

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

....A planned 13,000 square foot flex building has emerged from the Annapolis planning department with a key approval.

The Saunders Family LLC's intent is to move forward on Lincoln Drive near Chinquapin Round Road with a building that could house office, warehouse and retail. The property has been in the family for years. (See the date for more info).

**Caruso Homes has nine lots ahead** of it in 'Ashers Farm.' KHov claimed the first 25 lots in Ashers, located on Crownsville Road outside Annapolis, but is down to its final lot. Twelve settlements this year have yielded for KHov an average of \$735,000 per closing. Caruso has a first sale after opening for sales in the upper \$500's.

....**Two substantial industrial** renewals were signed in recent weeks. Delsey Luggage opted to stay put in 186,000 square feet at 6090 Dorsey Road in Hanover, and Flir Systems re-upped at 7055 Troy Hill Drive. In both cases, CBRE repped landlord Prudential Global Investments. CBRE also repped Delsey, and JLL repped Flir.

...**It's a deal. The Board of Public Works** signed off on the state's tax office lease of 2,490 square feet at 60 West Street in Annapolis. The deal will run 10 years, starting at \$32 per foot, escalating, according to state documents. Lynn Dulin at Friend Real Estate repped the landlord.

## **US Foods' Odenton Sale** *\$23M Deal Includes Covenant*

US Foods Inc. found in California a buyer for the Odenton warehouse it vacated as part of a restructuring. As USF Propco 1, LLC, the huge food company sold 8024 Telegraph Road in Severn to a partnership headed by Newport Beach, Ca.-based Highridge Provender, for \$23 million.

US Foods had surprised the market in 2015 when it announced plans to close the approximately 342,000 square foot distribution center and consolidate the operations to other locations. The Severn warehouse was the final piece of a presence that had once made US Foods one of the largest regional companies.

Though it is pulling out, US Foods still reached a 'non-compete' clause of sorts with the new owner. The two agreed, as outlined in language included in the deed, that Highridge Provender wouldn't sell or lease the building to a direct competitor of US Food for a period of five years. The deed helpfully listed some of those potential competitors, including Sysco, Gordon Food Service and SYGMA.

Highridge specializes in acquiring and operating food-related industrial buildings, says its website. Company officials declined to respond to our inquiry, but the company is clearly confident it can re-tenant the building with the covenant in place. The five-year restriction goes to companies that deliver a 'broad' array of food goods, says the deed, as opposed to food companies that deliver one or a limited line of such goods.

The sale was brokered by CBRE, including Ed Harris, John Boote and John Wilhide, the latter two then with CBRE but now with Cushman and Wakefield.

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## *From Italy to the Food Center: A Biogas Plant*

A lease that will bring a biogas processing plant to the Maryland Food Center was approved at the state level.

The Board of Public Works gave its stamp of approval to a 10-year lease that will bring BTS Biogas LLC to Oceano Avenue in Jessup. BTS, an Italian firm, will construct a biogas plant that processes residual waste into electricity, natural gas and organic fertilizer. What made it a candidate for the Food Center is that the 'residual waste' comes from food production.

BTS will get the first year free of rental charge, then pay \$11,044 annually in years two through five, with rent increasing each year thereafter at CPI. BTS is supposed to also operate a second recycling facility in the county, but the location for that one hasn't been disclosed.

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## ***Tenable Leaving, But Building Sells***

The Columbia Gateway office building that Tenable Inc. intends to exit is now owned by a group led by Abrams Development Group.

As AAK 7021 LLC, Abrams and its partners paid \$16.2 million earlier this month for 7021 Columbia Gateway Drive, in Columbia. The 105,895 square foot office building is home - for the time being - to Tenable, but the IT firm is headed to a building in Downtown Columbia now under construction by Howard Hughes Corporation. When it leaves, 7021 will tumble to less than 50 percent occupied.

The acquisition of 7021 Columbia Gateway follows Abrams' purchase last fall of a five-building, 200,000 square foot Gateway portfolio. There, Abrams paid \$32 million for the office buildings, each with a Columbia Gateway Drive address.

At 7021, seller Lone Star Funds had come by the five-story building in 2013, which it bought for \$23 million in a package of Orix assets.

Beyond Abrams, the 7021 buying partnerships include KEIII Columbia Gateway Sub LLC, headed by Timothy Kinsley, and Q&L Realty, headed by Richard Azrael. CBRE brokered the sale.

## ***North County Cannabis***

They keep popping up: the latest application for a location to dispense medical cannabis is in the Brandon Woods Business Park in Glen Burnie.

Maryland Physician Partners, a Phoenix, Az.-based partnership, wants to set up shop at 7609 Energy Parkway, and has filed a special exception application with Anne Arundel County.

## ***In Anne Arundel***

# **Schuh Aims to Slow Development**

County Exec Steve Schuh wants to put new zoning applications on hold in Anne Arundel, until a new General Development Plan (GDP) is completed.

Schuh said he'll be introducing legislation soon that would halt new applications; the county executive said legislation is also forthcoming that would resurrect the 'Small Area Planning' process for the GDP, and amend the still contentious modification process.

That zoning applications would be iced for a couple years isn't a complete shock to the industry, as it generally happens when the GDP approaches. But Schuh appears to be falling on the side of caution here, given that development issues like the school capacity test and modifications have created some recent headlines. Schuh said that besides halting upzonings, he'll seek a requirement that a proposed land-use change is consistent with the land-use designation in the GDP. That, he said in an editorial in the *Capital*, "will give the GDP more teeth."

Developers had already been seeing that upzonings are harder to win. The Administrative Hearing Officer has dished out multiple denials over the last year, making it difficult for developers to win any but the most iron-clad cases.

As for modifications, Schuh outlined his goals for the controversial subdivision waivers in that same *Capital* editorial. Those include:

- Curb those modifications that are 'inappropriate,' and implement a stricter review process for requests;
- Achieve a 40 percent reduction in modifications granted;
- Decline modifications that would allow applicants to skip a public meeting;

Schuh was clear in the editorial about what his changes aim to achieve. Taken together, he said, they'll bring more rigor to the zoning processes, improve the county's land management, and, he said, slow development.

