

County Council Of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 9

Resolution No. 89 -2020


Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION adopting HoCo By Design General Plan Guidelines: A Strategic Framework, promulgated by the Planning Board, to be used by the Department of Planning and Zoning in the preparation and revision of the General Plan.

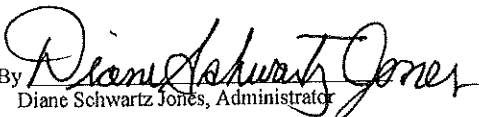
Introduced and read first time June 1, 2020.

By order 
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on June 15, 2020.

By order 
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 16, 2020.

Certified By 
Diane Schwartz Jones, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, Section 16.801(c)(1) of the Howard County Code provides that the
2 Department of Planning and Zoning shall coordinate the preparation and revision of a
3 General Plan for the County; and
4

5 **WHEREAS**, the General Plan shall follow guidelines promulgated by the
6 Planning Board and adopted by the County Council; and
7

8 **WHEREAS**, Section 16.900(j)(4)(ii) of the Howard County Code provides that
9 the County Council shall adopt the guidelines prior to formulation of the General Plan
10 using the guidelines; and
11

12 **WHEREAS**, the General Plan Guidelines are focused on establishing a planning
13 process at a very early stage, rather than establishing a specific set of policy objectives
14 and were, therefore, developed based on community input from the development
15 regulations assessment; stakeholder interviews; existing Howard County plans and
16 policies; best practices used around the country; and recommendations provided by the
17 Planning Board at a workshop held on April 9, 2020; and

18 **WHEREAS**, a Planning Advisory Committee consisting of community leaders,
19 service providers, industry groups, and the general public, is to be appointed by the
20 County Executive and confirmed by the County Council, to provide local knowledge and
21 serve as a sounding board to the consultant about the community's needs and desires; and

22 **WHEREAS**, the Planning Board has promulgated guidelines for the General
23 Plan, as attached to this Resolution, and has submitted them to the County Council for its
24 approval.
25

26 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
27 County, Maryland this 6th day of July, 2020 that the County Council adopts
28 the HoCo By Design General Plan Guidelines: A Strategic Framework as attached to this
29 Resolution.

County Council Of Howard County, Maryland

2020 Legislative Session

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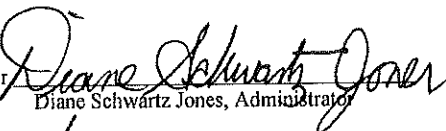
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Introduced and read first time June 1, 2020.

By order 
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on June 15, 2020.

By order 
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 6, 2020.

Certified By 
Diane Schwartz Jones, Administrator

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**HOCO BY DESIGN
GENERAL PLAN
GUIDELINES:
May 2020**



