

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

While negotiating with a potential anchor tenant, a Bethesda partnership has submitted plans to develop some 'median strip' retail.

The 810 Crain LLC, an affiliate of the SGA Companies, submitted plans in Anne Arundel recently showing just over 18,000 feet of retail in the Route 3 median opposite St. Stephens Church Road, in Gambrills. The partnership shows three pads, the largest of 11,000 square feet of space. To either side are a pad for a restaurant and another 3,000 feet of retail.

... **Judging from the initial closings at Two Rivers** in Odenton, the 55-and-over buyer is feeling somewhat flush. The first three settlements by NVHomes have all clocked in over \$740,000, and the highest hit \$881,000. NV is one of four builders in the age-restricted community, developed by Classic Group and Koch Associates.

.... **The former Phillips Seafood** restaurant property in Annapolis has been sold – and another restaurant is said to be coming. HV Properties Inc. paid \$3 million for 10-12 Dock Street recently, overlooking Ego Alley. Though HV is unidentified, the *Capital* newspaper has previously linked developer Harvey Blonder to the coming opening of the Harbor Grill at the waterfront location. Lou Hyatt, Bill Greenfield and John Sindler of Hyatt Commercial brokered the transaction.

'Talks Are Underway' *Four Howard Properties Spark Builder Interest*

Four substantial residential properties are in play right now in Howard County, all moving toward negotiations with potential buyers or builders.

Between them, the four properties amount to nearly 500 lots, most of them singles, and all yet to be developed.

First, Greenfield Partners has the answers to its offering of 184 units on the former W. R. Grace and now 'Simpson Oaks' property off Route 32 in Columbia. Sources believe the developer has already culled the 15 or so responses down to a short-list and is working toward selecting a finalist. The top bidder gets 103 singles and 81 townhouse lots. Fraser Forbes Real Estate is handling the brokerage.

Next, the Silver Spring-based owner of Patapsco Park offered some 195 single-family lots on the north side of Route 99 at Route 29. This is the property that was deeded back to the original owner after the State Highway Administration shelved plans for a highway and deemed the ground surplus. A partnership that is the lead contender is said negotiating to acquire Patapsco. NAI Michael is handling the disposition.

Simpson Oaks, Tierney, Patapsco Park and Westmount are all in play.

Third, sources believe the Enclave at Tierney Farm, located on Guilford Road, is likewise in negotiations with a builder buyer. Tierney is 150 single-family lots in Clarksville on Guilford Road at Route 108. The family that owns the property has worked through entitlements with Land Design & Development.

Finally, at Westmount, the Carroll family is in something of a more slow-motion rollout. The family, owners of the Doughoregan Manor land in Ellicott City that goes back to an original colonial grant, are choosing to finish lots themselves and sell them to builders.

It's an unusual choice among landowners today, but then, the Carroll's have owned the land back to the 1700's and want to exert control over its outcome. About a quarter of the approximately 900-acre estate has been parceled off for development. Right now, working with Land Design & Development, the Carroll's are proceeding toward final plan approval for a first phase of 50 of the 325 total single-family lots. On this schedule, land development could begin in the fall. The Carroll's are said to be looking to sign several builders, primarily along the lines of high-end custom builders, and are believed getting a lot of interest toward that end.

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For Sale: Coastal's To-be-Built

Coastal Sunbelt's headquarters and warehouse building is for sale.

That it doesn't exist yet is beside the point. It is under construction and will fully materialize next spring, the latest in a series of industrial buildings sold off blueprints. Called a 'forward commitment sale,' the eventual buyer puts down a sizable deposit and closes after the final nail is driven and the last piece of sod laid. Investors have lined up several times to buy buildings that are yet under construction, as they generally offer the tantalizing prospect of long-term leases. In this case, Coastal will stay for a 15 year term.

But such is the demand that even partially or still un-leased new buildings have found buyers and at strong prices. Feld Entertainment's lease at 8235 Patuxent Range Road drove a similar 'forward commitment' sale, with approximately 50,000 feet trading unoccupied. Atapco Properties, a partner in that sale, likewise parceled off two buildings in Steeplechase 95 that were only partly leased.

Coastal is slated to occupy close to 305,000 feet in all on Whiskey Bottom Road in Laurel, through a development deal handled by Preston Scheffenacker. The produce firm will move out of its present quarters on Bollman Place and nearly double in size.

Scheffenacker is slated to take offers soon on the building and choose a buyer thereafter. The new buyer would see the finished product at delivery, in March, 2016. CBRE is handling the sale.

The Maryland Newsletters

Read 'em all.

Ryan Buys Lots in Age-Restricted Jobs

Ryan Homes is now the proud owner of lots in two new age-restricted communities. The builder bought a first lot in Two Rivers, the Odenton community it will share with affiliate NVHomes, Comstock Homes and Classic Group, and it bought a pair of lots in 'Enclave at Park Forest.'

The lot in the first job, Two Rivers, off Conway Road, was sold to Ryan courtesy of Koch Associates, for \$185,000. Running about 10,000 feet in size, it's the first of over 500 lots to come in Koch-to-Ryan exchange at Two Rivers. In an effort to segment the market within the community, Ryan is in with smaller product and at a lower price point than is NVHomes, which is paying developer Classic Group \$200,000 to \$220,000 per single-family lot so far, according to the Land Records. Ryan to this point is advertising a summer opening.

In Park Forest, Ryan is newly selling to the 55-and-over crowd off Montgomery Road near Monterey Road in Elkridge. Ryan bought a pair of villa lots that are roughly equivalent to two townhouse lots, for \$284,948. At about \$142,000 apiece, those are two of the lower priced lots, as overall the average will be \$146,000 per lot as additional lot takedowns occur. Sales began on May 1 in the 46-lot community, and Ryan, with three sales so far, is priced from \$442,000.