## ***Stanley Martin Buys Hanover Mix of Two's, Singles***

After securing a place in 'Two Rivers,' Stanley Martin Companies has made a Hanover project its next Anne Arundel County job.

The Reston, Va. builder paid \$3.26 million for an unusual mix of 42 two-over-two condos and 10 small-lot singles at 'Watts Village.' Stanley Martin bought the Clark Road community, which it will rename 'Village at Arundel Mills,' from Elm Street Development, and Elm Street will finish the lots on a separate contract. Watts Village came into being as just the two-over-two's, but as it traversed entitlements, Elm Street added two adjacent parcels that gave it small-lot singles next to the 'two's.' Stanley Martin bought the 4.1 acre community at plat.

Stanley Martin first hit the radar screen in Anne Arundel in 'Two Rivers' in Crofton, where it shares some of the all-age singles with Winchester Homes.

## *A Legal Rumble Over Gateway*

The question of who decides how the Columbia Gateway business park builds out in the future lies right now with a Circuit Court judge.

In a lawsuit filed in January, a Howard Hughes Corporation entity has sued to void an effort led by Corporate Office Properties Trust (COPT) but including multiple landowners to amend the covenants and restrictions that govern Gateway, including, notably, the entity that serves as the manager. Howard Hughes contends in its lawsuit that as Howard Research and Development Corporation (HRD), it retains the position of ‘master developer,’ and will not allow the other property owners to ‘usurp’ that authority.

At issue, beyond who or what entity has control, are the restrictions governing retail use in the Route 175 park. As noted in a letter from COPT officials to other Gateway landowners, the ‘2<sup>nd</sup> Amendment’ to the covenants “...eliminates the restriction on retail uses in Columbia Gateway so that the Park can remain competitive.”

Gateway’s position as the leading office park in Howard County has been challenged by Hughes’ development of Downtown, and creating a mix of uses at Gateway has been suggested as one way to keep and encourage new tenants to the park. The COPT letter to other property owners says that the amendment to the covenants ‘will...accelerate a new vision for Gateway...’

But Hughes, as HRD, says in its suit that the effort is ‘wholly invalid,’ in part because, it contends, the landowners fail to achieve the 67 percent ownership benchmark that would make a 2<sup>nd</sup> Amendment possible. It also contends that amending the master developer, or ‘grantor,’ is not subject to the amendment procedures.

## Howard Bill Seen as Moratorium

Though it carved out a place for affordable housing, the Howard County Council delivered the near-moratorium feared by builders over school capacity.

By a 3-2 vote, a new APFO bill will go into effect that tightens the test for meeting school capacity. And on Wednesday afternoon, County Exec Allan Kittleman signed the bill into law.

Beyond several amendments including the one for affordable housing, it is basically the same legislation passed late last year but voided by a calendar technicality. Builders had hoped that over the past two months an alternative would arise or a vote would flip, but neither occurred.

The measure means that elementary schools will be tested at 105 percent of capacity and middle schools at 110 percent. Both are tested today at 115 percent. High schools will be tested now, too, at 115 percent.

Projects that contain at least 40 percent affordable housing (affordable to families earning less than 60 percent of median income) could move ahead, but they will still need the County Council’s blessing.

It is 2019 when the effects of the bill truly hit, with that year’s school chart. At that point, projects not yet at Sketch approval will go into the school capacity queue.

In the meantime, the average homeowner won’t see much difference. There is a substantial pipeline of approved units, including multi-family, townhouse and single-family. Ahead of those are developed but unbuilt lots, a supply of about two years by one estimate.

But the passage of the legislation is sure to throw projects that are still materializing into uncertainty – or hurry-up mode - as developers and builders will have to decide whether they can beat the clock.

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## *Leases Written...*

**Annapolis Rheumatology** expanded its practice to 18 Magothy Beach Road, Pasadena. The new medical building is part of a retail center that includes the Y of Central Maryland and CVS. The deal leaves only 4,500 square feet available in the building. Laurie Murphy-Zuiderhof at Murphy Commercial brokered the deal.

Plans to win future elections, on the Democratic side at least, will be made at 275 West Street, in Annapolis. The **Maryland Democratic Party** leased 2,627 square feet at the building, known as the West Garrett Building. Douglas Development owns the building.

Laura Westervelt and Peter Rosan of Cushman Wakefield represented Douglas, while John Rosso and Ryan Brassel represented the Maryland Democratic Party.

## *Fewer 'Entry' Towns, And it Showed*

With limited closings in the 'affordable' townhouse range, Howard County's 4<sup>th</sup> Quarter numbers for 2017 were well behind those of the previous year.

In 2016, Howard Square, Dorset Gardens and Oxford Square were in full settlement mode, turning out towns priced in the high \$300's to mid \$400's. But in the fall of 2017, those high-volume projects had either closed out, or gone into a development lull.

It told in the 'standings.' Where builders had closed 115 towns in the final quarter of 2016, they settled only 47 for the 4<sup>th</sup> Quarter of 2017.

The volume of singles was off too, but not as dramatically. Builders settled 97 units in the final quarter of 2017, compared to 124 for the 4<sup>th</sup> Quarter a year prior.

Only condos advanced, as 40 condo closings went to record, up from the 24 in the 4<sup>th</sup> Quarter, 2016.

Condo and single-family averaging pricing for the quarter ran consistently with the year before, in the \$350,000 and \$830,000 range, respectively.

But because the 'entry level' town was barely represented at the end of 2017, the average price ran to the higher end, climbing to \$503,700 in 2017 from \$437,000 per sale the year before.

Despite the fall-off in the final quarter, 2017 still outslugged 2016 for the year, with 898 total closings recorded as of this writing. In 2016, a total of 871 new singles, towns and condos were settled.

