

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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May 19, 2021

## *In Brief...*

...In what could be the smallest commercial building yet to hit the auction block, the 'Flower Shop' in Annapolis is going up for sale.

Coming to Alex Cooper Auctioneers, the building at the corner of College Avenue and King George Street is only 280 square feet. Across the street from the U.S. Naval Academy, the building has been used for years as a flower shop.

Alex Cooper's website suggest that while it could be put to use again for flowers, the C2A-zoned property, at 1,925 square feet, could also possibly be rezoned for residential. The bidding begins online, Friday, May 21.

...The Point at Crofton has a new name, which means it must have traded.

Indeed, the 406-unit apartment complex at 1623 Parkridge Circle in Crofton was sold recently to FPA Multifamily. The San Francisco-based multifamily buyer paid \$112.5 million for the Point, and quickly rebranded it 'Arrive Crofton.'

FPA got the complex from Pantzer Properties. It acquired another Pantzer property, at 8750 Georgia Avenue in Silver Spring, at the same time.

CBRE brokered the deal.

## **Chapelgate Builder** *Lennar Has Contract on Marriottsville Towns*

With Lennar on board as its builder, Security Development is aiming to start grading work later this year in Marriottsville.

Lennar is poised to build on the 134 townhouse lots at 'Chapelgate,' including 21 MIHU units, located in the northwest corner of Route 40 and Marriottsville Road.

Security Development is finalizing entitlements now on the lots, which were vested with the key Sketch plan approval in 2019. With an APFO moratorium in place on much of the county now, the Chapelgate lots will yield a rare new townhouse job.

Lennar is currently selling towns in 'Delacour at Blue Stream,' on Route 1, and closing out Oxford Square, where it has been building towns in Hanover.

The latest comparables for towns today in the Marriottsville area is Toll Brothers at Caperton Village, in Turf Valley, where the six towns it settled in the 1<sup>st</sup> Quarter averaged \$681,771.

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## *Two Deals Cut in Parkway Industrial*

The Parkway Industrial Center showed up on the radar screen twice this issue, as two separate sales went down in the Hanover industrial park.

In the first case, a Baltimore-based partnership that shares an address with Adform Creative paid \$3.22 million for 7255 Standard Drive. The 37,135 square foot building traded occupied, with three leases in place. That works out to nearly \$87 per foot. Mead Holdings, headed by Ariel Dahan, was the seller.

Down the street, 7222 Parkway Drive likewise sold, but that building moved empty.

It was the second time this year that the building traded void of a tenant, but that will change: the new owner is a user that will occupy. This time, the unidentified buyer paid \$6.91 million for the approximately 57,000 foot industrial building. High Street Logistics had bought 7222 in a package deal with the much larger 7270 Park Circle, getting both from Rialto Capital.

On 7222 Parkway, Colliers represented seller High Street, while CBRE brought the buyer. In the 7225 Standard sale, CBRE again brought the buyer, while JLL repped the seller.

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## ***Ground for Sale On Riva Road***

The ground for an apartment building is already spoken for at the redevelopment of 2555 Riva Road. Now, Angelo Gordon & Co. is looking for a commercial land buyer as well.

The New York firm has put out an RFP looking for bids in mid-June for the two corner lots at Riva and Admiral Cochrane Drive, in Annapolis. Those two parcels, which could be bought or ground-leased separately or as a package, could yield a 50,000 square foot office building and 7200 feet of retail.

Both are next to the 3.6 acres already claimed by Avention, a North Carolina apartment builder looking to develop 250 units at the corner.

The 6.7 -acre tract is part of the larger campus that's home to Rockwell Collins, an Annapolis property acquired by Angelo Gordon back in 2014 for \$83 million. While Rockwell Collins remains on the majority of the 27.5 acre tract, Angelo Gordon wants to redevelop as mixed-use the corner occupied by the low-slung office building.

Angelo, Gordon is betting that, with office vacancy rates relatively healthy in the City despite Covid, and a broader opening coming from the pandemic, office in the Riva Road corridor will prove attractive.

Whitehall Development and OA Partners, both based in Annapolis, are acting as development managers for Angelo Gordon. MacKenzie Commercial is managing the RFP.

## **Focus on Medical**

# **Building Sales in Arnold, Millersville**

Medical office is all the rage today, and it was the product of choice for several recent deals, including at 277 Peninsula Farm Road in Arnold.