Taylor Fires Up Jessup Office Park Marketing

Taylor Properties is looking for tenants to fill the office side of 'Parkside,' in Jessup. The Howard County developer is marketing 260,000 square feet in three buildings off Route 175 at Rockenbach Road. Though Taylor has tabbed the coming complex 'Eagle Park,' it was subdivided as part of the residential 'Parkside' development next door. That Taylor has government contractors on the top of its list is an easy guess: Rockenbach leads straight into Fort Meade. But the developer will also be looking to test the market for medical tenants. MacKenzie Commercial is handling the leasing, which entails nailing a first tenant before any building gets underway.

Short Takes

....**Gilbane Building Company** landed one of the biggest bricks and mortar jobs in Howard County: the new engineering and technology building at Howard Community College. Gilbane pulled a building permit valued at \$61.2 million for the building at 4950 Campus Drive, Columbia;

....A planned community in Glen Burnie won approval at the Administrative Hearing level but has been taken to the Board of Appeals. A group headed by **Glen Burnie-based Spectec Inc.** wants to build 156 units on Nolberry Drive, but a nearby property owner says the project will negatively impact the mobile home park next door. (See the data for case information).

....**Shelter Development** wants to implement a hard-won zoning appeal to build its third 'Brightview' assisted living in Anne Arundel. The Baltimore developer submitted a site development plan showing the 165-unit complex it plans for 1933 - 1935 Generals Highway in Annapolis. It took a two-year battle to win the special exception Shelter needed for the complex, as it was first denied by the Hearing Officer, but then granted upon appeal.

Manekin, AEW Paid \$45.2M

AEW and partner Manekin LLC paid \$45.2 million, or approximately \$58 per foot, for the former Giant distribution center.

A deed recorded in the Land Records says the partners settled last month on 7600 Assateague Drive, a 775,000 square foot industrial complex within the Maryland Wholesale Food Center in Jessup. It's now the Baltimore-Washington Logistics Center.

Seller Mosaic Realty and New York Life had bought the 58.9 acre property for \$33.075 million two years prior. Chalk the \$12 million price gain up to investors' ongoing appetite for Corridor industrial space. To the folks placing the money, the Corridor's market is seen as improving, with rental rates strengthening and product at a premium.

Affordable Plans

An affordable housing complex in Annapolis would get a full makeover under plans now pending at the City.

Through a mixture of rehab and redevelopment, the Hampstead Companies and the City would collaborate to overhaul the Woodside Gardens and Newtowne complexes. Hempstead owns the 144 units in Woodside, and the City the 78 units at Newtowne.

But in plans newly submitted, the pair would replace most of the aging complexes with a plan for 258 units. Brand new units include 101 townhouses and 54 apartments, as well as 36 senior rental cottages. Another 67 apartments would be renovated under the plans.

San Diego-based Hampstead and the City are set to apply for HUD financing in September, and are eying a construction start in 2016.

Commercial Deals

MXD Is New Tenant in Elkridge

....A deal with **MXD Group** gives TA Associates Realty a second tenant at 6930 San Tomas Road in Elkridge. MXD, a 'final mile delivery service,' took 78,871 square feet in the approximately 205,000 square foot building. Two vacant spaces remain, at 37,000 square feet and 25,000 square feet. Ed Harris of CBRE represented the tenant, while Tilghman Herring and Jarred Testa of DTZ represented landlord TA.

.....New to the area, **Rhino Shield** leased space at 9090 Junction Drive in Jessup. Rhino says its' ceramic coating, once applied to metal surfaces like outdoor railings and water tanks, means you never have to paint them again. The firm leased 1,800 square feet for an office and small warehouse in the Junction Business Park. Scott Skogmo of Chesapeake Real Estate Group brokered the deal.

.....A **Gracie Jui-Jitsu Academy**, complete with all the moves that can take down any opponent, is coming to Columbia. The school leased 7,500 square feet at 9570 Berger Road, in a newly completed deal. Chuck Breitenother of NAI KLN represented the tenant, while Kate Jordan and Marley Welsh of Lee & Associates repped the landlord.

.....**Vision Financial Group** applied its far-seeing powers to a relocation, and settled on 9881 Broken Land Parkway, in Columbia. The financial planning firm took 3,675 square feet in the building. Bethany Hobbs of MacKenzie Commercial Real Estate Services represented VFG in the deal.

.....The recent **Capital Bank** lease in Annapolis falls squarely into the category of 'stories that we missed.' But it's a worthy milestone for St. John Properties, which signed the bank to 7,000 square feet at its Annapolis Corporate Park. The deal is the first in the park, located at Riva Road and Harry S. Truman Parkway, where St. John will ultimately build 230,000 feet. Right now three buildings are underway, including a two-story, 63,668 foot building.

The bank is headed into a single-story, 31,280 foot building and will take occupancy in mid-summer. John Rosso of Murphy Commercial brought the tenant and St. John represented itself.

Harris Teeter Getting Some Retail Company

Three new retail buildings are coming down the pike at Maple Lawn, to fill out the Harris Teeter pod.

Of course that's a figure of speech; there aren't three buildings making their way down Route 29. But Maple Lawn developer Greenebaum & Rose has pulled permits and the trio of buildings will go up in short order on West Market Street, bringing about 26,000 feet of space, as well as a new public 'green.'

Greenebaum officials say November is the target delivery date, and while no deals are yet signed, there are prospects for much of the space.

Builders Want to Hold Line on APF

A task force newly assembled to study APF in Howard County gives builders a chance to make improvements to controversial issues like the school test. But the coming effort could just as easily result in a tougher APF system, too.

Among the potential pitfalls are applying the APF tests more widely, and whether the existing tests should be tightened even further. Thus, builders find themselves approaching the task force with a mantra of at least 'holding the line.'