## *Howard 4<sup>th</sup> Qtr. '17 New SFD Closings*

Community	Location	Builder	# of 4 <sup>th</sup> Qtr. Sales	Avg. Price
<b>Estates at Patapsco</b>	Ellicott City	NVR, Pulte	22	\$805,257
<b>Maple Lawn Farms</b>	Fulton	Multiple	11	\$1.01 M
<b>Walnut Creek</b>	Ellicott City	NVR, Craftmark	11	\$1.29 M
<b>Foxwood Manor</b>	Laurel	NVR	10	\$583,412
<b>High Ridge Meadows</b>	Laurel	Beazer	10	\$601,792
<b>Wincopia Farms</b>	Laurel	Beazer, NVR	10	\$759,488
<b>Reservoir Estates</b>	Laurel	Craftmark	3	\$896,574
<b>Ellicott Overlook</b>	Ellicott City	NVR	3	\$1.01 M

## *Howard 4<sup>th</sup> Qtr. '17 New TH Closings*

Community	Location	Builder	# of 4 <sup>th</sup> Qtr Sales	Avg. Price
<b>Villages @ Turf Valley</b>	Ellicott City	Keelty Homes	8	\$656,335
<b>Morris Place</b>	Elkridge	Beazer	7	\$420,536
<b>Elkridge Crossing</b>	Elkridge	Richmond American	7	\$436,086
<b>High Ridge Meadows</b>	Laurel	Beazer	5	\$432,022
<b>Walden Woods</b>	Laurel	M/I Homes	5	\$539,444
<b>Simpson Mill</b>	Columbia	Williamsburg	5	\$514,673
<b>Shipley's Grant</b>	Ellicott City	NVR	4	\$548,031
<b>Wincopia Farms</b>	Laurel	Pulte	3	\$504,899

## *Howard 4<sup>th</sup> Qtr. '17 New Condo Closings*

Community	Location	Builder	# of 4 <sup>th</sup> Qtr. Sales	Avg. Price
<b>Waverly Mews</b>	Marriottsville	NVR	21	\$333,437
<b>Exeter Park</b>	Hanover	Lennar	12	\$375,509
<b>Vantage</b>	Ellicott City	Keelty	4	\$385,450
<b>Basford's Retreat</b>	Savage	Cornerstone	3	\$376,433

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**Building Permits Issued**

Jan. 24 – Feb. 9, 2018

**Glen Burnie / Pasadena**

**Koch Homes**, to build two single-family units in 'Harvest Ridge,' Pasadena, at:

- 530 Jersey Bronze Way;
- 520 Jersey Bronze Way;

**Richmond American Homes**, to build a \$203,232 unit at 321 Daleview Drive, Glen Burnie, in 'Tanyard Cove North;'

**Tanyard Cove Associates**, c/o Elm Street Development, to build four TH units avg. \$125,000 at 2119 – 7125 Yamhill Way, in 'Tanyard Cove North;'

**CalAtlantic Group**, to build two units avg. \$240,000 on Holly Ridge Drive, Glen Burnie, in 'Holly Ridge;'

**CalAtlantic Group**, to build seven \$150,000 TH units on Shore Forest Road, Glen Burnie, in 'North Shore Forest;'

**NVR Inc.**, to build five \$150,000 TH units on Hickory Hollow Drive, and a \$194,079 single-family unit at 757 Ravenwood Drive, Glen Burnie, in 'Creeside Village;'

**K Hovnanian**, (301) 772-8900, to build a \$239,910 unit at 7940 Meridian Drive, Pasadena in 'Stone Mill;'

**TSC/Howard Road LLC**, to build a \$150,000 unit at 203 Shannon Park Court, Glen Burnie;

**Williamsburg Group**, to build a \$170,041 unit at 7516 Rising Eagle Court, Glen Burnie, in 'Osprey Landing;'

**Crofton / Gambrills**

**Koch Homes**, to build a \$197,358 unit at 3065 Sunny Ridge Drive, Odenton, in 'Two Rivers;'

**Classic Community**, to build a \$309,519 unit at 2719 Orchard Oriole Way, Odenton, in 'Two Rivers;'

**Classic Group**, (301) 913-0404, to build two units avg. \$221,140 in 'Two Rivers,' at:

- 2726 Dragon Fly Way;
- 2728 Dragon Fly Way;

**NVR Inc.**, to build two single-family units in Two Rivers, Crofton, avg. \$295,000 at:

- 1470 Catbriar Way;
- 1471 Catbriar Way;
- 1475 Catbriar Way;

**Brookfield Homes**, (703) 270-1400, to build a \$235,774 unit at 2020 Basil Hall Court, Gambrills, in 'Wilson's Grove;'

**NVR Inc.**, to build a \$303,665 unit at 2217 Jacob Way, Gambrills, in 'Wilson's Grove;'

**Millersville**

**Zeman's Choice**, c/o Elm Street, Dev., (410) 266-9700, to build three single-family units in 'Pondview,' Millersville, at:

- 418 Kosmill Drive;

- 8231 Powers Drive;
- 8217 Powers Drive;

**NVR, Inc.** to build 6 \$113,800 TH units at 8318 – 8328 Kippis Road, Millersville, in 'Pondview;'

**Severn / Jessup**

**Beazer Homes**, (301) 621-8151, to build a \$250,000 unit at 1007 Cortana Court, Severn, in 'Severn Place;'

**NVR Inc.**, to build five TH units avg. \$93,000 at 2904 – 2912 Glendale Avenue, and four \$93,000 TH units at 7875 – 7879 Fletcher Way, Hanover, in 'Parkside;'

**NVR Inc.**, to build six \$200,000 TH units at 2705 – 2715 Fredericksburg Road, Hanover, in 'Parkside;'

**CalAtlantic Group**, (410) 290-0094, to build five \$200,000 TH units at 239 – 247 Mill Crossing Court, Harmans, in 'Harmans Preserve;'

**Toll Brothers**, (410) 872-9105, to build a \$233,471 unit at 1603 Stream Valley Overlook, in 'Arundel Forest;'

**CalAtlantic Group**, to build two units in 'Kaplans Preserve,' Severn, at:

- 826 Janet Dale Lane;
- 819 Janet Dale Lane;

