its plans for a new self-storage building off Old Mill Bottom Road in Annapolis.

D.C. based Wilkes submitted a site development plan for 3 and 9 Old Mill Bottom, where it would redevelop the 3.89 acre tract with 119,100 square feet of self-storage. Wilkes, as Rt 50 Development Group LLC, had paid \$3.177 million for the ground last July.

For Developers

Eerie Quiet on Arundel Plan2040

The update to Anne Arundel County's General Plan has gone quiet, as the new county executive looks to make his mark on the process.

Many in the building community are watching the newly-slowed process with concern, speculating that exec Steuart Pittman will use the Plan to put his slow-growth agenda into action.

Former exec Steve Schuh had gotten the Plan2040 update underway, starting with a citizens advisory committee (CAC) that was stocked and had multiple meetings. But the meetings went quiet in January, and the word is that Pittman now wants to revise the make-up of the CAC, adding members that share his vision.

A timeline posted on the Planning and Zoning website still suggests that public hearings on Plan 2040 could still take place in December, 2019, but few observers expect that schedule to hold.

Because it's so early in the new administration, there aren't many tea leaves to read, leaving most to speculate about what's coming. Opinions run the gamut, from a fear that the General Plan will be rewritten to stop growth entirely, to hopes that it will allow some new development, albeit at transit-served locations where infrastructure is already in place. Few expect many upzonings to come from the repositioned General Plan, and the general consensus is that even on existing zoning, densities will be held tight or reduced as development plays out.

Planners have told the general public that they'll update the Plan2040 website once the citizens committees again start meeting. Until then, things will stay quiet, and for developers, unsettled.

Short Takes

....**Sturbridge Homes will take its time** readying the lots at its newly acquired project in Arnold. The Severn-based builder bought eight lots from a partnership headed by Southern Land. Sturbridge paid \$550,000 for the lots, located along Broadneck Road and running to about 8,000 square feet in average size. Called Highlands, the lots require a fair amount of development work, including dirt that must be exported offsite. Sturbridge currently has two single-family projects in the county, at Highmeadow, in Severn and Wrightmoor, in Hanover.

....**That flurry of public-sector leases in Howard County** has led to private sector business. The county relocated multiple agencies around Columbia last year, partly in an effort to create a 'human services' campus. Now it has doled out the interior construction permits to fit out those new offices. Glen Arm Building got the contract to make \$3 million worth of improvements at 9200 Berger Road, where the Department of Public Works will establish its new home.

And Harkins Builders claimed two contracts. The larger, at \$3.65 million, will go to a fit-out for the county's Department of Transportation, at 7125 Riverwood Drive. The smaller contract, according to a building permit pulled recently by Harkins, will fit out 7125 Riverwood Drive for the Department of Licenses and Permits, at a cost of \$2.19 million.

Howard: Upscale Towns the Key

As the number of communities dwindles, the average price of a new townhouse in Howard County continues to escalate.

In 2018's final quarter, that average hit its highest point yet, at \$518,000 per settlement on 64 closings. Key to the rising average, which had been climbing to around the \$500,000 mark for most of the year, is the fact that several of the more 'affordable' communities – those that offered lower prices and greater volume - have closed out, leaving higher priced jobs to skew the average upwards.

Through most of 2017, the number of closings was better than 100 towns per quarter, and the average closing ran in the mid to upper \$400's. But the turn came in the final quarter of 2017, when closings fell and the average price nosed up toward \$500,000.

Heading into 2019, of the six townhouse projects that generated at least three sales per quarter, only Beazer's Morris Place and Lennar's Oxford Square averaged in the low \$400's. The rest, including top sellers Villages at Turf Valley (Keelty) and Shipley's Grant (NVHomes) averaged well over \$500,000 and in Villages' case, at \$669,929.

NVHomes' Waverly Grove, in Woodstock, brought the builder an average of \$591,828 on three 4th Quarter closings.

In all, builders posted 213 new-home closings in the final quarter of the year, by our count. Single-family settlements totaled 109, townhouses came to 66 closings, and 37 newly-built condos were settled.