**HOCO BY
DESIGN**

From One Vision

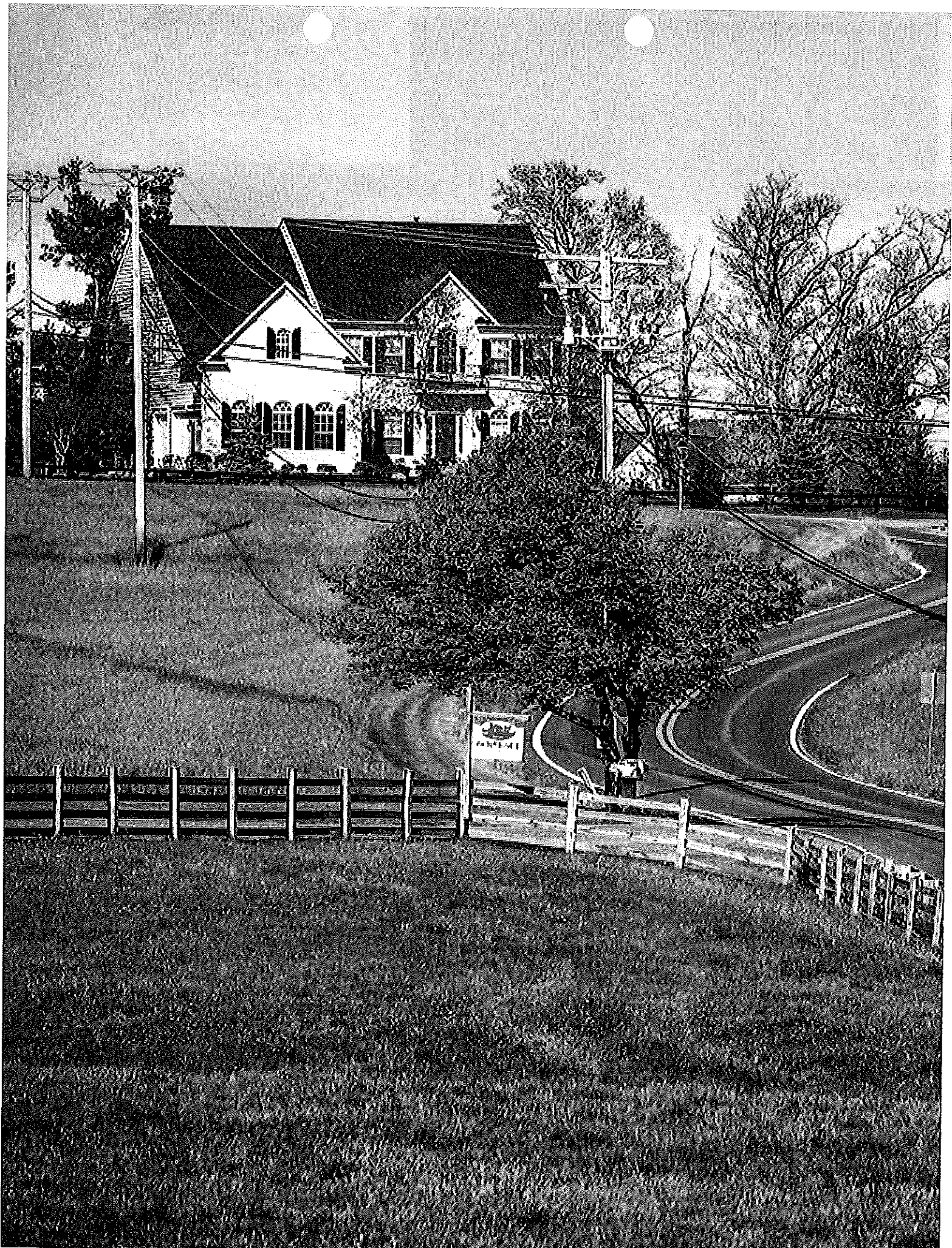
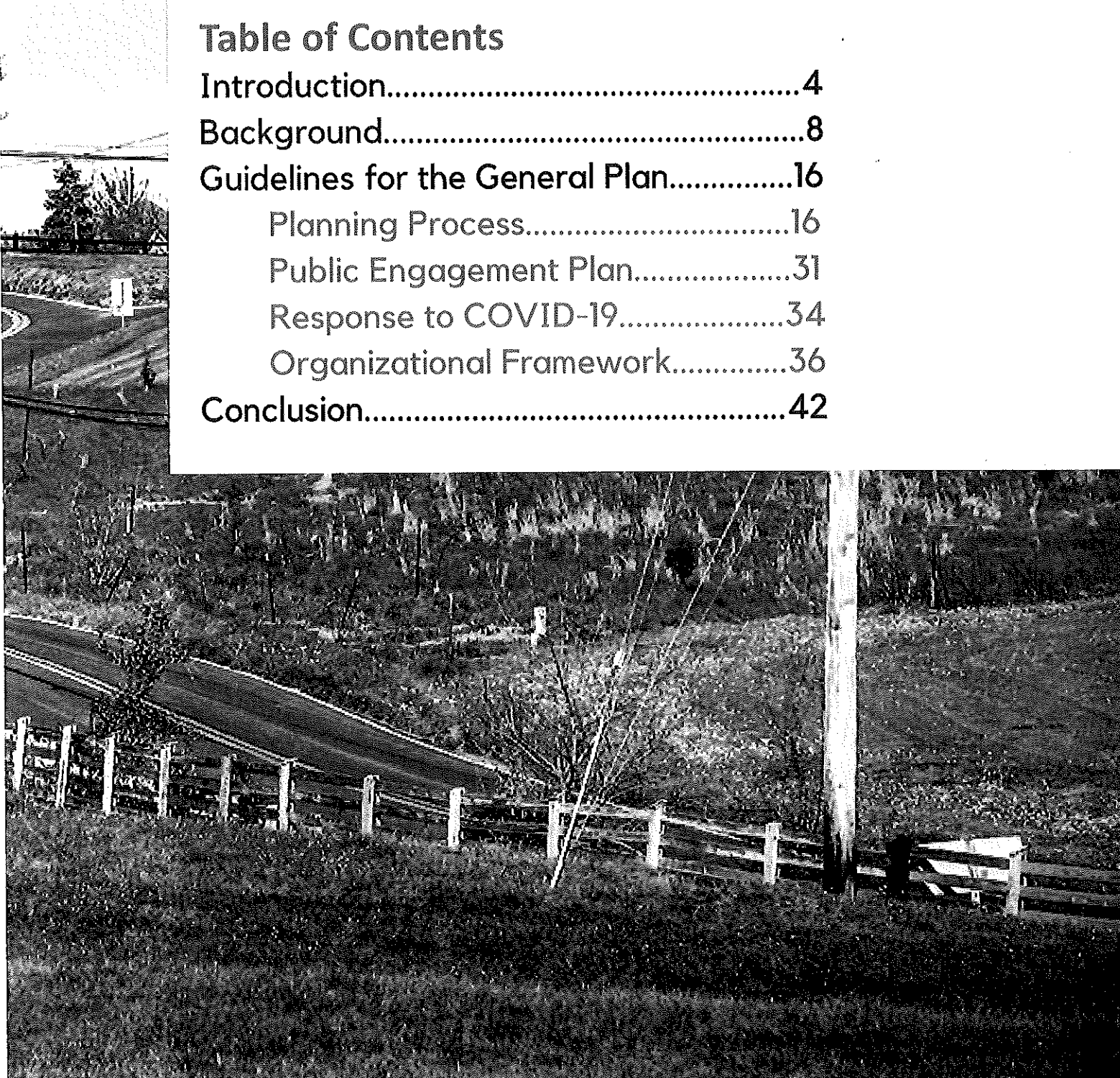