A partnership named BMC 3 LLC paid \$2.15 million for the 16,800 foot building, which is part of the Broadneck Medical Center. Affiliated with Bay Radiology, the new owner will occupy a portion of the property and lease the remainder for investment. Bay is currently in a Severna Park location, but will expand in moving into 4,000 feet in the Broadneck building.

The seller was Blues Building LLC, a partnership headed by Michael Baldwin.

Another sale wasn't truly a medical building, but now has a medical owner – and tenant. The Jabez Run LLC, an affiliate of Maryland Plastic Surgery, bought 1520 Jabez Run in Millersville.

Part of the Wakefield Business Park, the 24,000 square foot building traded for \$3.825 million. While Strayer University remains a tenant, the Plastic Surgery group will occupy vacant space on the second and third floors for its operations. The group bought the building from Trokme Commercial LLC.

Then, just to keep this string going, Trokme turned around and acquired 8225B Cloverleaf Drive, also in Millersville. It picked up that 13,050 square foot flex building for \$1.85 million.

The above medical sales are hot on the heels of the sale of 820 Bestgate Road in Annapolis. In that case, Remedy Medical Properties got the 38,000 square foot medical building for \$15 million, 96 percent leased.

John Rosso at Rosso Commercial represented the buyer in the Peninsula Farm deal and Bill Steffey at Hyatt Commercial represented the seller.

On the Jabez Run sale, John Rosso represented the seller, while Chaz Feitel at HPRG brought the buyer.

And in the Cloverleaf deal, John Rosso at Rosso Commercial brought the buyer, while Lynn Dulin and Matt Antonis at Friend Commercial Real Estate represented the seller.

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## ***Granite Canyon Again a Buyer***

Buying near its Snowden Center holdings, Granite Canyon Partners (GCP) acquired 8989 Herrmann Drive in Columbia.

GCP paid \$6.2 million, or approximately \$152 per foot, for the 40,434 square foot industrial flex building. It traded 82 percent leased, and is Granite Canyon's fourth acquisition. The Herrmann building is just down the street from Snowden Center, a five-building flex complex along Oakland Mills Road that Granite Canyon acquired in early 2020.

Newmark brokered the Herrmann sale.

## *Camp Ilchester: For Sale*

A Girl Scout camp in Ellicott City will go on the market, the Scout Board of Directors decided, and it has set off a world of speculation.

Camp Ilchester, 19 acres at 5042 Ilchester Road and zoned residential, will be sold to raise money to improve other Girl Scout camps, the Board decided.

A controversial decision opposed by many in the Scout community, the Board's directive prompted hope among some that the county government might buy the land for preservation.

It has spawned talk among builders of course. The property is hitting the market during a red-hot home buying spree, but it would also have to navigate the APFO test for schools and extensive environmental issues. Nevertheless, the chase is on.

## *Plan2040 A Fact*

Anne Arundel's Plan2040 is now operative, after it was signed into law by County Exec Stuart Pittman.

It's a general plan that has left advocates in the building industry concerned that it focuses too heavily on redevelopment, at the expense of new growth. The Plan also significantly bumps the county's protection of environmental resources.

It will lead now to various 'Region Plans' that will play out across the county, where the guidelines and land use recommendations from Plan2040 will be turned into more specific outcomes.

## **Commercial Deals...**

...**Vision Construction** expanded its presence in the Linthicum area recently. For its Metro Flooring Division, the group leased 15,075 square feet, at 4615 Hollins Ferry Road. Cushman & Wakefield repped the landlord, while Marley Welsh at Lee & Associates repped the tenant.

...Unit 280 at the **Annapolis Towne Centre Office Condominium** was the first unit to sell in the Annapolis building, back in 2010. Now, 11 years later, it's the first to 're-sell.' The buyer is yet unidentified, but the sale went down at \$1.5 million, or \$455 per foot for the 3,290 square foot space.

Justin Mullen, John Gallagher and Birdi Brown at Hyatt Commercial brokered the deal.

...**Annapolis Pottery** stayed in place at 40 State Circle as the building went from one owner to the other. The buyer isn't identified, but the two-story retail building, at 4,370 square feet, sold for \$1.2 million, or \$275 per square foot. The Pottery shop is on the first floor, and the second floor will remain as office space. Cecil Cummins, Judith Neighoff and Justin Mullen at Hyatt Commercial brokered the deal.

...The **Retina Group of Washington** will expand in triplicate. From 2,181 square feet, the group is growing to 6,732 feet at 7130 Minstrel Way, including a new direct entry on the first floor. Landlord Weinman Company was represented by Bethany Hobbs at MacKenzie Commercial, while Skip Dawson at Verity Commercial repped Retina Group.