The schools test is proving the most frustrating to the development community and will surely be the subject of spirited discussion among the 24-member group. Even though the latest Open/Close chart for school capacity is peppered with closed elementary schools, the overall system shows some schools operating well under capacity, particularly in the western part of the county. But the Board of Education has largely taken redistricting off the table. Builders wonder whether there is a palatable alternative to freeing up that capacity.

The task force began meeting this week, and will take six months to generate new recommendations.

Riverwatch Loans

An approval this week at the Board of Public Works means the state will provide nearly \$5 million in loans for the 'Riverwatch' community in Elkridge.

According to paperwork at the Board, the state's Housing and Community Development agency will provide \$4.9 million in loans towards the construction of an 84-unit complex on Furnace Avenue in Elkridge.

KB Companies, headed by developer Jeff Kirby, is turning 42 of the units over to households with low incomes, and leaving 42 units at market rates.

AA New Homes

Hawthorne is Top Dog in Towns

NV Homes vied for the price-point top of the townhouse market with its Deep Creek product on the Broadneck peninsula a couple of years back. Now it's doing so again with Hawthorne's Grant in Arnold.

According to the Land Records, NV has settled five homes so far in Hawthorne's, located off Route 2 near Joyce Lane, and has gotten \$517,000 on average, putting it on the top of the totem pole for Anne Arundel towns. The actual settled prices range from \$460,000 to a high of \$554,000.

Since opening up shop last fall, NV has sold 34 units, with 21 remaining. It's buying the lots from Winchester Homes, which first bought and developed the community, then settled 15 towns before selling the remaining 55 lots to NV. Its closings, too, were among the highest in the county, but NV has managed to push Winchester's \$490,000 average up over the half-million mark.

NV opened last fall in the \$399,000 range, but has since gradually bumped its base price to \$429,990.

Winchester, meanwhile, exited Hawthorne's to concentrate on Watson's Glen in Millersville, where it opens from \$329,990.

Glen Abbey Settlement Possible

Negotiations are underway to reach a settlement over water and sewer allocation charges for one of Anne Arundel's largest undeveloped PUDs.

Earlier this week, the county and representatives for Glen Abbey LLC agreed to postpone a hearing in front of the county Board of Appeals until August so they could finalize a settlement. The two have been tangling in court over approximately \$3.7 million in fees and penalties the county says is due for capital facility and allocation charges. Glen Abbey disputes the charges.

Glen Abbey, long known as Cedar Hill, is 29 assembled parcels totaling 263 acres off Route 2 in Brooklyn Park. A total of 1300 units are planned. Developer allocations have become a controversial topic for the millions of dollars that can accumulate in fees.

An Anchor Store

Harris Teeter will anchor a coming shopping center redevelopment halfway up Route 2. The North Carolina grocer will occupy 48,775 feet at Magothy Gateway shopping center on Route 2 in Severna Park, just north of Earleigh Heights Road. It'll join a CVS already slated for the MFI Realty-owned center. MFI has another 43,000 feet of inline space available as well as about 8,000 feet of pad sites out front.

Harris Teeter's arrival marks the biggest change in MFI's effort to redevelop about 10,000 feet of strip retail into a much larger neighborhood center. It started with a rezoning several years back when MFI successfully argued that its 16 acre tract was dramatically under-utilized.

AA Building Permits Issued

Annapolis

KVN Construction Inc., (410) 255-0526, to build a \$97,639 unit at 1156 Pine Tree Drive;

Baldwin Homes Inc., 277 Peninsula Farm Road, Arnold, MD 21012, (410) 268-4198, to build a \$242,779 unit at 212 Mt. Oak Place;

Gambrills

Koch Homes Inc., 2661 Riva Road, Annapolis, MD 21401, (410) 573-5720, to build a \$169,321 unit at 1707 Veronica Way;

Brookfield Homes, to build 2 units avg. \$277,419 on 2305 Sebastian Court, in 'Wilson's Grove;'

Glen Burnie / Pasadena

NVR, Inc., to build a \$203,579 unit at 8125 Meadowgate Circle, a \$98,948 unit on Creekside Village Blvd.;

Cedar Square Homes Inc., 8696 Veterans Highway, Millersville, MD 21108, (410) 987-9771. to build a \$100,000 unit at 7916 New Freetown Road;

The Ryland Group Inc., to build 7 units avg. \$125,000 on Kindred Way, in 'Red Oak Crossing;'

Lennar, to build 16 units avg. \$130,234 on Bluffton Drive and Tanyard Knoll Lane;

Lennar, to build 6 units avg. \$131,616 on Millhouse Drive, in 'Millhouse Creek;'

Caruso Homes, to build 2 units avg. \$200,000 on Night Breeze Court and Windjammer Road, in 'Sloop Cove;'

A.R. Builders Inc., to build a \$128,970 unit at 815 Marley Ave.;

Bay America Homes, 94 Stoney Battery Road, Earleville, MD 21919, (410) 225-8040, to build 2 units avg. \$185,000 on Leeland Drive;

Bortle Custom Homes, 2008 Poplar Bridge Road, Pasadena MD 21122, (410) 255-7300, to build a \$173,496 unit at 612 231st Street;

Odenton

NVR, Inc., to build a \$284,425 unit at 2938 Levee Drive, in 'Two Rivers;'

Comstock Homes of Washington, to build 7 units avg. \$194,127 on Dragon Fly Way, in 'Two Rivers;'

Severn

DR Horton Inc., 15810 Gaither Drive, #230, Gaithersburg, MD 20877, (301) 670-6144, to build a \$226,322 unit at 706 Calvin Court, in 'Upton Farm;'

Toll Brothers, (410) 872-9105, to build 5 units avg. \$155,293 on Grand Canopy Drive, in 'Arundel Forest;'

Beazer Homes, 8965 Guilford Road, Columbia, MD 21046, to build 7 units avg. \$120,784 on Horned Owl Lane, in 'Jacob's Forest;'