Howard Co. 4th Quarter 2018 Closings

Single-family Settlements

Community	Location	Builder	# of 4Q Closings	Avg. Price
Estates at Patapsco Park	Ellicott City	Ryan, Pulte	21	\$836,537
Enclave at River Hill	Clarksville	Beazer	15	\$825,528
Westmount	Ellicott City	Beazer, NVR	10	\$916,177
Maple Lawn South	Fulton	NVHomes	9	\$956,145
Fairlane Farm	Woodbine	NVHomes	7	\$907,058
Fairways at Turf Valley	Ellicott City	NVHomes	7	\$697,740*
Brighton Mill	Clarksville	NVR	6	\$1.319 M
Walnut Creek	Ellicott City	Craftmark	5	\$1.405 M
Wincopia Farm	Laurel	Beazer	5	\$748,828

Townhouse Settlements

Community	Location	Builder	# of 4Q Closings	Avg. Price
Shipley's Grant	Ellicott City	NVHomes	17	\$542,267
Oxford Square	Hanover	Lennar	14	\$422,811
Walden Woods	Laurel	M/I Homes	13	\$534,723
Village @ Turf Valley	Ellicott City	Keelty Homes	8	\$669,929
Morris Place	Elkridge	Beazer	7	\$433,949
Waverly Grove	Woodstock	NVHomes	3	\$591,828
Wincopin Farm	Laurel	Pulte	2	\$467,413

Condo Settlements

Community	Location	Builder	# of 4Q Closings	Avg. Price
Ellicott Retreat	Ellicott City	Ryan Homes	24	\$360,111
Exeter Park	Hanover	Lennar	10	\$401,173
Vantage	Ellicott City	Keelty Homes	5	\$387,225

*Fairways at Turf Valley is an attached 'villa' product that is treated in this analysis as a single-family unit because of its size and pricing.

*The records above are based on deeds recorded in the Land Records. Builder records may differ in final numbers.

AA Building Permits Issued

Jan. 27 – Feb. 11, 2019

Glen Burnie / Pasadena

NVR Inc., to build six \$93,176 TH units at 548 – 558 White Oak Drive, Glen Burnie, in ‘Creekside Village;’

Lennar, (410) 423-0403, to build four \$144,940 TH units at 8318 – 8324 Daydream, and four units at 603 – 609 Clear Blue Lane, Pasadena, in ‘Creekside Village;’

Lennar, to build two \$210,000 units at 7315 and 7316 Hargrove Court, Glen Burnie, in ‘Tanyard Cove North;’

K Hovnanian Homes, (301) 683-6200, to build a \$224,211 unit at 7936 Meridian Drive, Pasadena, in ‘Stone Mill;’

CalAtlantic Group, to build four TH units avg. \$175,000 at 7736 – 7742 Woodvale Drive, Glen Burnie, in ‘Holly Ridge;’

Hanover

Dan Ryan Builders, (301) 696-0200, to build two \$275,000 units at 7317 and 7319 Elbridge Court, Hanover, in ‘Shipley Farm;’

Ryan Homes, (703) 956-4000, to build a \$126,513 unit at 2418 Kanawha Lane, Hanover, in ‘Shipley Homestead;’

Pulte Home Corp., (703) 934-9300, to build four TH units avg. \$150,000 at 8326 – 83332 Meadowood Drive, in ‘Shipley Homestead;’

Odenton / Crofton

Two Rivers Associates LLC, c/o Classic Group, Bethesda, Md, (301) 913-0404, to build a \$185,539 unit at 1262 and 1266 Spanish Oak Way and three units at 2607, 2633 and 2637 Orchard Oriole Way, Odenton, in ‘Two Rivers;’

Stanley Martin Homes, (703) 964-5000, to build a \$515,439 unit at 2858 Broad Wing Drive, Odenton, in ‘Two Rivers;’

Beazer Homes, (301) 621-8151, to build eight TH units avg. \$138,000 at 1301 – 1315 Iron Oak, Crofton, in ‘Riverwalk;’

Ryan Homes, (703) 956-4000, to build two units avg. \$164,000 at 3606 and 3607 Kingbird Court;