...**Active Physical Therapy** found a larger location within Empire Towers in Glen Burnie. The health group moved from the 'Annex' at 7300 Ritchie Highway into 3,883 feet in the office tower, at 7310 Ritchie. Bethany Hobbs at MacKenzie repped landlord Sawhney Commercial, while Andrea Patrizio at Paraclete Realty represented the tenant.

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## *Appeal Dropped on Fulton Age-Restricted*

Now that an appeal of an age-restricted community in Fulton has been withdrawn, the project can move toward development.

H&H Rock Realty's plans for 58 duplex units on Lime Kiln Road had been taken to the Board of Appeals last fall by nearby residents, but the case was dismissed in April.

That means the Conditional Use approval won last year by Rock is now legally in place, making the project potentially the first duplex, age-restricted community in the 'West.' But because the project would gain school capacity in summer, 2022, Rock also has the option of going market-rate at that point, with 29 singles.

In either regard, site work will commence in the 3<sup>rd</sup> Quarter of 2021. Rock has not yet chosen a builder.

The 72-acre former Lyhus property traded into Elkridge-based Rock's control in early 2019. Maple Lawn is about a mile away, so Rock envisions buyers that want a relatively rural setting with restaurants and shops close by.

## Howard Co. 1Q New-Home Settlements

### Single-family Closings

Community	Location	Builder	# of 1Q Closings	Avg. Price
Westmount	Ellicott City	NVR Inc.	11	\$993,866
Enclave at River Hill	Clarksville	Beazer	10	\$954,093
Turf Valley	Ellicott City	NVR Inc.	7	\$875,332
Maple Lawn South	Fulton	NVR Inc.	6	\$1.016 M
Marriott's Ridge	Woodstock	Keystone Custom	6	NA
Windsor Forest Knolls	Mt. Airy	Keystone Custom	5	NA
Caperton Village	Ellicott City	Toll Bros.	4	\$937,549
Walker Meadows	Marriottsville	NVR Inc.	4	\$1.117 M

### Townhouse Closings

Community	Location	Builder	# of 1Q Closings	Avg. Price
Delacour at Blue Stream	Elkridge	Lennar	8	\$483,273
Hidden Ridge	Columbia	NVR Inc.	7	\$458,726
Caperton Village	Ellicott City	Toll Bros.	6	\$681,771
Oxford Square	Hanover	Lennar	6	\$521,638
Turf Valley	Ellicott City	NVR Inc.	6	\$742,977
Trotters Knoll	Ellicott City	CalAtlantic	3	\$540,523

## Two Rivers' Strong Pace

The steam engine that is Two Rivers continues to roll down the track.

By early May, the multiple builders in the Odenton community off Conway Road had sold 191 units this year, both in the age-restricted and all-age categories. In the first quarter alone, the builders sold 133 units.

Though it includes some attached units, Two Rivers has probably the greatest concentration of single-family lots in Anne Arundel, underscoring its demand. The builders run from Richmond American to D.R. Horton, Michael Harris Homes, Classic Group, Ryan and Mitchell and Best. Stanley Martin is newly sold out. So far this year Brookfield Homes has helped set the pace, selling 30 units this year in its all ages singles and another seven in age-restricted.

### In HoCo

## The 'Move Up' is Moved Out

Pity the move up buyer in Howard County. They have few options when it comes to new houses.

Data from the Land Records says the average price of a settled new single in Howard climbed above the \$900,000 mark, in the 1<sup>st</sup> Quarter just ended.

Builders settled 73 new singles for the quarter, says our review of the data, at an average price of \$918,152. That's well over the \$822,000 average price for a single in the 1<sup>st</sup> Quarter of 2020.

It isn't just the pandemic boom that's driving prices. The share of subdivisions closing homes in the \$500's to the \$700's in 2019 and 2020, like Elkridge Woods or Honeysuckle Ridge, is down dramatically, and they haven't been replaced. That has left the 'move up' buyer of a new home with nowhere to turn in Howard County.

Instead, Howard's is largely a deep-pocket market for new singles. Large-lot communities are returning seven-figure averages, as expected, but communities with the smaller, 7,000 to 9,000 foot lots, like NV at Westmount, Beazer at Enclave at River Hill and Toll Brothers at Caperton Village are averaging well into the \$900's today, helping push the overall average up.