Lennar Homes, to build 10 units avg. \$131,760 on Sun High Terrace, in 'Boyers Ridge;'

Other AA Locations

NVR, Inc., to build a \$234,469 unit on Cole Way, Millersville;

Bay Country Land Company, P O Box 1071, Severna Park, MD 21246, (410) 987-3100, to build a \$285,481 unit at 2477 Davidsonville Road, Davidsonville;

NVR, Inc., to build a \$221,495 unit at 7574 Arundel Woods Drive, Jessup, in 'Arundel Woods;'

Richmond American Homes of MD, 6200 Old Dobbin Lane #190, Columbia, MD 21045, (410) 872-0267, to build 4 units avg. \$119,300 on Dogwood Lane, Hanover, in 'Buckingham;'

AA Subdivision Plans Submitted

Preliminary Plans Submitted

C-15-0028 – St. Mary's Multi-Purpose Room. Zoned R-2. 13.3 acres. *Propose 5,000 square foot building*. Located at 620 Bestgate Road, Annapolis. Appl: St. Mary's Annapolis Church, 109 Duke of Gloucester Street, Annapolis, Md. 21401. (410) 990-4117.

Site Development Plans Submitted

C-14-0052 – Brightview Annapolis. Zoned R-1. 7.07 acres. *Propose 194,131 square foot assisted living facility. (165 units)*. Located at 1933 – 1935 General's Highway, Annapolis, Md. Appl: Shelter Development, c/o Andrew Teeters, 218 N. Charles Street, #220, Baltimore, Md. 21201. (410) 246-7486.

C-14-0038 – Eight Ten Md. Route 3 North. Zoned C-4. 4.2 acres. *Propose 18,160 square feet retail in median*. Located at 810 Md. Route 3 North, opposite St. Stephens Church Road, Gambrills, Md. Appl: 810 Crain LLC, 7508 Wisconsin Avenue, Bethesda, Md. 20814. (301) 275-6236.

Final Plans Submitted

S-14-019 – Eighty Nine Seventy One Ft. Smallwood. (Proj. P-14-0074). Zoned R-2 and C-3. 2.53 acres. *4 lots (three single-family lots behind existing commercial building)*. Located at 8971 Fort Smallwood, opposite Whites Cove Road, Pasadena. Appl: Larry Thurston, 1566 Efford Road, Pasadena, Md. 21122. (443) 618-1398.

S-94-139 – Bywater Estates. (Proj. P-12-0078). Zoned RLD. 4.01 acres. Located in the northwest quadrant of Child Point Road and South Woods Road, Annapolis. Appl: SSAM Property LLC, c/o 2101 Rosecrans Avenue, #3270, El Segundo, Ca., c/o Terrain In., (410) 266-1160.

AA Subdivision Plans Approved

Final Plans Approved

S-2006-076 – Solley Property West, Proj. #2006-0160. Zoned C-3. 12.8 acres. 59 lots. Located on the west side of Solley Road near North Shore Road, Glen Burnie. Tax map 10, block 23, parcel 113. Appl: Solley Property, LLC, (410) 268-8888.

Preliminary and Site Development Plans Approved

C-15-0003 – Adrian Steel Storage Facility. *Propose use as parking*. Zoned W-2. 11.1 acres. Located at 7601 Energy Parkway, on the east side of Solley Road, Glen Burnie. Appl: Merritt Properties, 2066 Lord Baltimore Drive, Baltimore, Md. (410) 298-2600.

P-2014—0045 – Sansbury, Evelyn Property. Zoned R-A. 60 acres. *Propose four single-family lots*. Located on the north side of Jewell Road, west of Solomon's Island Road, Tracy's Landing. Appl: James Seibert, 40 Jewell Road, Dunkirk, Md., c/o Bay Engineering, (410) 897-9290.

C-14-0055 – Hogan Realty Investors. Zoned C-3. 3.9 acres. 46 condo TH units. Located along Woodside Terrace, off Quarterfield Road, Glen Burnie. Appl: Hogan Realty Investors, 2661 Riva Road, #300, Annapolis, Md. 21401. (410) 266-5100.

New AA Board of Appeals Cases

BA-16-15S – Spectec LLC & Clement. *Appeal of Administrative Hearing officer's approval of Special Exception for 156-unit Planned Unit Development in R-22/R-5 District, on Nolberry Drive, Glen Burnie*. Appeal brought by Attman Properties Co. and Cloverleaf Warehouse and Business Park LLC. PUD developer is Spectec LLC, c/o Richard May, 7410 B&A Blvd, Glen Burnie, Md. 21061. (410) 766-4433.

AA Real Estate Transactions

Glen Burnie

Red Oak Crossing LC, c/o Elm Street Dev, to **The Ryland Group**. Lots 28 – 33 in "Red Oak Crossing." Located at 102 – 112 Kindred Way, Glen Burnie, Md. Townhouse lots. Tax ID: 03-674-9023-7352. Liber 28364, page 159. Deed date: April 24, 2015. **Price: \$500,000**.

Atapco Symphony Village LLC, c/o Atapco Properties, to **NVR Inc.** Lots 276 – 279 in 'Creekside Village at Tanyard Cove.' (Four townhouse lots). Located on Trailview Crossing, Glen Burnie, Md. Tax ID: 03-246-9024-1961 et al. Liber 28365, page 39. Deed date: April 23, 2015. **Purchase price: \$469,604**.

Atapco Symphony Village c/o Atapco Properties, to **NVR, Inc.** 9720 Patuxent Woods Drive, Columbia, MD 21045. Lot 67 in "Creekside Village at Tanyard Cove." Lot is 5,750 sf. Unimproved. Property located on Creekside Village Blvd., Glen Burnie. Tax ID: 03-246-9024-1949. Liber 28338, page 236. Deed date: April 29, 2015. **Purchase price: \$156,324**.