**Dan Ryan Builders**, to build a \$241,627 unit at 7504 Fisher Court, in 'Shipley Meadows,' Jessup;'

**Pulte Home Corp.** to build two units in 'Shipley Homestead,' Jessup, at:

- 8211 Meadowood Drive;
- Nottoway Drive;

**Other Locations**

**Jones of Annapolis**, to build a \$268,850 unit at 1802 Francis Court;

**Brookwood Run Acquisitions**, to build \$178,678 unit at 1119 Chevron Road;

**JOA-Ward Farms LLC**, 2056 Generals Highway, Annapolis, to build a \$165,000 unit at 107 Barbaro Court;

**Ameri-Star Homes**, (410) 590-1000, to build a \$175,000 unit on Dunfer Hill Road, Severna Park, in 'St. Martins Hill;'

**Lennar**, to build 6 TH units avg. \$115,000 at 3532 – 3542 Tribeca Trail, Laurel, in 'Spring Creek;'

**Belle Grove Corp.** to build two units in Annapolis avg. \$340,000 at:

- 217 Margaret's Glen Lane;
- 213 Margaret's Glen Lane;

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## AA Commercial Permits Issued

Jan. 24 – Feb 9, 2018

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**Waysons MHC LLC**, to build an \$80,000 addition to a recreation building on Mt. Zion Marlboro Road;

**Arundel Mills LP**, to build a \$75,000 alteration at 7000 Arundel Mills Circle, Hanover;

**Annapolis Commons 4 Business Trust**, to build a \$41,832 fit-out for Sivieri Wellness Center, at 185 Harry S. Truman Drive, Annapolis;

**Seven Oaks Shopping Center LP**, to build a \$38,000 fit-out for Regent Healthcare, at 2288 Blue Water Blvd, Odenton;

**Hanover Princess LLC** to build a \$86,464 restaurant fit-out at 1741 Dorsey Road;

**Arundel Overlook Lot 3 LLC**, to build a fit-out for Terminix, at 961 Mercantile Drive;

**6711 Glen Burnie Retail LLC**, to build a \$125,000 fit-out at for a retail tenant at 6711 Ritchie Highway;

**Key School Inc.**, to build a \$390,000 water treatment building at 2705 Carrollton Road;

**Annapolis Mall LP**, to build a \$123,700 unit at 2002 Annapolis Mall;

**Jemal's Bay 50 LP**, to build a \$49,000 fit-out at 1544 Whitehall Road, Annapolis;

**SVF Riva Annapolis LLC**, to build a \$74,000 alteration on Riva Road, Annapolis;

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## AA Subdivisions Submitted

### Final Plans Submitted

**S-05-008 – Parkside**. (Proj. #18-0006). 9.5 acres. 58 TH lots. Located on Parkside Blvd at Fredericksburg Road, Hanover. Appl: B&S Eggerl, c/o Thomas Scrivener, Glenwood, Md., (410) 489-9289.

**S-12-009 – Village at Arundel Mills**. (Proj. #18-0004). Zoned R-5 and R-22. *Propose 42 two-over-two units and 10 SFD lots*. Located on Clark Road, west of Watts Avenue, Hanover. Appl: Stanley Martin Homes, 9475 Lottsford Road, #280, Upper Marlboro, Md. (301) 636-6111.

**S-04-003 – Grason's Landing**. (Proj. #18-0001). 2.38 acres. 8 SFD lots. Located on Stevenson Road, 1,150 feet west of Spaulding Way. Appl: University Blvd II, LLC, 6011 University Blvd., #370, Ellicott City, c/o Messick & Associates, (410) 266-3212.

### Preliminary Plans Submitted

**C-18-0005 – Meade Village**. Zoned R-15. 15.7 acres. 224 MF units. Located on Meade Village Circle, near Meade Village Road, Severn. Appl: New Harbor Development, 836 Harbor View Terrace, Annapolis, Md. (484) 942-4767.

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## City of Annapolis Decisions of Note

**SDP2016-022 – Chinguapin Round Road**. Lot 2. *Propose 13,200 square foot building including retail, office, warehouse*. Zoned BCE. .7731 acres. Located on the north side of Lincoln Drive near its intersection with Chinguapin Round Road, Annapolis. Appl: Saunders Family LLC, 3027 Bennett Point Road, Queenstown, Md. 21658. (410) 271-2642. **Approved**.

**SDP2017-058 – Bowman Housing for Veterans**. *Propose demolition of existing building and replace with six-unit multi-family building*. Zoned BR. .052 acre. Located at 61 W. Washington Street, Annapolis, Md. 21401. Appl: Bowman Community Development, c/o Denise Smith, 31 W. Washington Street, Annapolis, Md. 21401. (202) 276-1511, or Pennrose Properties, (443) 423-1102. **Approved**.

**BLD17-0325 – 122 Main Street**. Interior renovation for future Starbucks Coffee Company use. Located at 122 Main Street, Annapolis, Md. Appl: BuilderGuru Contracting, 741 Generals Highway, #104, Millersville, Md. 21108. (410) 923-1379. **Approved**.

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## New AA Zoning Applications

**2018-0015-S – Maryland Physician Partners**. *Request Special Exception for licensed dispensary of medical cannabis in W-2 zone*. Located at 7609 Energy Parkway, Glen Burnie. Appl: c/o Gina Berman, 2167 N. 9<sup>th</sup> Avenue, Phoenix, Az. (602) 380-5757.

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## AA Real Estate Transactions

**USF Propco 1, LLC**, 9399 W. Higgins Road, #500, Rosemont, Il, to **HP-A Severn LLC**, 1600 Newport Center Drive, #140, Newport Beach, Ca. Located at 8024 Telegraph Road, Severn, Md. 30.7 acres. Improved with 342,024 square foot warehouse. Zoned Industrial. Tax ID: 04-000-0359-3570. Liber 31785, page 435. Deed date: December 22, 2017. **Purchase price: \$23,000,000**. Deed of Trust: \$25.3 million, Bank of the West.