All told, volume was up in 1<sup>st</sup> Quarter settlements in Howard, from 107 last year to 129 for 2021.

Builders closed 73 singles and 42 towns, as well as 14 condo units, in the 1<sup>st</sup> Quarter.

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## AA Building Permits Issued

April 26 – May 10, 2021

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### Odenton

**Brookfield Homes**, to build four units in ‘Two Rivers,’ at 2768, 2753 and 2770, and 2775 Sand Lens Drive, Odenton;

**Brookfield Homes**, to build a \$230,748 unit at 2846 Water Strider Way, in ‘Two Rivers;’

**Mitchell and Best Homes**, to build two \$280,000 units at 1502 and 1512 Sandbar Willow Drive, in ‘Two Rivers;’

**Classic Group**, to build a \$220,000 unit at 2757 Golden Aster Place and a \$243,135 unit at 2872 Water Strider Way, in ‘Two Rivers;’

**Ryan Homes**, to build a \$194,463 unit at 1424 Seedbox Lane, Odenton, in ‘Two Rivers;’

### Other Locations

**Wagner Homes**, to build a \$231,360 unit at 213 Major Robinson Way, Severn Park, in ‘Robinson Reserve;’

**Koch Homes**, to build a \$247,721 unit at 7781 Truitt Lane, Severn;

**Ameri-Star Homes**, to build a \$185,000 unit at 240 Gough Court, Severna Park, in ‘Crosswinds Landing;’

**Utz Enterprises**, to build a \$177,526 unit at 112 Barbaro Court, Millersville;

**Beazer Homes**, to build seven TH units avg. \$135,000 on Iris Lane, Hanover, in ‘The Ridge;’

**Pulte Homes**, to build four TH units avg. \$120,000 on Cormorant Drive, Laurel, in ‘Watershed;’

**Lennar**, to build four \$115,032 TH units on Levanna Lane, Glen Burnie, in ‘Tanyard Shores;’

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## AA Commercial Permits Issued

April 26 – May 10, 2021

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**AA Board of Education**, to build an \$8.7 million elementary school at 600 Patriot Lane, Millersville;

**Whiting Turner Inc.**, (410) 821-1100, to build a \$525,000 renovation of a community building at 1681 Meade Village Circle, Severn;

**Park Circle Drive Investors**, c/o Constantine Commercial, (410) 453-0150, to build a \$69,900 tenant fitout at 7270 Park Circle Drive, Hanover;

**FlightTime of Md**, to build a \$115,000 building at 820 Camp Meade Road, Linthicum;

**2 Evergreen Enterprises**, to build a \$250,000 fitout of 3100 square feet at 2 Evergreen Road;

**MCC Group**, to build a \$250,000 restaurant remodel at 8203 Veterans Highway;

**Kenavos 21113 LLC**, to build an \$80,000 new tenant fitout at 1319 Annapolis Road, Odenton;

**ATC Riva Road LLC**, c/o Battino Contracting, (703) 408-9162, to build a \$175,000 restaurant fitout at 1901 Towne Centre Boulevard, Annapolis;

**Riva Road Development LLC**, c/o Reliable Commercial Construction, (410) 987-0313, to build a \$150,000 office alteration at 2568 Riva Road, Annapolis;

**Olde Severna Park Improvement Assoc.**, c/o Gardiner & Adams, (410) 777-9600, to build a \$220,000 interior fitout at 130 Maple Avenue, Severna Park;

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## AA Subdivisions Submitted

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**S-2005-008 – Parkside**, Phase 6, Sections 1 and 2. (Proj. #2021-0026). 20.7 acres. 165 TH lots. Located on Route 175, just east of the B/W Parkway, Hanover. Appl: B&S/Eggerl LLC, c/o Thomas Scrivener, PO Box 95, Glenwood, Md. (410) 489-9289.

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## AA Subdivisions Approved

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### Preliminary, Sketch Plans Approved

**C-19-0032-01 – Arundel Preserve Self-Storage**, Zoned MXD-E. 2.67 acres. *Propose 114,402 square feet self-storage*. Located southeast quadrant of Milestone Parkway and Arundel Mills Boulevard, Hanover. Appl: Arundel Preserve #11, LLC, c/o Somerset Construction, 4816 Del Ray Avenue, Bethesda, Md. (301) 657-4848.

**C-19-0057-01 – Goddard School**, Zoned C-2. 1.54 acres. *Propose 3,081 square foot addition*. Located at 7538 Teague Road, Hanover, Md. Appl: Goddard School, 8539 Veterans Highway, Millersville, Md. (410) 695-4055.