Mitchell and Best, (301) 762-9511, to build a \$250,000 unit at 2720 Orchard Oriole Way, Odenton, in ‘Two Rivers;’

Other Locations

Brookfield Homes, (703) 270-1400, to build eight TH units avg. \$125,000 at 142 -156 Lejeune Way, in Admirals Square;’

NVR Inc., (703) 956-4000, to build six \$145,468 TH units at 8303 – 8313 Kippis Road and four units avg. \$125,000 at 8226 – 8232 Kippis Road, Millersville, in ‘Pondview;’

Toll Brothers, (410) 872-9105, to build a \$392,572 unit at 1652 Grand Meadow Drive, Severn, in ‘Arundel Forest;’

AA Commercial Permits Issued

Jan. 27 – Feb. 11, 2019

Arundel Mills LP, to build a \$120,000 retail fit-out at 7000 Arundel Mills Circle, Hanover;

Parkway 175 East LLC, to build a \$40,000 fit-out for a martial arts studio at 2733 Annapolis Road;

Marley Station Mall LLC, to build a \$150,000 expansion of Gold’s Gym, at 7900 Ritchie Highway, Glen Burnie;

AF Limited Partnership, c/o Mackenzie Contracting, to build a \$200,000 fit-out for AAMC PT, on Jennifer Road, Annapolis;

St. John Properties, to build a \$78,390 fit-out for Data Search, at 801 Cromwell Park Drive, Glen Burnie;

EWA Glen Burnie LLC, to install a \$25,000 racking system for Best Buy at 7550 Perryman Court, Glen Burnie;

Annapolis Life Care, to build five new elevators at a cost of \$500,000, at 4000 River Crescent Drive;

MBF Realty Holdings, c/o Provost Construction Services, to build a \$45,000 restaurant fit-out at 672 Old Mill Road, Annapolis;

Levine Investments, c/o Southeast General Construction, to build a \$544,974 office alteration at 2122 Generals Highway;

AA Subdivisions Submitted**Final Plans Submitted**

S-83-108 – Nelson Property. (Proj. #2017-0115). Zoned R-2. 3.4 acres. 2 lots. Located along Route 100, west of Waterford Road, Pasadena, Md. Appl: Eric Hudgins, 8232 Waterford Road, Pasadena, Md. (410) 533-8416.

S-18-014 – Klocko Property. (Proj. #18-0049). Zoned SB (Small Business). 2.8 acres. 2 lots. Located on the south side of Defense Highway, west of Davidsonville Road, Gambrills, Md. Appl: 1375 Defense Highway LLC, 1375 Defense Highway, Gambrills, Md. (410) 533-6997.

S-18-009 – Housley, Alex Property. (Proj. #18-0035). 1.66 acres. 2 lots. Located at 1207 B&A Blvd., Arnold, Md. Appl: Alex Housley, c/o Design Engineering, (443) 784-7241.

S-07-003 – Cedar Hill PUD. (Proj. 2009-0019). Zoned R-5, R-10 and R-15. 162.5 acres. Phase 2 is 218 lots. Located at Cedar Hill Lane and Snow Hill Lane, Brooklyn Park. Appl: Cedar Hill Development, 24012 Frederick Road, Clarksburg, Md. (301) 428-0200.

(Continued on Page 6)

AA Subdivisions (from p. 5)**Preliminary Plans Submitted**

C-18-0053 – Archbishop Spaulding H.S. Zoned R-2. 56.8 acres. *Propose Innovation Center.* Located on Newcut Road at Stevenson Road, Severn. Appl: Archbishop Spaulding HS, 801 Stevenson Road, Severn, Md.

c-19-0007-00 – Marshy Hope Property. Zoned W-2. 7.29 acres. *Propose 9,600 square foot oil/gas/propane facility.* Located on WB&A Road, just south of Dorsey Road, Glen Burnie. Appl: Marshy Hope Property LLC, PO Box 465, Federalsburg, Md. 21632. (410) 754-2017.

