

# Howard/Arundel REPORT

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## ***Shipley's Bigger; West Street Sells***

The Bozzuto Group has wrapped a parcel once planned for a church into its Shipley's Grant project in Ellicott City, and in Annapolis, its towns prove popular.

Bozzuto paid the Church of the Good Shepherd \$850,000 for a parcel off Route 108 that had been specifically planned for a new church. But because the church's plans never materialized, Bozzuto will instead develop it as 13 townhouse lots. Shipley is one of the fastest selling townhouse communities in the area.

The 32,000 square foot parcel at Shipley's was left in the B-1 zone to accommodate the church, but the group ultimately decided it was too small. Bozzuto's rezoning took it to R-A-15. The property is located at 5733 Richards Valley Road, and the sale can be found at book 14331, page 63 in the Land Records.

**Towns Moving.** Meanwhile, Bozzuto has proven that there were buyers itching to own a townhouse in downtown Annapolis.

The evidence is its 'Uptown at Murray Hill,' where the builder now has contracts on all 23 towns at the West Street project. Bozzuto has also sold a pair of duplexes, and now is focused on moving the five singles.

Bozzuto opened for sales in April, and once underway, was selling the smaller, 1600 square foot units in the low-\$400's to start, and the larger, 2000 foot units, from \$499,000. A loft with a terrace that enables residents to leisurely survey Annapolis from their rooftops was an option, but a common purchase.

## **The Parkway Permit *Park Service OKs Sewer Beneath B/W Parkway***

The developers of Arundel Gateway have won a key approval that should finally make the Laurel mixed-use project a reality.

Ribera Development and Greenberg Gibbons Commercial have executed an agreement with the National Park Service to bring a sewer and water line underneath the Baltimore-Washington Parkway and to Gateway's doorstep, resolving an issue that has dogged the property for years.

Located in the southeast quadrant of Route 198 and the Parkway, the 238-acre Arundel Gateway is slated to be developed as approximately 1600 residential units, and 250,000 square feet of commercial space. Ribera and Greenberg have partial entitlements, having won approval of infrastructure plans at 'Gateway,' but those plans have been contingent to date on the sewer issue.

It's a breakthrough that previous property owners have tried and failed to achieve. For a long time, the Park Service wouldn't even consider the sewer extension, said Ribera's Eric DeVito, essentially leaving the property moribund. This time, said DeVito, "We tried to start a whole new dialogue."

"We had to get (the Park Service's) attention," he said. "And we did that by agreeing to make land donations that will protect the (Patuxent Wildlife) refuge." The Refuge sits to the south of Gateway.

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With that permit in hand, Ribera and Greenberg can now focus on getting to final plats and development. The two have split the residential product into four types: roughly 500 townhouses, 350 two-over-two's, 360 apartments and 200 condos. Initial plans broke the commercial into 150 feet of retail and the remaining 100,000 feet in office. A first phase is planned on Route 198 closest toward the beacon of development in Anne Arundel - Fort Meade.

**Taxing District.** Gateway also won Special Taxing District status at the County Council earlier this year, enabling the developers to float bonds that will underwrite infrastructure.

Ribera and Greenberg will have to bring the pipes about four miles, from the Maryland City plant to the property, and then under the highway. But in the end, the hardest part won't be the digging and pipe-laying, it would be getting the signature on the agreement.