Atapco Symphony Village LLC c/o Atapco Properties, to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 65 in "Creekside Village at Tanyard Cove." Located on Creekside Village Blvd., Glen Burnie. Lot is 5,750 sf. Unimproved. Tax ID: 03-246-9024-1947. Liber 28313, page 15. Deed date: April 13, 2015. **Price: \$156,551**.

Idlewild, LLC c/o David S. Jones, Managing Member to **Marley Pointe Investments, LLC**, c/o Marley Pointe Investments, LLC, P.O. Box 1071, Severna Park, MD 21146. Lots 11 & 16 in "Marley Pointe." Lots avg. 6,500 sf. Unimproved. Property located on Marley Point Court, Glen Burnie. Tax ID: 03-512-9022-9213 et al. Liber 28320, page 21. Deed date: March 19, 2015. **Purchase price: \$200,000**. Deed of Trust: \$60,000.

Tanyard Cove Association, LLC c/o Elm Street Development, to **Richmond American Homes of Maryland**, 6210 Old Dobbin Lane, Columbia, MD 21045. Lots 1-3 in "Tanyard Cove North." Townhouse lots. Unimproved. Property located on Ashmore Ave., Glen Burnie. Tax ID: 03-862-9024-1520 et al. Liber 28322, page 482. Deed date: April 17, 2015. **Purchase price: \$405,000**

Tanyard Cove Associates, LLC, c/o Elm Street Development, to **Richmond American Homes of Maryland**, 6210 Old Dobbin Lane, Columbia, MD 21045. Lots 17-22 in "Tanyard Cove North. Townhouse lots. Unimproved. Property located on Kahler Way, Glen Burnie. Tax ID: 03-862-9024-0005 thru 0010. Liber 28323, page 1. Deed date: April 15, 2015. **Purchase price: \$644,220**.

Gambrills / Odenton

Koch Investment Associates to **NVR Inc.** Lot L-26R in 'Highlands at Two Rivers.' Located at 3010 Sunny Ridge Drive, Odenton, Md. Lot is 9,979 square feet. Unimproved. Tax ID: 04-682-9023-8492. Liber 28354, page 42. Deed date: May 4, 2015. **Purchase price: \$185,360**.

Harry W. Jennings to **BBSS Inc.**, 2410 Evergreen Road, #104, Gambrills, Md. 21054. Property of 6.38 acres. Located at 1179 Summerfield Road, Gambrills, Md. 21054. Improved with house. Zoned Residential. Tax ID: 04-000-9003-1391. Liber 28360, page 315. Deed date: May 6, 2015. **Purchase price: \$1,850,000**.

Other Locations

B&S/Eggerl LLC to **NVR Inc.** Lots 33 – 39 in 'Parkside, Phase 1.' (Seven townhouse lots). Located at 7717 Duncannon Lane, Hanover, Md. Townhouse lots. Tax ID: 04-420-9023-9516 et al. Liber 28365, page 44. Deed date: March 25, 2014. **Purchase price: \$810,488**.

(Continued on Page 7)

AA Transactions (From p. 6)

Converse Builders & Developers c/o Charles F. Converse, III, President to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 7 in "Park Retreat." Lot is 12,257 sf. Unimproved. Located on Natalie Lane, Millersville. Tax ID: 03-638-9023-3876. Liber 28313, page 10. Deed date: April 16, 2015. **Purchase price: \$295,072.**

St. Martins, LLC c/o W. Kent Slow, Member to **Richmond American Homes of Maryland Inc.**, 6210 Old Dobbin Lane, Columbia, MD 21045. 7 lots in "St. Martins Manor at Severn Acres. Lots avg. 4,460 sf. Unimproved. Property located on St. Martins Lane, Columbia. Tax ID: 03-731-9024-1103 at al. Liber 28323, page 15. Deed date: April 20, 2015. **Purchase price: \$1,466,500.**

Howard Building Permits Issued**Elkridge**

Trinity Quality Homes, Inc., (410) 480-0023, to build a \$254,106 unit at 5968 Cypress Springs Road;

NVR, Inc., (703) 956-4000, to build 4 \$100,00 townhouse units on Summit Rock Road, in 'Howard Square;'

KB Home Maryland LLC, (703) 663-6500, to build 3 units avg. \$150,000 on Joanne Khan Drive, in 'Fox Hunt;'

Ellicott City

Villages at Turf Valley LLC, (410) 252-8600, to build 2 units avg. \$225,000 on Hayman Lane, in 'Turf Valley;'

Toll Brothers, (410) 872-9105, to build a \$600,000 unit at 4706 Ashby Court, in 'Patuxent Chase;'

NVR, Inc., (703) 956-4000, to build 6 townhouse units avg. \$100,000 on Clear Spring Drive, in 'Ellicott Crossing;'

Beazer Homes, (410) 720-5071, to build 5 townhouse units avg. \$100,000 on Coltrane Court, in 'Gatherings at Ellicott Mills;'

Jessup

Burkhard Homes LLC, (240) 375-1052, to build 3 units avg. \$175,000 on Burkard Lanel

Dan Ryan Builders, (301) 696-0200, to build 4 units avg. \$150,000 on Red Spruce Way and Pine Sap Lane, in 'Guilford Overlook;'

Laurel

NVR, Inc., (703) 956-4000, to build a \$1,500,000 multi-family unit at 8380 Ice Crystal Drive;

Jenmar Homes, (410) 486-5693, to build a \$185,000 unit at 9127 Davene Lane;

Other Howard Locations

Lennar, (410) 997-5522, to build 5 townhouse units avg. \$150,000 on Brinley Way and 6 townhouse units avg. \$150,000 on Foxton Way, Hanover, in 'Oxford Square;'

Catonsville Homes, LLC, (410) 442-2211, to build a \$350,000 unit at 13614 Mitchells Way, West Friendship;