Site Development Plans Submitted

C-18-0002-00 – Three & Nine Old Mill Bottom. Zoned C-4. 3.89 acres. *Propose 119,100 square feet of self-storage.* Located on N. Old Mill Bottom Road, south of Shot Town Road, Annapolis. Appl: Route 50 Development Group, LLC, 5101 Wisconsin Avenue, NW, #200, Washington, DC, (202) 464-1288.

C-19-0006 – 7456 E. Furnace Branch Road. Zoned C-4. 1.36 acres. *Propose 5,250 square foot building for auto service.* Located at 7456 E. Furnace Branch Road. Appl: 7456 E. Furnace Branch Road LLC, 7625 Turnbrook Drive, Glen Burnie, Md. (410) 977-1575.

C-14-0053 – Annapolis Plaza. Zoned TC. 20.3 acres. *Propose 14,623 square foot retail building.* Located on Annapolis Mall ring road off Jennifer Road, Annapolis, Md. Appl: Annapolis Plaza LLC, PO Box 6570, Annapolis, Md. 21401. (410) 224-3700.

C-19-0005 – Anne Arundel Community College Health Building. Zoned R-1. 169 acres. *Propose 175,200 square foot building.* Located on College Parkway, off Route 2, Arnold. Appl: AACC, 101 College Parkway, Arnold, Md. (410) 777-2318.

C-18-0011 – Odenton Business Park. Zoned O-IND. 5.2 acres. *Propose 29,830 square foot office/warehouse building.* Located on Lokus Road, off Mayfield Road, Odenton. Appl: Covington Property LLC, 2015 Renard Court, Annapolis, Md. (410) 841-6868.

AA Real Estate Transactions

BRE Newton Hotels Property Owner LLC, c/o Blackstone Real Estate Advisors, to **MCR BWI Airport LLC,** c/o MCR Hospitality Fund REIT, 1503 LBJ Freeway, #300, Dallas, Tx. Part of 'Airport Square Tech Park.' Total 4.69 acres. Located at 1181 Winterson Road, Linthicum, Md. 21090. 4.69 acres. Improved with 113,679 square foot hotel. Tax ID: 05-017-9009-3910. Liber 32826, page 167. Deed date: November 8, 2018. **Purchase price: \$18,800,000.**

St. Clair, LLC, c/o Koch Associates, to **NVR, Inc.** Lot 232 in 'Shipley Homestead.' Located at 2141 Nottoway Drive, Hanover, Md. Lot is 7,732 square feet. Unimproved. Tax ID: 04-767-9024-6624. Liber 32804, page 215. Deed date: December 28, 2018. **Purchase price: \$205,500.**

Solomons Development Inc., c/o Pleasants Companies, to **NVR, Inc.** Lot 16 in 'Solomons Choice.' Located at 8405 Adare Court, Millersville, Md. 21108. Lot is 10,902 square feet. Unimproved. Tax ID: 03-778-9024-2649. Liber 32806, page 145. Deed date: January 4, 2019. **Purchase price: \$216,000.**

Jumpers Investment Associates LLC, c/o Koch Associates, to **U.S. Home Corporation.** Lots 116R, 117R and 118R in 'Creekstone Village.' Located at 611 – 615 Clear Blue Lane, Pasadena. TH lots. Tax ID: 03-198-9024-2982 et al. Liber 32818, page 372. Deed date: January 14, 2019. **Purchase price: \$351,000.**

Howard Building Permits Issued**Ellicott City**

Ryan Homes, (703) 956-4000, to build a \$230,000 unit at 9821 Spring Glen Court, Ellicott City;

Beazer Homes, (410) 720-5071, to build a \$280,000 unit at 3349 Burton Drive, Ellicott City;

Viking Development, (410) 442-8068, to build a \$250,000 unit at 12510 Triadelphia Road, Ellicott City;

Laurel / Fulton

D.R. Horton Inc., (443) 324-4104, to build three \$200,000 units at 9165 River Hill Road and 9310 and 9314 Sydney Way, Laurel;

Williamsburg Group, (410) 997-8800, to build a \$668,000 unit at 12541 Westland Court, Fulton;