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INTRODUCTION

Title 16, Subtitle 9, Section 16.900(j)(4) of the Howard County Code requires the Planning Board to prepare general guidelines for preparing and/or revising the County's General Plan. The clause states:

(4) General plan guidelines:

- (i) Preparation of guidelines. Within five years from the adoption of this comprehensive rezoning plan, the Planning Board shall prepare general guidelines to be used by the Department of Planning and Zoning in the preparation and/or revision of the general plan.*
- (ii) Adoption of guidelines. The County Council shall adopt the guidelines by resolution prior to the formulation of the general plan utilizing these guidelines.*

The guidelines are focused on establishing a planning process at a very early stage, rather than establishing a specific set of policy objectives. They do not mandate guaranteed outcomes or a vision for the Plan before engaging the community, collecting data, or contemplating alternative futures for the County. The general guidelines for the HoCo by Design General Plan were developed with input from stakeholder interviews, information gathered from other plans and policies prepared for Howard County, best practices used around the country, and a workshop with the Planning Board on April 9, 2020.

The guidelines presented in this document provide a framework for collecting and organizing information to develop the County's new General Plan. This framework will emphasize a comprehensive, consistent, and continuous strategy to stakeholder engagement; shape community dialogs and conversations; emphasize the value of data and analysis to promote more informed decision making; and encourage strategies that sustain the flow of information to stakeholders throughout the planning process. By following these guidelines, it is the County's hope that the planning process will be holistic and inclusive and will result in a shared vision, guiding principles, and recommendations in the new HoCo By Design General Plan.

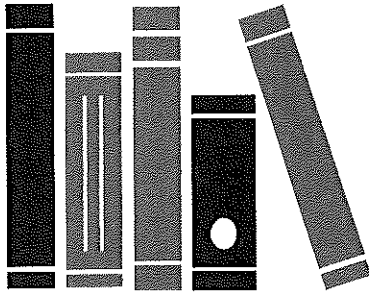
There are four components to the document:

- Background – The history, function, and importance of Howard County's General Plans.
- Planning Process – The five phases over which the General Plan will be completed.
- Public Engagement Plan – The initiatives used to engage the Howard County community at-large.
- Organizational Framework – How the General Plan document will be prepared.

To protect public health and safety, the County will be complying with the State issued stay-at-home order during the COVID-19 pandemic and will therefore be offering a variety of means for public engagement. The public engagement plan includes many in-person activities, and therefore, may need to be adjusted depending on the progression of the pandemic. The County looks forward to our collaborative efforts to update the General Plan while ensuring that all stakeholders can participate in a meaningful and safe manner.