### RESIDENTIAL

**Watts Avenue L.C.**, c/o Elm Street Development, to **SM Arundel Neighborhoods LLC**, c/o Stanley Martin Cos, Reston, Va. SFD lots 2 – 11 and future Condominium buildings 1 – 4 in 'Watts Village.' 10 SFD lots and 42 two-over-two units. Located on Clark Road west of Watts Avenue, Hanover. Liber 31749, page 443. Deed date: December 12, 2017. **Purchase price: \$3,260,000**.

(Continued on Page 7)

**AA Transactions (from p. 6)**

**Pauline Preslipsky et al** to **Caruso Builder Pine Street LLC**, c/o Caruso Homes, Gambrills, Md. Lots 2 – 22 (8) in ‘Academy.’ Located at 1306 Pine Street, Odenton, Md. 21113. Total 47,916 square feet. Improved with house. Tax ID: 04-049-0646-9204. Liber 31774, page 98. Deed date: December 20, 2017. **Purchase price: \$490,000.**

**Koch Investment Associates LLC** to **NVR Inc.** Lot L-39R in ‘Highlands at Two Rivers.’ Located at 2438 Heath Aster Court, Crofton, Md. Lot is 5,520 square feet. Unimproved. Tax ID: 04-682-9023-8506. Liber 31776, page 141. Deed date: January 5, 2018. **Purchase price: \$179,186.**

**Zeman’s Choice LC**, c/o Elm Street Development, to **Southern Oaks LLC**, c/o Koch Homes, Annapolis, Md. Lot 22 in ‘Pondview.’ Located at 8308 Gorham Drive, Millersville, Md. 21108. Lot is 6,500 square feet. Unimproved. Tax ID: 03-157-9024-5950. Liber 31780, page 251. Deed date: September 22, 2017. **Purchase price: \$185,000.**

**Shipleigh Farm Holdings LC**, c/o Elm Street Development, to **Dan Ryan Builders Mid-Atlantic LLC**. Lots 1, 14, 15 and 16 in ‘Shipleigh Meadows.’ Located on Gable Drive and Elbridge Court, Jessup, Md. 20794. Tax ID: 04-770-9024-4093 et al. Liber 31782, page 242. Deed date: January 3, 2018. **Purchase price: \$844,000.**

**Tanyard Cove Associates LLC**, c/o Elm Street Development, to **M/I Homes of DC, LLC**. Lots 511- 515 in ‘Tanyard Cove North.’ (5 TH lots). Located on Yamhill Way, Glen Burnie, Md. Tax ID: 03-862-9024-8412 et al. Liber 31786, page 80. Deed date: January 17, 2017. **Purchase price: \$500,000.**

**Boston Seneca Parkway LLC** to **U.S. Home Corporation**. Lots 30 – 33 in ‘Dorchester View.’ (4 TH lots). Located on Hawthorn Drive, Hanover, Md. Tax ID: 05-176-9024-3475 et al. Liber 31787, page 271. Deed date: January 19, 2018. **Purchase price: \$566,241.**

**Severn Run LLC** to **2173 Hopkins Road LLC**. Lot 16 in ‘Duckett Farm.’ Located at 2173 Johns Hopkins Road, Gambrills, Md. 21054. 13.1 acres. Improved with house. Zoned Residential. Tax ID: 02-228-9022-6503. Liber 31790, page 347. Deed date: January 19, 2018. **Purchase price: \$750,000.**

**Howard Building Permits Issued****Clarksville**

**Trinity Homes**, (410) 480-0023, to build a \$291,008 unit at 6226 Grace Marie Drive, Clarksville;

**Trak Homes LLC**, (443) 421-2800, to build a \$1.9 million unit at 13280 Triadelphia Mill Road, Clarksville, Md.;

**MB Development Co.**, (301) 762-9511, to build a \$405,000 unit at 5046 Gaithers Chance Drive, Clarksville;

**NVR Inc.**, (410) 379-5956, to build a \$250,000 unit at 13504 Broccolino Way, Clarksville;

**Ellicott City**

**MCS LLC**, (410) 997-1342, to build a \$254,370 unit at 9917 Hidden Haven Court, Ellicott City;

**NVR Inc.**, to build a \$230,000 unit at 3303 Arlington Court, Ellicott City;

**Craftmark Homes**, (703) 734-9855, to build a \$250,000 unit at 5026 Crape Myrtle Court, Ellicott City, in ‘Walnut Creek;’

**Laurel**

**Beazer Homes**, (410) 720-5071, to build two \$250,000 units in ‘Wincopia Farms,’ at:

- 10100 Wincopia Farms Way;
- 9938 Henry Hearn Way;

**Beazer Homes**, (410) 720-5071, to build three units avg. \$230,000 in Laurel at:

- 9810 Deer Run;
- 9971 Twin Fawn Trail;
- 9967 Twin Fawn Trail;

**Cornerstone Homes**, (401) 792-2565, to build two units avg. \$200,000 in Laurel, at:

- 7580 Kindler Overlook Drive;
- 9623 Patuxent Overlook Drive;

**Other Locations**

**NVR Inc.**, (703) 956-4000, to build a \$230,000 unit at 15324 Galaxy Drive, Woodbine;

**MB Development**, (301) 762-9511, to build a \$354,000 unit at 12415 All Daughters Lane, Highland, in ‘Browns Bridge;’

**Columbia Builders**, (410) 730-3939, to build a \$250,000 unit at 10605 Williards Way, Columbia;

**Craftmark Homes**, (703) 734-9855, to build a \$250,000 unit at 12410 Hill Crest, Fulton;

**Lennar**, to build 1 \$150,000 TH units on Banbury Drive, Hanover;

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## Howard Commercial Permits Issued

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**Harkins Builders**, (410) 750-2600, to build a 258-unit apartment building at 7200 Alden Way, Hanover, for the Kellogg-Oxford Dartmoor Place, LLC;

**DPR Construction General Partnership**, (571) 393-0680, to build a \$25 million addition to the Howard Co. General Hospital, at 5755 Cedar Lane, Columbia;

**Hash Construction**, (301) 970-6189, to build a \$400,000 expansion of the Waterloo Shell convenience store at 7894 Washington Blvd., Elkridge;