NVHomes, (703) 956-4000, to build a \$230,000 unit at 8212 Gunnar Drive, Fulton, in 'Maple Lawn South;'

Elkridge

Dorsey Family Homes, (410) 465-5739, to build a \$400,000 unit at 6228 Austin Way, Elkridge;

Trinity Homes, (410) 480-0023, to build two \$250,000 units at 7011 and 7015 Mount Holly Way, Elkridge;

Clarksville / Highland

Caruso Homes, (667) 307-4270, to build three \$300,000 unit at 5524 and 5528, and 5529 Jacks Landing Way, Clarksville;

Beazer Homes, (410) 720-5071, to build three \$250,000 units at 12646, 12654 and 12563 Vincents Way, Clarksville;

Mitchell and Best, (301) 762-9511, to build a \$425,000 unit at 12419 All Daughters Lane, Highland;

Beazer Homes, to build two \$280,000 unit at 6111 and 6115 Lily Garden, Clarksville;

(Continued on Page 7)

Howard Building Permits Issued (from p. 6)

Bethel Regency Homes, (301) 937-7500, to build a \$1.2 million unit at 3415 Shady Lane, Glenwood;

Crosen Homes, (443) 324-4775, to build a \$1 million unit at 16249 Frederick Road, Woodbine;

Wood Bros Inc., (410) 627-8321, to build a \$450,000 unit at 1386 Driver Road, Marriottsville;

Townhouse Permits Issued

Lennar, (410) 997-5522, to build 12 \$150,000 TH units on Islip Way and 10 \$150,000 units on Crowley Street, Hanover, in 'Oxford Square;'

Commercial Permits Issued

Whiting Turner Contracting, (240) 297-3074, to build a \$25 million fire station at 6025 Symphony Woods Road, Columbia;

Whiting Turner Contracting, (240) 297-3074, to build a \$25 million nine-story garage at 6275 Mango Tree Road, Columbia;

Moeller Purcell Construction, (770) 527-9227, to build a \$260,000 fit-out for Dentistry for Children at 8600 Snowden River Parkway, Columbia;

Crepes Café, (443) 629-9577, to build a \$200,000 fit-out at 5550 Sterrett Place, Columbia;

Mosaic Home Enhancements, (410) 320-4655, to build a \$173,000 fit-out for Gaetanos Restaurant, at 8110 Maple Lawn Blvd., Fulton;

Cromwell Builders, (443) 570-7435, to build a \$200,000 fit-out for Maser Consulting, at 6240 Old Dobbin Lane, Columbia;

DPR Construction, (571) 423-6928, to build a \$200,000 fit-out for a computer lab at 10010 Junction Drive, Annapolis Junction;

First Finish Inc, (410) 290-6450, to build a \$1.8 million fit-out at 6240 Old Dobbin Lane, Columbia;

Glen Arm Building Co., (410) 296-7930, to build a \$3 million fit-out for Howard Co. DPW, at 9200 Berger Road, Columbia;

Harkins Builders, (410) 480-4012, to build a \$3.65 million fit-out for Howard Co., DOT, at 7125 Riverwood Drive, Columbia;

Manekin Construction, (401) 290-1456, to build a \$500,000 fit-out for Bob's Transport at 7600 Assateague Drive, Jessup;

O'Hora Construction Group, (443) 910-4432, to build a \$290,000 alteration for a fitness center at 7125 Columbia Gateway Drive, Columbia;

Howard Subdivisions Submitted**Environmental Concept Plans Submitted**

ECP-19-033 – Keim Property. Zoned R-20. 1.2 acres. 3 *SFD lots*. Located s side of Old Frederick Road, east of Toby Lane, Ellicott City. Appl: KWL Properties, Woodbine, Md. , c/o Sill Eng., (443) 325-5076.

ECP-19-035 – High Ridge Park. Zoned R-SC. .34 acre. 2 *SFD lots*. Located on Dross Lane near Lyons Avenue. Appl: c/o Benchmark Engineering, (410) 465-6105.