Policies, Plans, Studies, and Ordinances

75+



Best Practices

12 MEMBER
Consultant Team

40+
Plans Developed by CEI

Stakeholder and Community Engagement

County
Department
Directors

Community
Interest
Groups

Planning
Board

County Council
& County
Executive

2017-2018

Development Regulations Assessment

50

Public Meetings

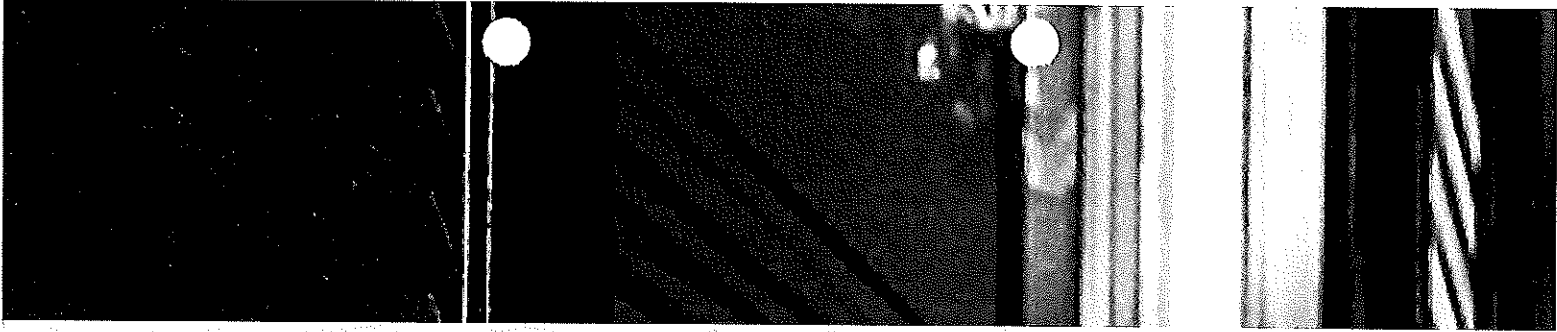
500

Participants

700

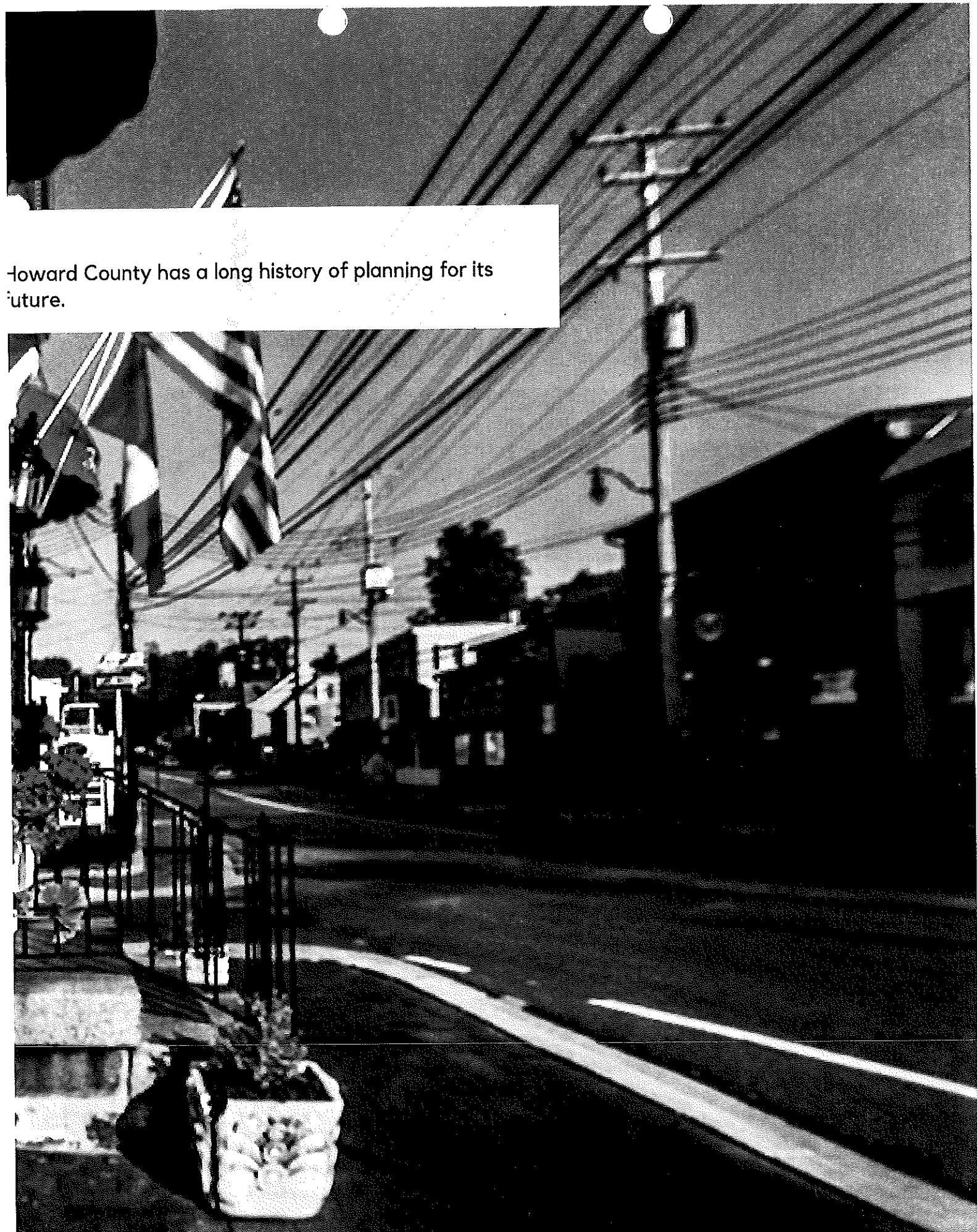
Comments

The general guidelines were prepared by casting a wide net to collect information that would help build a holistic and inclusive planning process. This included hiring a large and experienced consultant team to ensure that the process is built around best practices. Community input from the development regulations assessment helped to identify key areas of inquiry and analysis for the planning process. Stakeholder interviews helped to identify key information needs and underscored the importance of community engagement. A comprehensive review of existing policies, plans, studies and ordinances provided a baseline understanding of Howard County's unique history, characteristics, and priorities.



GENERAL BACKGROUND FOR THE PLAN UPDATE





Howard County has a long history of planning for its future.

BACKGROUND

Howard County is embarking on a journey to develop a collective vision for the community's future to be captured in a new General Plan "HoCo by Design: Every Voice. One Vision". It will be a visionary document reflecting a process that encourages the community to think big about its long-term future. Upon adoption, the General Plan will present official statements and preferences toward growth, development, and conservation in the County and help current and future leaders make decisions about regulations, requirements, ordinances, and policies. While the General Plan provides a long-term 20 year vision for the future, its implementation occurs in incremental steps over time, which will be outlined in the final document.