**C-19-0034 – Harmans Station**, Zoned W-2. 24,293 sf. *Propose 6,000 sf warehouse*. Located at 1226 Old Dorsey Road, Glen Burnie, Md. Appl: A&L Trading Co., 4980 Battery Lane, #103, Bethesda, Md. (240) 515-1431.

### Major, Minor Plats Signed

**S-2008-016 – National Business Park North**, 78.9 acres. 1 lot. Located along B/W Parkway, Annapolis Junction, Md. Appl: c/o Corporate Office Properties Trust, c/o Morris & Ritchie Assoc, (410) 792-9792.

**S-97-049 – Severn Acres**, (Proj. #19-0049). Zoned R-5. .67 acre. 2 lots. Located on the west side of St. Martin Lane, 850 feet north of Benfield Road, Severna Park. Appl: Ameri-Star Homes, 7411 Ritchie Highway, Glen Burnie, Md. (410) 590-1000.

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## AA Real Estate Transactions

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**Mead Holdings LLC**, c/o Ariel Dahan, to **1400 Parker Road LLC**. Lot 5 in 'Parkway Industrial Center.' Located at 7255 Standard Drive, Hanover, Md. 21076. 1.89 acres. Improved with 33,616 square foot warehouse. Tax ID: 05-620-0070-5100. Liber 36545, page 1. Deed date: April 1, 2021. **Purchase price: \$3,220,000.**

**164 Conduit, LLC**, c/o Eliot Powell, to **164 Conduit St., LLC**, c/o Kelly Group, 1997 Annapolis Exchange Parkway, #200, Annapolis, Md. 21401. Office building located at 164 Conduit Street, Annapolis, Md. Lot is 3,515 square feet. Building is 2,970 square feet. Tax ID: 06-000-9004-0431. Liber 36548, page 27. Deed date: March 12, 2021. **Purchase price: \$1,471,700.** Deed of Trust: \$1.10 million, CFG Bank.

**LFB Glen Burnie LLP**, c/o Thomas E. Stuehler, to **Meza Holdings I, LLC**, c/o Sergio Meza, 6914 Ritchie Highway, Glen Burnie, Md. 21061. Property located at 7410 Ritchie Highway, Glen Burnie, Md. 21061. 3.26 acres. Improved with 40,984 square foot assembly / restaurant building. Tax ID: 05-326-0040-8100. Liber 36595, page 490. Deed date: March 16, 2021. **Purchase price: \$2,800,000.** Deed of Trust: \$2 million, M&T Bank.

**Gambrills MT, LLC**, c/o Jason Baskind, 1025 Old Country Road, #425, Westbury, NY, to **Serinity Gambrills LLC**, Srekanth Padakanti, 3942 Woodberry Meadow Drive, Fairfax, Va. Parcel A in 'Kindercare.' Located at 1069 Maryland Route 3, Gambrills, Md. 21054. 1.96 acres. Improved with 9,375 daycare center. Tax ID: 02-000-9004-4768. Liber 36606, page 388. Deed date: March 24, 2021. **Purchase price: \$4,937,500.** Deed of Trust: \$3.45 million, Freedom Bank of Virginia.

**14 Crain Highway, 8W, LLC**, c/o Crystal Barnett, to **12-14 Crain SW, LLC**, 2150 Wehrle Drive, #400, Williamsville, NY, 14221. Lot 3 (Block 29) in 'Glen Burnie.' Located at 12 and 14 Crain Highway, SW, Glen Burnie, Md. 21061. Lot is 7,500 square feet. Improved with 2,450 square foot office building. Tax ID: 05-326-9004-0511. Liber 36606, page 440. Deed date: March 29, 2021. **Purchase price: \$565,000.**

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## Howard Building Permits Issued

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### Ellicott City

**Williamsburg Group**, (410) 997-8800, to build a \$345,781 unit at 8505 Abby Lane, Ellicott City;

**NVR Inc.**, (703) 956-4000, to build three \$220,000 units in 'Turf Valley,' at:

- 10390 Puccini Lane;
- 10424 Puccini Lane;
- 10433 Puccini Lane;

**NVR Inc.**, to build two \$220,000 units in 'Westmount,' Ellicott City, at:

- 10634 Abbott Court;
- 10641 Abbott Court;