**Food Tech Inc.**, (770) 261-9700, to build a \$20 million interior fit-out for Freshly, at 8704 Bollman Place, Savage;

**Unico Builders**, (703) 855-3579, to build a \$540,000 fit-out for Mutiny Bar and Island Grille, at 7190 Troy Hill Drive, Elkridge;

**R.E. Crawford Construction**, (941) 343-4105, to build a \$225,000 fit-out at The Mall, Columbia;

**Mace Enterprises**, (410) 379-6248, to build a \$102,000 fit-out for Clearesult, at 9108 Guilford Road, Columbia;

**Aspen Contracting**, (443) 324-7397, to build a \$80,000 alteration for Multicorp Inc., at 9693 Gerwig Lane, Columbia;

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## Howard Subdivisions Submitted

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### Environmental Concept Plans Submitted

**ECP-18-012 – Hong Residence**. Zoned R-20. .54 acre. *1 lot*. Located on Hale Haven Drive, Ellicott City. Appl: Martin Hong, 4814 Hale Haven Drive, Ellicott City, Md., c/o NJR Associates, (240) 508-3200.

**ECP-18-028 – Gatherings at Taylor Place**. Zoned POR. 7.79 acres. *130 age-restricted units, TH and Apts*. Located on College Avenue opposite Bending Sky Way, Ellicott City. Appl: Taylor Place Dev. Corp., 8 Park Center Court, #200, Owings Mills, Md. 21117. (410) 465-3500.

**ECP-18-029 – Cunningham Property**. Zoned RC-DEO. 162 acres. *3 SFD lots*. Located on the east side of Sheppard Lane, south of Hayland Farm Way, Clarksville. Appl: Gratia Plena, 11140 Homewood Road, Ellicott City, Md. (443) 677-4612.

**ECP-18-030 – Dorsey Overlook**. Zoned R-APT. 4.49 acres. *133 age-restricted Apartments*. Located on Route 108 at Columbia Road, Ellicott City. Appl: Dorsey Overlook LLLP, 5670-B Furnace Avenue, Elkridge, Md. 21075. (410) 788-0027.

**ECP-18-011 – Lot 14**. Zoned R-SC. .18 acre. *1 lot*. Located at Decatur Place. Appl: Caruso Homes, Crofton, Md., (301) 261-0277.

**ECP-18-023 – Cube Smart Storage**. Zoned M-1. 1.75 acres. *1 lot for Self Storage building*. Located on Washington Boulevard at Montgomery Road, Elkridge.

Appl: Charles Phelps, 6300 Washington Blvd, Elkridge, Md. 21075. (410) 796-2222.

**ECP-18-031 – McCoy Property**. Zoned RR-DEO. 6.0 acres. *2 SFD lots*. Located on the south side of Simpson Road. Appl: John McCoy, 11965 Simpson Road, Clarksville, Md. 21029. (410) 371-0240.

**P-18-002 – Blue Stream**. Zoned CAC-CLI. 75.6 acres. *1 parcel for mixed-use*. Located on Blue Stream Drive off Route 1, Elkridge. Appl: Blue Stream LLC, PO Box 416, Ellicott City, Md. 21041. (410) 465-2020.

### Site Development Plans Submitted

**SDP-18-027 – Westmount**. Zoned R-ED. 3.29 acres. *17 SFD lots*. Located on Burton Drive off Route 144, Ellicott City. Appl: Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. (410) 720-5071.

**SDP-18-032 – Enclave at River Hill**. Zoned R-ED. 88.9 acres. *62 SFD lots*. Located on the west side of Guilford Road at Clarksville Pike, Clarksville. Appl: Beazer Homes Corp., 8965 Guilford Road, #290, Columbia, Md. (410) 720-5071.

**SDP-18-037 – LKQ Pick Your Part**. Zoned CE-CLI. 2.2 acres. *Propose 7,425 square foot building*. Located on the east side of Washington Blvd, north of Fleming Street. Appl: LKQ Corporation, 1100 Northville St., Houston, Tx (813) 210-4435.

**SDP-18-043 – Rockburn Estates**. Zoned R-20. 5.18 acres. *10 SFD lots*. Located on Kerger Road at Sunnyfield Court, Ellicott City. Appl: Dorsey Family Homes, 10717-B Birmingham Way, Woodstock, Md. 21163. (410) 465-5739.

**SDP-18-045 – 5078 Ilchester Road**. Zoned R-20. .38 acre. *1 SFD lot*. Located on Ilchester Road, east of Crestwood Lane, Ellicott City. Appl: Evergreen Homes, 1400 Forest Glen Court, #A, Baltimore, Md. (410) 747-7144.

### Final Plans Submitted

**F-18-041 – Simpson Oaks, Phase 1**. Zoned CEF. 66.8 acres. *129 units, TH and SFD*. Located on Grace Drive off Route 32, Columbia. Appl: Simpson Oaks CRP3, LLC, c/o Chesapeake Realty, 4750 Owings Mills Blvd., Owings Mills, Md. 21117. (410) 365-9900.

**F-18-060 – Pine Valley**. Zoned R-20. 1.76 acres. *1 SFD lot*. Located on Pineway Drive at Harding Road. Appl: Coker/Cohen, 3156 Galaxy Way, Laurel, Md. (443) 324-4732.

**F-18-062 – Columbia Town Center**. Zoned NT. 9.81 acres. *Propose 3 lots for parking*. Located on the west side of Little Patuxent Parkway, south of Wincopin Circle, Columbia. Appl: ACB Parking Business Trust, c/o Howard Hughes Corporation.



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## Howard Subdivisions Approved

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### Environmental Concept Plans Approved

**ECP-15-084 – Temora Lot 6.** Zoned R-20. .32 acre. *1 SFD lot.* Located on the south side of Columbia Road at Northfield Road, Ellicott City. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City.

**ECP-17-063 – AJ Gill Property.** Zoned RR-DEO. 7.81 acres. *2 SFD lots.* Located on Johns Hopkins Road, east of Pindell School Road, Fulton. Appl: Gill Hajeet, 8111 Chapel Manor Lane, Ellicott City, Md., c/o Benchmark Engineering, (410) 465-6105.