In accordance with state law, Howard County's General Plan has been updated approximately every ten years (1960, 1971, 1982, 1990, 2000, 2012) to reflect shifting demographics, regional growth, new laws, and changes to priorities and community goals. The new Plan reviews conditions at the time the previous Plan was adopted and considers if revisions to the vision, guiding principles, or recommendations are needed moving forward to take advantage of changing markets or demographics, respond to new realities in terms of available land to develop or redevelop, recognize conditions of supporting infrastructure, or safeguard residents quality-of-life. New data for the county is collected for the update and evaluated and shared with stakeholders in the planning process to make more informed decisions about the future.

Efforts to develop the new General Plan are being led by the Department of Planning and Zoning (DPZ) with guidance and input from other Howard County agencies and assistance from a consultant team selected to serve as an extension of DPZ planning staff.



HOCCO BY DESIGN

Every Voice, One Vision

"HoCo" is a colloquialism used by those with ties to Howard County. It is what makes the term familiar for the new General Plan, always thinking local and from within the community about the best path forward. Furthermore, the project will be successful "By Design," both because it will be crafted and shaped with great intentionality, and also because its development and implementation will require just as much art as it does science to protect and promote the character of Howard County.

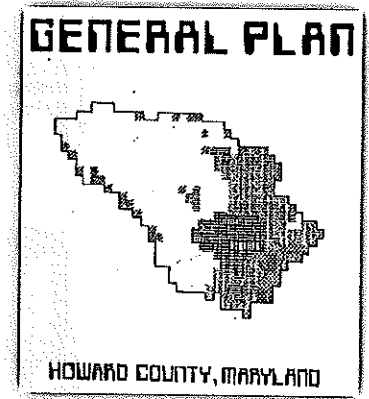
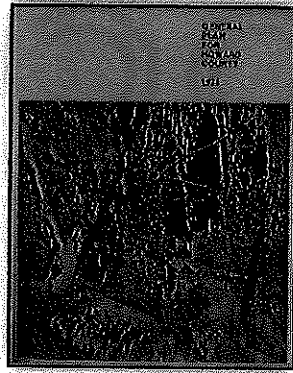
The planning process will employ an innovative stakeholder outreach initiative, which invites participation early and often from a cross-section of people represented in the County. The project's slogan "Every Voice. One Vision." sets the tone for the project. County officials want to hear from every voice in Howard County to manifest a collective vision for the future of the community.

GENERAL PLAN HISTORY IN HOWARD COUNTY

Howard County has a strong tradition of planning for a collective vision for the community's future, dating back to the first General Plan adopted in 1960.

1960

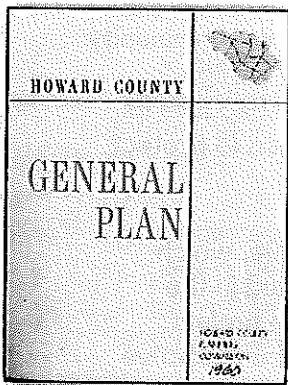
Howard County's first general plan was adopted in 1960, and envisioned suburban large lot development throughout most of the county as plans for major highway connections took shape across the region.