**NVR Inc.**, to build a \$220,000 unit at 3615 Beckett Lane, Ellicott City;

**Toll Brothers**, (410) 872-9105, to build 5 \$311,000 TH units on Mount Villa Parkway, Ellicott City, in Turf Valley;

**Toll Brothers**, (410) 872-9105, to build three units in Turf Valley at:

- 3175 Cavalier Wood Road;
- 3206 Cavalier Wood Road;
- 3198 Cavalier Wood Road;

### Elkridge

**Harmony Builders**, (410) 461-0833, to build a \$220,000 unit at 9110 Verdant Way, Elkridge;

**Lennar**, (410) 997-5522, to build 6 \$150,000 TH units on Potter Place, Elkridge;

**Toll Brothers**, (410) 872-9105, to build seven \$300,000 units in 'Linden Grove,' Woodbine, at:

- 15621 Linden Grove Lane;
- 1413 Heritage Road;
- 15649 Linden Grove Lane;
- 15633 Linden Grove Lane;
- 15613 Linden Grove Lane;
- 15609 Linden Grove Lane;
- 15625 Linden Grove Lane;

### Columbia

**NVHomes**, (703) 956-4000, to build three \$230,000 units in 'Cedar Creek,' Columbia, at:

- 7228 Mainstream Way;
- 7208 Mainstream Way;
- 7220 Mainstream Way;

**Ryan Homes**, (703) 956-4000, to build four \$180,000 units in 'Arnolds Corner,' Columbia, at:

- 5445 Arnolds Court;
- 5413 Arnolds Court;
- 5405 Arnolds Court;
- 426 Arnolds Court;

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## Howard Commercial Permits Issued

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**Scott-Long Construction**, (703) 802-7500, to build a \$5.04 million building renovation at Cattail Creek Country Club, in Glenwood;

**CK Commercial**, (301) 806-7311, to build a \$250,000 fitout for Visionist Inc., at 6700 Alexander Bell Drive, Columbia;

**Arco Design Build**, (443) 917-4900, to build a \$500,000 fitout for CCS at 5950 Symphony Woods Road, Columbia;

**JC Porter Construction**, (443) 275-7252, to build a \$100,000 fitout for Walrus Oyster and Ale House, at 10300 Little Patuxent Parkway, Columbia;

**Whiting Turner**, (443) 414-7413, to build a \$20 million alteration for Edy's Grand Ice Cream, at 9090 Whiskey Bottom Road, Laurel;

**BHL Services**, (612) 741-0389, to build a \$150,000 fitout for Quest Diagnostics, at 11055 Little Patuxent Parkway, Columbia;

**J.C. Porter Construction**, (443) 275-7252, to build a \$400,000 fitout for Little Leaves Behavioral Services, at 7150 Columbia Gateway Drive, Columbia;

**L.F. Jennings Inc.**, to build a \$100,000 fitout for Bray & Scarff, at 6435 Dobbin Road, Columbia;

**HBW Properties**, (571) 926-7501, to build a \$1.3 million fitout for Enterprise Community Partners, at 11000 Broken Land Parkway, Columbia;

**Iron Sky General Construction**, (202) 213-3291, to build a \$55,000 fitout for Triangle Foods, at 7855 Rappahannock Avenue, Jessup;

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## Howard Subdivisions Submitted

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### Environmental Concept Plans Submitted

**ECP-20-024 – Viceroy Solar**. Zoned RC-DEO. 196.4 acres. *1 parcel*. Located on Old Frederick Road and Route 32, Sykesville. Appl: One Energy Development, (206) 922-7072.

**ECP-21-034 – Yali Property**. Zoned R-20. 1 acre. *2 SFD lots*. Located on the west side of Trotter Road, near Tall Timber Drive, Clarksville. Appl: Li Yali, 5972 Trotter Road, Clarksville, Md. (301) 385-9758.

**ECP-21-045 – Wynne Property**. Zoned R-20. 1.05 acres. *2 SFD lots*. Located on west side of Trotter Road, Clarksville. Appl: Kevin Wynne, 5668 Trotter Road, Clarksville, Md. (301) 829-7820.

### Final Plans Submitted

**F-21-064 – Columbia**. Zoned NT. 3.51 acres. *2 parcels*. Located on south side Twin Rivers Road, east of

Trumpeter Road, Columbia. Appl: Enterprise Community Homes, Baltimore, Md. (410) 230-2117.

**F-21-065 – Turf Valley Grove**. Zoned R-20. 1.73 acres. *3 SFD lots*. Located on north side Rt. 40, west of Pebble Beach Drive. Appl: Barathapunniam Lee, c/o NTT Associates, (410) 442-2031.