**ECP-17-066 – Proia Property.** Zoned RR-DEO. 9.36 acres. *2 SFD lots.* Located on the north side of Nichols Drive, east of Lakeside Drive, Clarksville. Appl: Donald Proia, Clarksville, Md., c/o Sill Engineering, (443) 325-5076.

**ECP-18-003 – German Property.** Zoned R-20. 2.59 acres. *5 SFD lots.* Located on Bethany Lane, off Route 40, Ellicott City. Appl: Bethany Lane, LLC, PO Box 482, Lisbon, Md. 21765. (410) 489-7900.

### Planning Board Cases Approved

**PB-428 – Oak Hill Manor.** Zoned R-ED. 8.2 acres. *8 single-family lots.* Located on Ilchester Road, south of Bonnie Branch Road, Ellicott City. Appl: Eva Nelson, 4472 Ilchester Road, Ellicott City, Md. 21043. (443) 253-7535.

**PB-434 – Estates at River Hill.** Zoned RR-DEO. 42.4 acres. *16 SFD lots.* Located at the end of Allnut Lane. Appl: Trinity Quality Homes, 3675 Park Avenue, #301, Ellicott City, Md. 21043. (410) 480-0023.

### Site Development Plans Approved

**SDP-17-060 – Harwood Park.** Zoned R-12. .27 acres. *4 units in two duplexes.* Located on Forest Avenue, Elkridge. Appl: Capital Home Group, 25 Crossroads Drive, #420, Owings Mills, Md. 21117, c/o Mildenberg, Boender, Associates, (410) 997-0296.

**SDP-18-007 – Wright Property.** Zoned R-20. 1.67 acres. *1 SFD.* Located on Talbots Landing Road, Ellicott City. Appl: Christopher Lucas, Laurel, Md. (301) 261-0277.

**SDP-18-028 – Butterfield Grove.** Zoned R-SC. 3.11 acres. *1 SFD lot.* Located on Whiskey Bottom Road opposite Northgate, Laurel, Md. Appl: Legend Builders, PO Box 511, Burtonsville, Md. 20782. (301) 490-3651.

**SDP-18-011 – Pass Property.** Zoned R-20. 10.1 acres. *2 SFD lots.* Located on Harriett Tubman Lane, off Route 32, Columbia. Appl: Bryan Pass, 7715 Suffolk Way, Hanover, Md., c/o Robert H. Vogel, (410) 461-7666.

### Preliminary Equiv. Sketch Approved

**SP-17-005 - Trotter's Knoll.** Sect. II. Zoned R-SA-8. 8.88 acres. *14 TH lots.* Located west of Old Montgomery Road and north of Route 100, Elkridge. Appl: Horse Farm LLC, 9200 Rumsey Road, #200, Columbia, Md. 21045. (410) 997-7222.

**SP-17-012 – Rockburn Meadows.** Zoned R-20. 3.6 acres. *7 single-family lots.* Located on Montgomery Road at Bellanca Drive, Elkridge, Md. Appl: MG Land Holdings LLC, 6139 White Marble Court, Clarksville, Md. 21029. (410) 409-0333.

### Final Plans Approved

**F-17-075 – Vawter Property.** Zoned RR-DEO. 9.98 acres. *3 single-family lots.* Located on Triadelphia Mill Road, west of Green Bridge Road, Dayton. Appl: Leonard Vawter, 14170 Triadelphia Road, Dayton, Md. 21036. (301) 706-6044.

### Final Plans Recorded

**F-13-106 – Melvin Property.** Zoned R-20. 3.55 acres. *6 single-family lots.* Located on Chestnut Hill Drive, opposite Chestnut Crest Drive, Ellicott City. Appl: Patapsco Builders, 5850 Waterloo Road, #104, Columbia, Md. 21045. (240) 375-1052.

**F-18-040 – Terrapin Commerce Center.** Zoned M-2. 9.8 acres. *1 industrial parcel.* Located on Dorsey Run Road off Route 1, Elkridge. Appl: DCT Industrial, 12011 Guilford Road, #102, Annapolis Junction, (410) 645-5020.

**F-17-003 – Enclave at Tierney Farm.** Zoned R-ED. 37.7 acres. *70 single-family lots.* Located on the east side of Clarksville Pike, at Guilford Road, Clarksville. Appl: Land Design & Development, 8318 Forrest Street, #200, Ellicott City, Md. 21043. (410) 992-4600.

**F-18-054 – Steenson Property.** Zoned R-VH. 1.08 acre. *1 SFD lot.* Located on Ellicott Mills Drive, north of Main Street, Ellicott City. Appl: Erik Steensen, 8448 Main Street, Ellicott City, Md. (410) 659-0250.

**F-17-033 – Pagan Property.** Zoned R-20. 1.37 acres. *2 SFD lots.* Located on Montgomery Road, south of Mainsail Court, Elkridge. Appl: Joseph Pagan, 7707 Briarstone Court, Ellicott City, Md. (443) 307-1594.

**F-18-049 – John P. Grace Subdivision.** Zoned R-20. 1.13 acres. *1 single-family lot.* Located on Old Montgomery Road at Fetlock Court, Ellicott City, Md. Appl: Linda Nieberding, 8058 NW Old Montgomery Road, Ellicott City, Md. (410) 579-4738.

**F-18-051 – GTW's Waverly Woods.** Zoned PEC. 2.84 acres. *1 commercial parcel.* Located on Barnsley Way at Marriottsville Road, Marriottsville, Md. Appl: Waverly Woods Dev. Co., PO Box 30, Glenelg, Md. 21737.

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**Howard Real Estate Transactions**


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**Columbia 100, LLC**, c/o Roger Holland, to **Columbia 100 Parkway, LLC**, 1922 Greenspring Drive, #6, Timonium, Md. 21093. Parcel D-1 in 'Columbia 100, Office Research Park.' Located at 8820 Columbia 100 Parkway, Columbia, Md. 4.97 acres. Improved with 85,798 square foot office building. Zoned POR. Tax ID: 02-311976. Liber 18017, page 217. Deed date: January 5, 2018. **Purchase price: \$16,675,000.** Deed of Trust: \$12.5 million, First National Bank of Pennsylvania.