1960

1970

1980

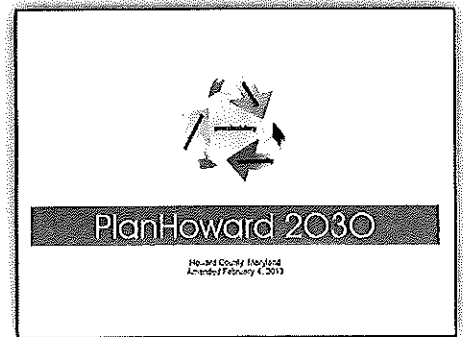
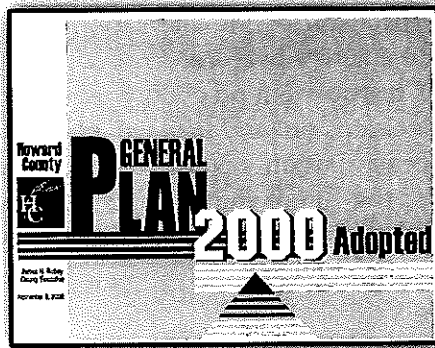


1971 & 1982

Subsequent plans were adopted largely in response to the rapidly growing Columbia. They were adopted in 1971 and 1982 and guided land development to locations with planned infrastructure and established policies for agriculture and environmental preservation in the rural western portion of the County.

1990

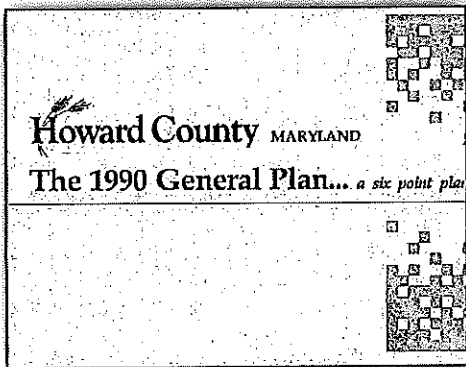
In the 1990 plan, policies were adopted to better manage growth, calling for the establishment of an adequate public facilities ordinance and density sending and cluster development options in the rural west.



1990

2000

2010



HOCO BY DESIGN
Every Voice, One Vision

2000 & 2012

The last two Plans adopted in 2000 and 2012 further focused on managing growth and working towards a more sustainable future measured in terms of environmental stewardship, financial stability, efficient use of existing infrastructure, and emphasis on redevelopment in the Route 1 and Route 40 corridors, Downtown Columbia, and the Columbia village centers.

GENERAL PLAN FACTS AND LIMITATIONS

Facts

General Plans can take a variety of forms, and there is often confusion about what General Plans actually do and how they influence development. An essential task of any General Plan effort is to establish clear policy on how and where a community will develop and grow as it adjusts to evolving economic, environmental, and social conditions. General Plans typically describe a community's preferences for the future distribution of land uses; location of roadways and other infrastructure; and intensity, form, and character of new development. The best general plans articulate these community preferences in the form of major themes and direction for the county's future. Thus, the General Plan is a statement on county development and land use policy and informs many of Howard County's subsequent decisions on land use, transportation, open space, agriculture, community facilities, community character, historic preservation, housing, economic development, and quality of life. HoCo By Design will articulate a vision for the future that reflects the Howard County community's needs and will be implemented subsequently through master and functional plans, manuals, regulations, and the capital budget.

Limitations

While general plans have a meaningful impact on development, their influence is limited, and it is important to understand those limitations. First, General Plans are not regulatory tools – they serve as the overarching vision for the future. Land development is regulated in practice by the County's zoning and subdivision requirements, which are developed to be consistent with the General Plan. Second, General Plans do not attempt to replace the market forces of supply and demand. They help to shape and channel market forces by establishing certain policy guidance to manage development. Third, by virtue of being visionary, General Plans are not enacting immediate change – they recognize that change will occur incrementally as the plan is implemented over time. Last, General Plans are not static. The best planning is done continually and makes adjustments as needed to reflect changes in community goals as well as successes and challenges when it comes to implementation.

County Library of Plans & Ordinances

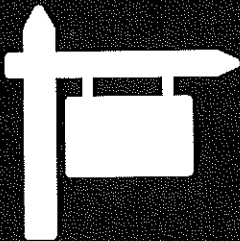
The General Plan is part of a library of documents prepared by Howard County to guide future growth, development, and conservation efforts. It is one of a few opportunities the community has to think about its future holistically – comparing its wants and needs for land use, transportation, housing, neighborhoods, economic development, and the environment and the interdependencies of each for a successful future. It is intended to relate to other County plans, policies, and ordinances in place or currently underway and provide guidance to other government agencies preparing plans or programming projects.