### Site Development Plans Submitted

**SDP-21-038 – Enclave at Hines Farm**. Zoned R-20. 15.8 acres. *63 age-restricted units, incl. 29 SFD and 34 TH units*. Located on the north side of Scaggsville Road, near Jandy Avenue, Scaggsville. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. (410) 997-8800.

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## Howard Subdivisions Approved

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### Final Plans Approved

**F-21-048 – Chestnut Hill Estates**. Zoned R-20. 1.01 acres. *2 SFD lots*. Located on Willow Lane, Ellicott City. Appl: Shirazi & Esmaeilkanian, 2828 Willow Lane, Ellicott City, Md. 21043. (915) 449-5478.

**F-21-055 – Waterloo Fire Station, Parcel A**. Zoned M-2. 6.85 acres. *1 parcel*. Located on the southwest side of Route 1, opposite Port Capital Drive, Elkridge. Appl: Howard Co. DPW, 9200 Berger Road, Columbia, Md. (410) 313-2700.

### Final Plans Recorded

**F-21-048 – Chestnut Hill Estates**. Zoned R-20. 1.01 acres. *2 SFD lots*. Located on Willow Lane, Ellicott City. Appl: Shirazi & Esmaeilkanian, 2828 Willow Lane, Ellicott City, Md. 21043. (915) 449-5478.

**F-21-050 – Robinson Overlook**. Zoned POR. 3.83 acres. *One Parcel*. Located north side Grace Drive, west of Cedar Lane, 10<sup>th</sup>, Columbia. Appl: Robinson Overlook LP, 500 S. Front St., Columbus, Ohio, (614) 396-3200.

**F-21-057 – Villages at Turf Valley**. Zoned PGCC-2. 11.3 acres. *1 parcel*. Located on Resort Road, Ellicott City. Appl: M-10 Residential Land Dev., 1205 York Road, Penthouse, Lutherville, Md. (410) 825-8400.

**F-21-060 – Emerson**. Zoned PEC, MXD-3. 43.1 acres. Located on Eternal Rings Road, Laurel. Appl: Laurel Building LLC, 444 W. Lake St., #2100, Chicago, Ill., or c/o Adcock Associates, (443) 325-7682.

**F-21-062 – Oakland Ridge Industrial Park**. Zoned NT. 7 acres. *1 commercial parcel*. Located on Red Branch Road, Columbia. Appl: 9190 LLC, 508 Olney Sandy Spring Road, Sandy Spring, Md. 20860. (301) 924-5258.

(Continued on Page 8)

**Howard Subdivisions Submitted (from p. 7)****Site Development Plans Approved**

**SDP-21-017 – Emerson Project.** Zoned PEC-MXD-3. 43.1 acres. *1 parcel for data center.* Located on Eternal Rings Road, off Stephens Road, Laurel. Appl: KTJ 371 LLC, 400 Water St., #200, Excelsior, Mn 55331. (952) 540-4180.

**SDP-21-003 – Oakland Ridge Industrial Park.** Zoned NT. 7 acres. *Propose 97,630 square feet warehouse in two buildings.* Located on 9190 Red Branch Road, Columbia. Appl: 9190 LLC, 508 Olney Sandy Spring Road, Sandy Spring, Md. 20860. (301) 924-5258.

**Planning Board Cases Approved**

**PB-451 – Cascade Ridge.** Zoned R-ED. 9.09 acres. *16 SFD lots.* Located at the end of Green Drake Road, Elkridge, Md. Appl: John Neels, 7330 Green Drake Road, Elkridge, Md. 21075. (410) 869-0134.

**Howard Real Estate Transactions**

**MSCI 2006-IQ11 Warwick Way, LLC,** c/o LNR Partners, to **JCH Waverly Woods 2201-2205 LLC,** c/o Joseph N. Geier, 1233 Running Fence Lane, Clarksville, Md. 21029. Buildable Parcel C in ‘GTW’s Waverly Woods.’ Located at 2205 Warwick Way, #200, Marriottsville, Md. 21104. 4.04 acres. Improved with 48,536 square foot office building. Tax ID: 03-327434. Liber 20432, page 460. Deed date: March 18, 2021. **Purchase price: \$5,450,000.** Deed of Trust: \$4.13 million, Howard Bank.