Howard Commercial Permits Issued

AA Commercial Contractors LLC, (410) 312-3200, to build a \$125,000 interior shell completion at 6811 Benjamin Franklin Drive #240, Columbia;

Cooper Materials Handling Inc., (301) 703-8697, to build a \$177,340 interior alteration at 9055 Junction Drive, Annapolis Junction;

Eric King, (410) 465-9660, to build a \$100,000 interior alteration at 3410 Plumtree Drive, Ellicott City;

Matt Fadrowski, (410) 992-6526, to build a \$100,000 interior alteration at 10500 Little Patuxent Parkway, Columbia;

Glen Arm Building, (410) 296-7930, to build a \$230,000 interior alteration at 8291 Patuxent Range Road, Jessup;

Whiting-Turner Contracting Company Inc., (410) 337-5810, to build a \$3,000,000 guard house for Emerson Development VII LLC at 9055 Sterling Drive. Laurel;

Chesapeake Contracting Group Inc., (443) 650-5105, to build an \$800,000 1 story retail shell building for Greenebaum Enterprises at 11815 West Market Place, Fulton;

Chesapeake Contracting Group Inc., (443) 650-5105, to build a \$1,300,000 1 story retail shell building at 11815 West Market Place, Fulton;

Chesapeake Contracting Group Inc., (443) 650-5105, to build a \$360,000 1 story retail shell building at 8170 Westside Blvd., Fulton;

Kinsley Construction, (443) 463-3515, to build a \$2,400,000 1 story shell building at 7010 Brookdale Drive, Elkridge;

Hamel Builders, (410) 379-6700, to build a \$1,500,000 new vehicle maintenance building and storage building for JEH Properties LLC at 6588 Meadowridge Road, Elkridge;

Gilbane Building Company, (240) 876-9246, to build a \$61,200,000 engineering & technology building for HCC Science and Board of Trustees of Howard Community College at 4950 Campus Drive, Columbia;

Bechtel Communications Inc., (443) 546-2244, to build a \$50,000 equipment shelter for Wincopia Farms Community Association Inc at 10092 Wincopia Farms Way, Laurel;

Howard Subdivisions Submitted

Environmental Concept Plans Submitted

ECP-15-076 – Taylor Place. Zoned POR, R-A-15. 21 acres. *Propose 160 apartments and 91 townhouse lots.* Located on College Avenue, north of Village Crest Drive, Ellicott City. Appl: Taylor Place Development, 4100 College Avenue, #396, Ellicott City, Md. (410) 465-3500.

ECP-15-060 – Piney Run Overlook. Zoned RC-DEO. 9.9 acres. *3 single-family lots.* Located on Driver Road east of Marriottsville Road, Marriottsville. Appl: Regina Smutz, 799 Driver Road, Marriottsville, Md. 21104. (443) 668-5053.

Final Plans Submitted

F-15-098 – Downtown Columbia – Crescent. Zoned NT. 4.38 acres. *Propose 3 mixed-use parcels.* Located in the southeast quadrant of Little Patuxent Parkway and Broken Land Parkway, Columbia. Appl: Howard Research & Dev., 10221 Wincopin Circle, 3rd Floor, Columbia, Md. (410) 964-5443.

F-15-099 – Holiday Hills. Zoned R-20. 1.0 acre. *2 single-family lots.* Located on the north side of Hunting Lane, west of Long View Road. Appl: MG Renovations LLC, 6420 Autumn Sky Way, Columbia, Md. 21044. (410) 730-3939.

F-15-101 – 7354 – 7430 Montevideo Road. Zoned M-2. 11.2 acres. *2 commercial parcels.* Located on Montevideo Road. Appl: Gaulin Properties LLC, 7340 Montevideo Road, Jessup, Md. 20794. (443) 733-1020.

F-15-102 – Oakland Ridge Industrial Park. Sec. 2. Zoned NT. 1.55 acres. *1 parcel.* Located on Red Branch Road at Route 108, Columbia. Appl: Buy the Book LLC, 9002 Red Branch Road, Columbia, Md., c/o Robert H. Vogel Engineering, (410) 461-7666.

Site Development Plans Submitted

SDP-15-037 – Sabatelli Property. Zoned R-SC. .18 acre. *1 single-family lot.* Located on the south side of Scaggsville Road, opposite Gross Avenue, Laurel. Appl: Richard Sabatelli, 9300 Old Scaggsville Road, Laurel, Md. 20723. (301) 864-4043.

SDP-15-062 – Trotter Woods. Zoned R-20. .32 acre. *1 single-family lot.* Located on the north side of Tall Timber Drive, 650 feet west of Trotter Road, Clarksville. Appl: Tyson Tall Timber, 11850 Tall Timber Drive, Clarksville, Md. c/o Fisher, Collins, Carter, (410) 461-2855.

SDP-15-065 - 7354 – 7430 Montevideo Road. Zoned M-2. 11.2 acres. *2 commercial parcels.* Located on Montevideo Road. Appl: Gaulin Properties LLC, 7340 Montevideo Road, Jessup, Md. 20794. (443) 733-1020.

SDP-15-068 – Columbia Town Center, Crescent. Zoned NT. 6.32 acres. *Propose 333,500 sf office, 20,000 sf*

retail/restaurant. Located southeast quadrant Little Patuxent Parkway and Broken Land Parkway, Columbia. Appl: Howard Hughes Corporation, 10221 Wincopin Circle, #300, Columbia, Md. (410) 694-5443.

SDP-15-072 – BRS Electrical. Zoned B-1, B-2. .53 acre. *Propose 2400 sf shop building.* Located on South Ave Way at Church Alley. Appl: TDS Acquisitions LLC, 14049 Triadelphia Road, Glenelg, Md. (443) 754-8060.