WHAT DRIVES GROWTH IN A COMMUNITY?



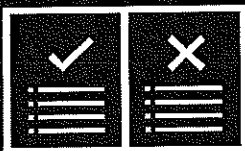
Market Demand

The demand for different development types, patterns, and intensities is established by future buyers or renters attracted to the area (and their purchasing power) that will fill new products or pay different price points.



Willing Property Owners

Property owners decide if and when land becomes available for future development, or if land might become available for permanent conservation.



Government

Government ordinances, including zoning and subdivision regulations, manage development in line with the community vision established in the general plan.



Developers

The private sector helps decide who builds, what they build, where they build, and why they build in a community, which is driven primarily by when a developer is confident about the other growth factors and decides to 'take the chance' to start a new project.

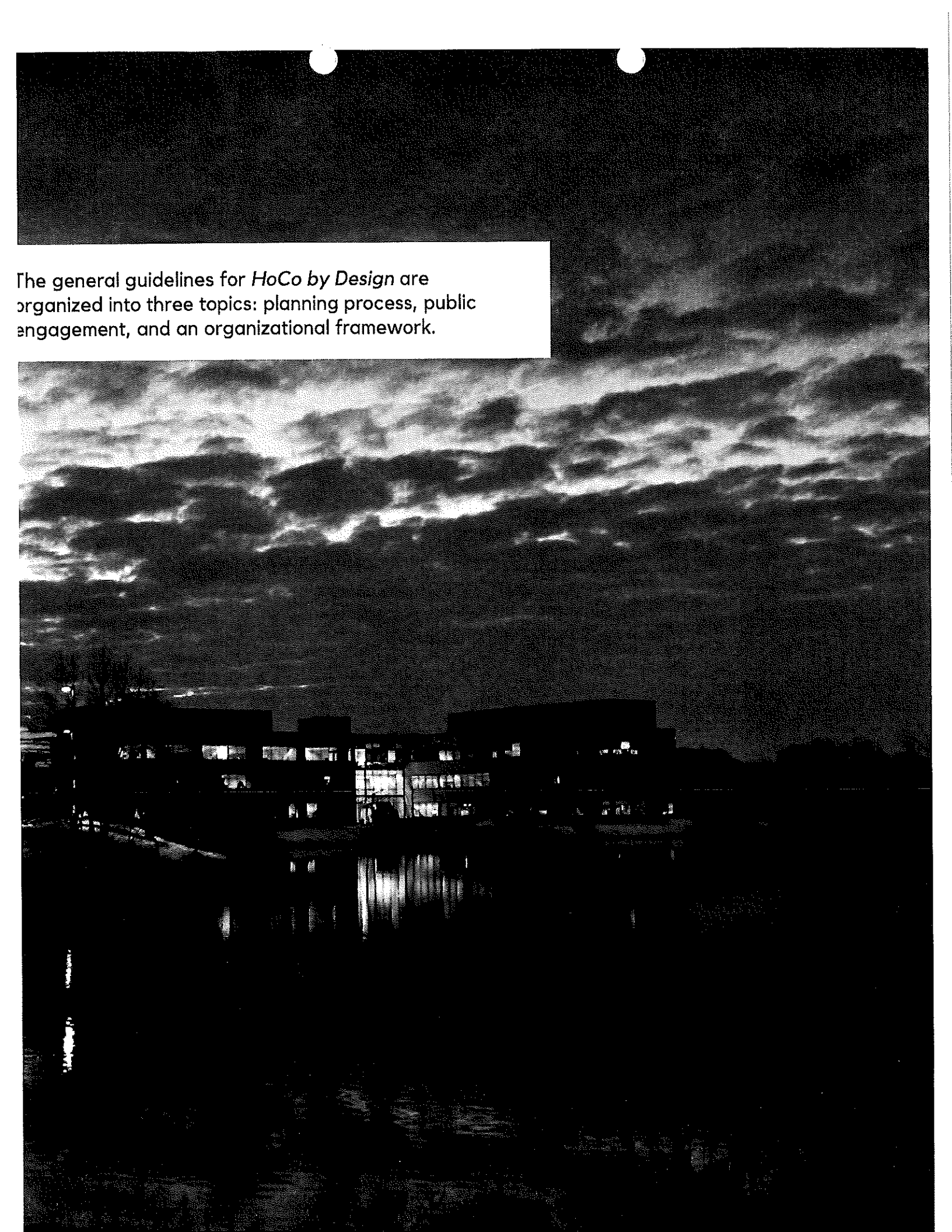


Lending Community

Banks and other institutions establish minimum lending criteria and set interest rates for borrowing money needed to fund new development.