**7600 Assateague Properties LLC,** c/o Grandview Property Partners, 1530 Wilson Blvd, #450, Arlington, Va., to **Mid Atlantic Commerce Center ILP, LLC,** c/o Bentall GreenOak, 7315 Wisconsin Avenue, #200 West, Bethesda, Md. Parcel J-2 in ‘Maryland Wholesale Food Center.’ Located at 7600 Assateague Drive, Jessup, Md. 47.3 acres. Improved with 853,520 square foot warehouse. Tax ID: 06-433480. Liber 20459, page 434. Deed date: April 8, 2021. **Purchase price: \$125,000,000.**

**AFSG Properties LLC,** c/o Gregory E. Jones, to **JIP Properties LLC,** 8221 Timeless Court, Fulton, Md. 20757. Unit U, Building 2, in ‘United American Business Center at Corridor North.’ Located at 10630 Riggs Hill Road, Jessup, Md. Tax ID: 06-512909. Liber 20442, page 148. Deed date: April 6, 2021. **Purchase price: \$287,000.**

**Vasmar 1, LLC,** c/o William Marvelis, to **Domingo Kim et al.** Units 2 and 4 in ‘Bethany 40 Center II Condominium.’ Located at 10194 Baltimore National

Pike, Ellicott City, Md. 21042. Tax ID: 02-289423 and 458. Liber 20460, page 119. Deed date: March 9, 2021. **Purchase price: \$400,000.**

**Burton M. Waxman** to **Dorsey Hall Properties LLC,** c/o John S. Gallagher, 11281 Market Street, Fulton, Md. 20759. Unit D-B-1 in ‘Dorsey Hall Professional Park Condominium.’ Located at 5058 Dorsey Hall Drive, #102, Ellicott City, Md. 21042. Unit is 2,761 square feet. Liber 20473, page 230. Deed date: February 19, 2021. Tax ID: 02-365693. **Purchase price: \$175,000.** Deed of Trust: \$140,000, Community Bank of the Chesapeake.

**C.O.A.T.H. Investments LLC** to **CAPS Properties LLC.** Unit 314 in ‘MDG Corporate Centre 100 Condominium II, Inc.’ Located at 8860 Columbia 100 Parkway, Unit 314, Columbia, Md. 21045. Tax ID: 02-418495. Liber 20487, page 88. Deed date: April 14, 2021. **Purchase price: \$841,847.**

**RESIDENTIAL**

**Arnold’s Corner LLC,** c/o David Woessner, to **NVR Inc.** Lot 2 in ‘Arnold’s Corner.’ Lot 5405 Arnold’s Court, Columbia, Md. Lot is 9,320 square feet. Tax ID: 16-602731. Liber 20442, page 322. Deed date: April 9, 2021. **Purchase price: \$350,000.**

**ENLN, LLC,** c/o Mark Levy, 6800 Deerpath Road, #100, Elkridge, Md., to **MSR Eden Brook LLC,** c/o Miller and Smith Homes, 1960 Gallows Road, #200, Vienna, Va. Lots 6, 7 and 8 in ‘Eden Brook.’ Lots avg. 5,200 square feet. Tax ID: 06-603082 et al. Liber 20450, page 154. Deed date: April 9, 2021. **Price: \$591,000.**

**Other Locations**

**NVR, Inc.** to **ESC Wellington, LLC,** c/o Elm Street Development. Parcels C and D in ‘Maryland and Virginia Milk Producers.’ Located at 8085 Leishear Road and 8105 Derby Drive, Laurel, Md. 121.4 acres. Tax ID: 06-587011 and 587038. Liber 20452, page 338. Deed date: April 7, 2021. **Purchase price: \$41,500,000.**

**20006 Delaware Inc.** to **NVR Inc.** Land Unit 8 in ‘Laurel Park Station’ Located on American Pharoah Lane, Laurel. .378 acre. Tax ID: 06-602382. Liber 20434, page 46. Deed date: April 5, 2021. **Purchase price: \$1,635,000.**

**Mangione Enterprises of Turf Valley LP,** to **Toll Mid-Atlantic LP Company, Inc.,** c/o Toll Brothers. Lots 1 – 5 and 49, and 61, 65, 78, 81 and 88 in ‘Caperton Village at Turf Valley.’ (11 lots). Located on Cavalier Wood Road and Mount Villa Parkway, Ellicott City, Md. (5 TH lots and 6 SFD lots). Tax ID: 03-601200 and 601289 et al. Liber 20472, page 225. Deed date: April 8, 2021. **Purchase price: \$3,542,211.**