ECP-19-037 – Simpson Property. Zoned R-20. .63 acre. 2 *SFD lots*. Located on the west side of Old Bond Mill Road, south of Stansfield Road. Appl: VRE Enterprises, 10620 Vista Road, Columbia, Md. 21044. (410) 997-0296.

ECP-19-038 – Lakeview Retail. Zoned NT. .78 acre. 1 *commercial parcel*. Located on Broken Land Parkway, north of Patuxent Woods Drive, Columbia. Appl: AGS Borrower Lakeview, 7127 Ambassador Road, #100, Baltimore, Md. 21244. (443) 725-9000.

Final Plans Submitted

F-19-019 – Old Scaggsville. Zoned R-SC. 15.3 acres. 61 *residential lots, including 17 SFD, 38 TH and 6 MIHU*.

Located on Old Scaggsville Road, north of Stansfield Road, Laurel. Appl: Trinity Homes Maryland, 3675 Park Avenue, #301, Ellicott City, Md. (410) 480-0023.

F-19-051 – Greenwood Village. Phase 1. Zoned R-12. 12.2 acres. 4 *SFD lots*. Located on Jones Road, east of Rose Lane, Jessup. Appl: Howard Co. Housing Commission, (410) 313-6316.

F-19-052 – Greenwood Village. Phase 2. Zoned R-12. 12.2 acres. 24 *SFD lots*. Located on Jones Road, east of Rose Lane, Guilford. Appl: Howard Co. Housing Commission, (410) 313-6316.

Sketch Plans Submitted

S-19-006 – Hilltop Landing II. Zoned R-SC. 1 acre. 4 *SFD lots*. Located at the end of Hilltop Lane, Laurel. Appl: Development Partners LLC, 9693 Gerwig Lane, #L, Columbia, Md. (410) 792-2565.

Site Development Plans Submitted

SDP-18-063 – Md. Food Center Authority. Zoned M-2. 5.49 acres. *Propose 26,268 square foot recycling facility*. Located on Oceano Avenue, west of Assateague Drive, Jessup. Appl: BTS Bioenergy, 9250 Bendix Road, Columbia, Md. (301) 943-4860.

SDP-19-040 – Guilford Assisted Living. Zoned CCT. 1.43 acre. 1 *parcel for institutional use*. Located on the south side of Guilford Road, east of Pine Tree Road. Appl: Xu David, 163 Mountain Road, Pasadena, Md. (443) 370-5402.

Howard Subdivisions Approved

Environmental Concept Plans Approved

ECP-19-015 – 9199 Red Branch Road. Zoned NT. 2.5 acres. *1 commercial parcel.* Located on the north side of Route 108, at Red Branch Road, Columbia. Appl: Brabham Oil Co., 525 Midway Street, Bamberg, SC, (804) 206-1438.

Site Development Plans Approved

SDP-15-074 – Oxford Square. Zoned TOD. 1.61 acres. *Propose 5,165 square foot community building.* Located on Banbury Drive, off Coca Cola Drive, Hanover. Appl: Kellogg-CCP, LLC, 100 West Road, #304, Towson, Md. (410) 296-3800.

Final Plans Recorded

F-15-014 – Sunset View. Zoned R-20. 1.61 acres. *3 SFD lots.* Located on Waterloo Road, Columbia, Md. Appl: Burkard Homes, 5580 Waterloo Road, #140, Columbia, Md. 21045. (240) 375-1052.

F-18-076 – Enclave at River Hill. Phase 2. Zoned R-ED. 88.9 acres. *8 SFD lots.* Located on the west side of Guilford Road at Clarksville Pike, Clarksville. Appl: Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. (410) 720-5071.

F-14-082 – Dunwoody Property. Zoned R-20. 1 acre. *2 SFD lots.* Located on Old Annapolis Road at Centennial Park North, Columbia. Appl: Aaron Dunwoody, 9790 Old Annapolis Road, Ellicott City, Md. (703) 989-7725.

F-19-054 – Dunloggin. Zoned R-20. 1.23 acre. *2 SFD lots.* Located at the end of Crownwood Road, Ellicott City. Appl: Audrey Middleton, 9221 Crownwood Road, Ellicott City, Md, c/o Fisher, Collins, Carter, (410) 461-2855.