**LSREF2 Oreo (Gateway) LLC**, c/o Lone Star Funds, to **AAK 7021 LLC** et al, c/o Abrams Development, 8601 Robert Fulton Drive, #100, Columbia, Md. 21046. Parcel T-1 in 'Columbia Gateway.' Located at 7021 Columbia Gateway Drive, Columbia, Md. 21046. 5.75 acres. Improved with 108,895 square foot office building. Zoned M-1. Tax ID: 06-559050. Liber 18041, page 296. Deed date: February 5, 2018. **Purchase price: \$16,200,000.** Deed of Trust: \$11.2 million, PNC Bank.

**Flowers Management LLC** to **Phelps Properties LLC**, Manpreet Mattu et al, 13517 Walnutwood Lane, Germantown, Md. 20874. UnitS 9 and 10 in 'Freestate Crossing Business Park Condominium.' Located at 9590 Lynn Buff Court, Laurel, Md. Zoned CE-CLI. Tax ID: 06-563899 and 56. Liber 18028, page 260. Deed date: January 4, 2018. **Purchase price: \$1,750,000.** Deed of Trust: \$1.3 million, Sandy Spring Bank.

**9051 Limited Partnership**, c/o Robert W. Awalt, Sr., to **9051 BNP LLC**, c/o Sergio Acte, 10132 Baltimore National Pike, #A, Ellicott City, Md. 21042. Property at 9051 Baltimore National Pike, Ellicott City, Md. 21042. 1.11 acres. Improved with 12,866 square foot office building. Zoned B-2. Tax ID: 02-192543. Liber 18030, page 417. Deed date: January 22, 2018. **Purchase price: \$1,600,000.** Deed of Trust: \$1.36 million, Revere Bank.

**12051 Tech Road LLC**, c/o James C. Dailey, 12051 Tech Road, #B, Silver Spring, Md., to **Glenelg Property 7410 LLC**, c/o Michael R. Harris Sr., 650 Long Corner Road, Mount Airy, Md. 21771. Unit 1 in 'Parkside Warehouse Condominium.' Located at 7410 Coca Cola Drive, #211, Hanover, Md. 21076. Zoned M-2. Tax ID: 01-305859. Liber 18030, page 472. Deed date: October 31, 2017. **Purchase price: \$395,000.** Deed of Trust: \$445,000, Bay-Vanguard FSB.

**MACS Retail LLC**, c/o Tom Terry, 8111 Westchester, Dallas, Tx., to **7-Eleven Inc.** Parcel B-1 in 'Columbia, Route 108 Commercial.' Located at 8251 Snowden River Parkway, Columbia, Md. Zoned NT. Tax ID: 16-214132.

Liber 18035, page 218. Deed date: January 15, 2018.

**Purchase price: \$2,596,000.**

**Rynd Enterprises LLC**, c/o Richard Rynd, to **GLLB, LLC**, c/o Barclay H. Bloomgarden, 205 Byford Drive, Chestertown, Md. 21620. Lot R-1 in 'Pine Orchard Park.' Located at 3240 Corporate Court, Ellicott City, Md 21042. 1 acre. Improved with 14,091 square foot industrial building. Zoned B-1. Tax ID: 02-287889. Liber 18035, page 235. Deed date: January 25, 2018. **Purchase price: \$1,500,000.** Deed of Trust: \$1 million, Commerce Street Branch.

**Green Ridge Limited Partnership**, c/o Arnold Sagner, to **8651 Baltimore Pike LLC**, c/o Aaron Wade, 5005 Kanely Court, Perry Hall, Md. 21128. Property of .903 acre. Located at 8651 Baltimore National Pike, Ellicott City, Md. 21043. Lot is 39,334 square feet. Improved with 1,997 square foot building. Zoned B-2. Tax ID: 02-197898. Liber 18036, page 340. Deed date: January 30, 2018. **Purchase price: \$1,100,000.** Deed of Trust: \$935,000, Essex Bank.

**Ruby Tuesday Inc.**, formerly Morrison Restaurants, to **National Retail Properties LP**, 450 S. Orange Avenue, #900, Orlando, Fl. Parcel A-36 in 'Gateway Commerce Center.' Located at 9071 Snowden River Parkway, Columbia, Md. Lot is 78,100 square feet. Improved with 5,925 square foot restaurant. Zoned B-2. Tax ID: 06-539289. Liber 18041, page 75. Deed date: December 21, 2017. **Purchase price: \$946,190.**

**RESIDENTIAL**

**Mangione Enterprises at Turf Valley LP** to **Fairways at Turf Valley LLC**, c/o Keelty Homes, 1925 Old Valley Road, Stevenson, Md. 21153. Lots 57 – 60 in 'Fairways at Turf Valley.' Located at 2604 – 2610 Vardon Lane, Ellicott City, Md. 21042. TH lots. Zoned PGCC. Tax ID: 02-600221 et al. Liber 18021, page 117. Deed date: January 5, 2018. **Purchase price: \$900,000.**

**Estates at Patapsco Park, LLC** to **Pulte Home Company LLC**. Lots 229 and 396 in 'Estates at Patapsco Park.' Located at 2465 Valley View Way, and 2435 Vineyard Springs Way, Ellicott City, Md. Lots avg. 7,260 square feet. Unimproved. Zoned R-ED. Tax ID: 02-598458, 627. Liber 18025, page 7. Deed date: January 19, 2018. **Purchase price: \$745,132.**

**Henry R. Wainwright III** to **Wainwright Farms, LLC**, 977 North Broadway, North Massapequa, NY, 11758. Property located at 13000 Wainwright Road, Highland, Md. 20777. 10.1 acres. Unimproved. Zoned RR-DEO. Tax ID: 05-351030. Liber 18042, page 437. Deed date: January 22, 2018. **Purchase price: \$700,000.**