Howard Subdivisions Approved

Final Plans Recorded

F-14-024 – Robert C. Cole Property. Zoned RR-DEO. 65.3 acres. *2 single-family lots.* Located at the intersection of Hall Shop Road and Guilford Road, Clarksville. Appl: Thomas D' Asto, 6840 Guilford Road, Clarksville, Md. 21029. (301) 996-6783.

F-14-089 – Blue Stream Towns. Section 2. Zoned CAC-CLI. 7.99 acres. *105 townhouses.* Located at the end of Blue Stream Drive, off Route 1, Elkridge. Appl: US Home Corporation, 10211 Wincopin Circle, #180, Columbia, Md. 21044. (410) 997-5522.

F-14-098 – Sabatelli Property. Zoned R-SC. 1.65 acres. *4 single-family lots.* Located on the south side of Old Scaggsville Road, opposite Gross Avenue, Laurel. Appl: Richard 9300 Old Scaggsville Road, Laurel, Md. 20723. (301) 864-4043.

F-14-101 – Robert Lewis Jr. Property. Zoned RC-DEO. 6.06 acres. *2 single-family lots.* Located on Daisy Road, Woodbine, Md. Appl: Robert Lewis, 2425 Daisy Road, Woodbine, Md. 21797. (443) 255-9314.

F-15-076 – Villages at Turf Valley. Zoned PGCC-2. 11.3 acres. *6 townhouse lots.* Located on the west side of Resort Road, off Route 40, Ellicott City. Appl: Mangione Enterprises, 1205 York Road, Penthouse, Lutherville, Md. 21093. (410) 825-8400.

F-10-078 – Villages at Turf Valley. Zoned PGCC-2. 10.6 acres. *48 single-family lots.* Located on Resort Road off Route 40, Ellicott City. Appl: Mangione Enterprises, 1205 York Road, Lutherville, Md. 21093. (410) 825-8400.

F-14-028 – Morris Place. Zoned CAC, CE-CLI. 17.2 acres. *53 townhouse lots, incl. 8 MIHU.* Located on the west side of Route 1, south of Cemetery Lane, Elkridge. Appl: Beazer Homes, 1000 Abernathy Road, #260, Atlanta, Ga. (410) 720-5071.

F-14-110 – Larimore Property. Zoned RC-DEO. 10.6 acres. *2 single-family lots.* Located on Duvall Road. Appl: Thomas Larimore, 825 Iron Rail Court, Woodbine, Md., c/o Fisher, Collins, Carter, (410) 461-2855.

F-15-095 – Grace Tech Park. Zoned CEF. 66.8 acres. *2 residential parcels.* Located on Grace Drive off Route 32, Columbia. Appl: W.R. Grace & Co., Columbia, Md., c/o Morris & Ritchie Assoc, (410) 792-9792.

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Howard Subdivision Plans Approved (from p. 8)**Environmental Concept Plans Approved**

ECP-15-056 – Van Stone Property. Zoned R-20. 1 acre. 2 *single-family lots*. Located on the west side of St. John's Lane, south of Crestleigh Road, Ellicott City. Appl: Diane Van Stone, 11619 Princess Lane, Ellicott City, Md. (443) 472-1582.

Site Development Plans Approved

SDP-15-040 – Centennial Lake Overlook. Zoned R-20. 4.05 acres. 23 *single-family lots*. Located on Wellford Drive, off Old Annapolis Road, Columbia. Appl: Beazer Homes Corp., 8956 Guilford Road, #290, Columbia, Md. 21046. (443) 539-9289.

Prel. Equiv. Sketch Plans Approved

SP-14-005 – Dorsey Glen. Zoned R-12. 6.55 acres. 15 *single-family lots*. Located on Dorsey Run Road, south of Dorsey Road, Jessup. Appl: Thomas Morris, 4001 Millender Mill Road, Reisterstown, Md., c/o Gutschick, Little and Weber, (410) 880-1820.

SP-15-011 – Pine Acres. Zoned R-20. 12.03 acres. 21 *single-family lots*. Located on Montgomery Road at Parkview Court. Appl: Earl Strain, 10717-B Birmingham Way, Woodstock, Md. 21163. (410) 465-7200.

Howard Real Estate Transactions

Madison-SP Assateague LLC, NYL Investors LLC, 303 West Madison, #2050, Chicago, Il., to **MCA Assateague Holdings LLC,** c/o AEW Capital Management, Two Seaport Lane, Boston, Ma. Parcel J in 'Maryland Wholesale Food Center.' Located at 7600 Assateague Drive, Jessup, Md. 58.8 acres. Improved with 775,859 square foot warehouse. Tax ID: 06-433480. Liber 16203, page 246. Deed date: May 12, 2015. **Purchase price: \$45,250,000.** Deed of Trust: \$54.7 million, M&T Bank.

Marshalee LLC c/o Sheela Neyak, Manager to **KC Propco Holding 1, LLC,** 6821 Camarin St., Coral Gables, FL 33146. Parcel A-9 in "Lynwood Square." Property located at 6080 Marshalee Drive, Elkridge. Lot is 1.89 acres. Improved with 9,694 square foot daycare center. Tax ID: 01-275054. Liber 16175, page 429. Deed date: April 29, 2015. **Purchase price: \$3,000,000.**

Childtime Montgomery, LLC c/o James Scott Cooper to **JRP Childtime, LLC,** 10909 Johns Hopkins Road, Laurel, MD 20723. Lot 4 in "Garrian Acres." 1.7 acres. Improved with building of 8,400 sf. Property located at 4895 Montgomery Acres Road, Ellicott City. Tax ID: 01-266466. Liber 16178, page 327. Deed date: May 5, 2015. **Purchase price: \$3,150,00.**

Batlyer-Emory Columbia c/o Clayton Emory to **Gerwig WCP LLC,** 1101 30th St. NW #210, Washington DC 20007. Parcel J in "Columbia E.G.U." 9.7 acres imp w/170,084 sf. Property located at 9420 Gerwig Lane, Columbia. Tax ID: 16-068586. Liber 16179, page 279. Deed date: May 4, 2015. **Purchase price: \$8,370,000.** Deed of Trust: \$6,077,500, Old Line Bank