Howard Real Estate Transactions

Morgan Investments LLC, c/o Joseph B. Hardesty, to **GMDC Properties LLC,** Nondas Stratakos, 14105 Rippling Brook Drive, Silver Spring, Md. 20906. Unit N in 'United American Business Center at Corridor North.' Located at 10630 S. Riggs Hill Road, Jessup, Md. 20794. Unit size unavailable. Tax ID: 06-512844. Liber 18541, page 452. Deed date: January 31, 2019. **Purchase price: \$265,00.** Deed of Trust: \$212,000, Revere Bank.

Canyon Sun Investments LLC, c/o Jeffrey Honsberger, to **Dorsey-DMG, LLC.** Unit A-D-2, in 'Dorsey Hall Professional Park.' Located at 5054 Dorsey Hall Drive, Unit 204, Ellicott City, Md. 21042. Unit is 2,944 square feet. Tax ID: 02-349221. Liber 18538, page 353. Deed date: January 18, 2019. **Purchase price: \$230,000.**

Columbia OR Portfolio LLC, c/o Evan Feldman and Robert Bergin, to **GM Oakland Ridge LLC,** Advantage Properties, 6917 Arlington Road, #224, Bethesda, Md. 20814. Lot 96 in 'Oakland Ridge Park.' Located at 8970,8980 and 8990 Route 108, Columbia, Md. Total 85,000 square feet office/flex. Liber 18536, page 46. Deed date: January 23, 2019. **Purchase price: \$9,950,000.** Deed of Trust: \$6.4 million, EagleBank.

GLF Properties, LLC, c/o Larry Frederickson, to **15943 Frederick Road (Lisbon) LLC,** c/o Richard B. Phelps, 2700 Loch Raven Road, Baltimore, Md. 21218. Property at 15941 and 15943 and 15935 Frederick Road, Lisbon, Md. Total 54,450 square feet. Improved with 9,820 square foot auto service. Tax ID: 04-348001 and 314530. Liber 18539, page 57. Deed date: January 30, 2019. **Purchase price: \$1,800,000.** Deed of Trust: \$1.47 million, Essex Bank.

RESIDENTIAL

9692 Oak Hill Drive LLC, c/o Brian D. Goldstein, to **EVG-Brewers Crossing LLC,** c/o Evergreene Homes, c/o Robert Cappellini, Jr., 3684 Centerview Drive, #120, Chantilly, Va. Three parcels. Located 9692 Oak Hill Drive, and Old Annapolis Road, Ellicott City, Ellicott City, Md. Total 4.3 acres. Zoned Residential. Tax ID: 02-194791, 267314, 224380. Liber 18529, page 460. Deed date: January 18, 2019. **Purchase price: \$1,560,000.** Deed of Trust: \$1.87 million, FirsTrust Savings.

ESC Mill Creek, Inc., c/o Elm Street Development, to **NVR, Inc.** Lot 20 in 'Crawford Subdivision.' Located at 13835 Mill Creek Court. Lot is 58,911 square feet. Unimproved. Tax ID: 05-600778. Liber 18534, page 393. Deed date: January 23, 2018. **Purchase price: \$425,500.**

Scott M. Henderson et al to **Viking Development Corp.** 815 Windriver Drive, Sykesville, Md. 21784. Lot 7 (Block C) in 'Dunloggin II.' Located at 4014 Spring Meadow Drive, Ellicott City, Md. 21042. Lot is 20,037 square feet. Improved with house (Built 1969). Tax ID: 02-247542. Liber 18539, page 185. Deed date: February 1, 2019. **Purchase price: \$250,000.**

Warfield Woods LLC, c/o Kennard Warfield, Jr., to **NVR, Inc.** Lots 21 – 25 in 'Waverly Grove.' Located at 10523 – 10531 My Girl Place, Woodstock, Md. 21163. TH lots. Tax ID: 03-600411 et al. Liber 18539, page 191. Deed date: January 29, 2019. **Purchase price: \$1,160,000.**