RESIDENTIAL**Ellicott City**

Autumn Development Corporation, c/o Ronald L. Spahn, PO Box 396, Ellicott City, Md. 21041, to **NVR Inc.** Lots 77 and 104 in 'Autumn River, Phase III.' Located at 4110 Tall Willows Road and 4229 College Avenue, Ellicott City, Md. Lots avg. 13,000 square feet. Unimproved. Tax ID: 02-595932 and 59. Liber 16183, page 29. Deed date: April 29, 2015. **Purchase price: \$583,313.**

Taylor Gardens LLC, c/o Phillip J. Gugliotti, to **NVR Inc.** Land Unit H-1 in 'Village Crest.' Located 8111 – 8115 Taylor Way, Ellicott City, Md. Total 5,927 square feet. Unimproved. Tax ID: 02-597141. Liber 16183, page 168. Deed date: May 4, 2015. **Purchase price: \$411,774.**

Rock Burn LLC, c/o R. Wayne Newsome, 6800 Deerpath Road, Potomac, Md., to **NVR Inc.** Lots 29 and 30 in 'Enclave at Park Forest.' Located at 6507 and 6509 Park Forest Circle, Ellicott City, Md. Lots avg. 3,450 square feet. Tax ID: 01-597290 and 91. Liber 16204, page 465. Deed date: May 7, 2015. **Purchase price: \$284,948.**

Fulton

G&R Maple Lawn Inc. to **NVR Inc.** Lot 38 in 'Maple Lawn Farms.' Located at 11406 Dairy Street, Fulton, Md. Lot is 6,825 square feet. Unimproved. Tax ID: 05-597183. Liber 16198, page 157. Deed date: May 4, 2015. **Purchase price: \$370,000.**

Greenbaum Development Inc. c/o Michael Greenebaum to **NVR, Inc.,** 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 191-196 in 'Maple Lawn Farms.' Lots avg. 2,000 sf. Property located on Market Street, Fulton. Tax ID: 05-596490 et al. Liber 16183, page 25. Deed date: April 27, 2015. **Purchase price: \$1,350,000.**

Marriottsville

Waverly Woods Development Corporation c/o Kennard Warfield, Jr. to **NVR, Inc.** 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 249 - 252 in GTW Waverly Woods." Townhouse lots. Unimproved. Located on Sophia Chase Drive, Marriottsville. Tax ID: 03-596857 et al. Liber 16176, page 223. Deed date: April 30, 2015. **Purchase price: \$576,089.**

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Howard Real Estate Transactions (From p. 9)

Waverly Woods Development Corporation, c/o Kennard Warfield, Jr. to **NVR, Inc.** 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 310 & 311 in "GTW Waverly Woods." Located on Barnsley Way, Marriottsville. Lots avg. 7,600 square feet. Unimproved. Tax ID: 03-596918/596919. Liber 16171, page 209. Deed date: April 17, 2015. ***Purchase price: \$380,930.***

Waverly Woods Development Corporation, c/o Kennard Warfield, Jr. to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 208-210 in "Waverly Woods." Townhouse lots. Unimproved. Property located on Sophia Chase Drive, Marriottsville. Tax ID: 03-595801 thru 595803. Liber 16171, page 214. Deed date: April 21, 2015. ***Purchase price: \$427,789.***

Other Locations

Chelsea Knolls LC, c/o Elm Street Development, to **NVR Inc.** Lot 13 in 'Chelsea Knolls.' Located at 18342 Chelsea Knoll Drive, Mt. Airy, Md. Lot is 1.13 acre. Unimproved. Tax ID: 04-594327. Liber 16197, page 419. Deed date: May 7, 2015. ***Purchase price: \$260,750.***

Ice Crystal, LLC c/o Hugh F. Cole, Jr. President to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Land Unit 13 in "Cherry Tree Park Condo." 0.26 acre. Unimproved. Property located on Ice Crystal Drive, Laurel. Tax ID: 06-595881. Liber 16171, page 204. Deed date: April 24, 2015. ***Purchase price: \$945,000.***

BV Business Trust c/o Timothy W. Feaga, Trustee to **W. Creek LLC**, Craftmark Homes, 1355 Beverly Road, McLean, VA 22101. Lot 56 in "Walnut Creek. Lot is 33,065 sf. Unimproved. Located on Hayland Farm Way, Ellicott City. Tax ID: 05-595197. Liber 16171, page 245. Deed date: April 28, 2015. ***Purchase price: \$386,250.*** Amend note with M&T Bank.

Rainmaker Development Inc. c/o Todd Arterburn to **Dorsey Family Homes**, 10717 Birmingham Way, Woodstock, MD 21163. Lots 1, 3&4 in "Scarborough Estates." Property located on Patterson Way, Ellicott City. Tax ID: 01-180045. Liber 16172, page 107. Deed date: April 24, 2015. ***Purchase price: \$675,000.***

Ten Oaks Properties Inc. c/o Kennard Warfield Jr. to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 2 in 'Kennard Warfield Jr. Property.' Located at 14395 Howard Road, Dayton. Lot is 3.03 acres. Unimproved. Tax ID: 05-412951. Liber 16176, page 228. Deed date: April 30, 2015. ***Purchase price: \$316,612.***

Plogger, LLC, c/o Mark Levy, to **Dan Ryan Builders Mid-Atlantic, Inc.,** 64 Thomas Johnson Drive, Frederick MD 21702. Lots 2 & 13 in "Guilford Overlook." Lots avg. 8,000 sf. Property located on Red Spruce Way, Jessup. Tax ID: 06-597018/597029. Liber 16175, page 383. Deed date: April 15, 2015. ***Purchase price: \$290,000.***