GENERAL GUIDELINES FOR THE PLAN UPDATE





The general guidelines for *HoCo by Design* are organized into three topics: planning process, public engagement, and an organizational framework.

PLANNING PROCESS

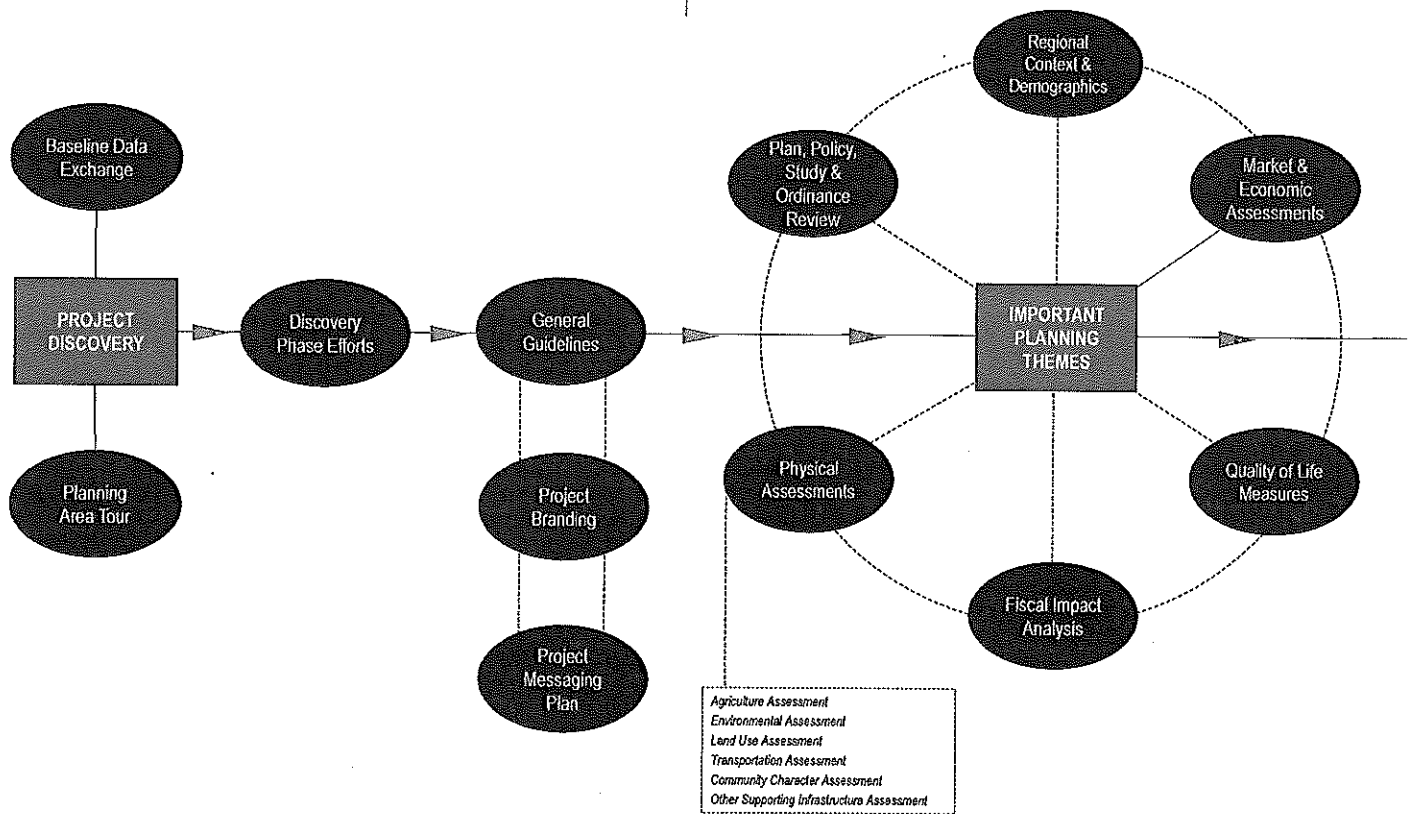
The planning process for updating the General Plan is organized around five planning cycles, which build on each other to deliver a well-tested document for adoption. The process map below visually highlights the five planning cycles and several tasks in each to complete the planning process. A detailed explanation of each planning cycle is provided on Pages 18-28 of this document.

PLANNING PHASE 1:

INITIAL PROJECT RESEARCH & GENERAL GUIDELINES DEVELOPMENT

PLANNING PHASE 2:

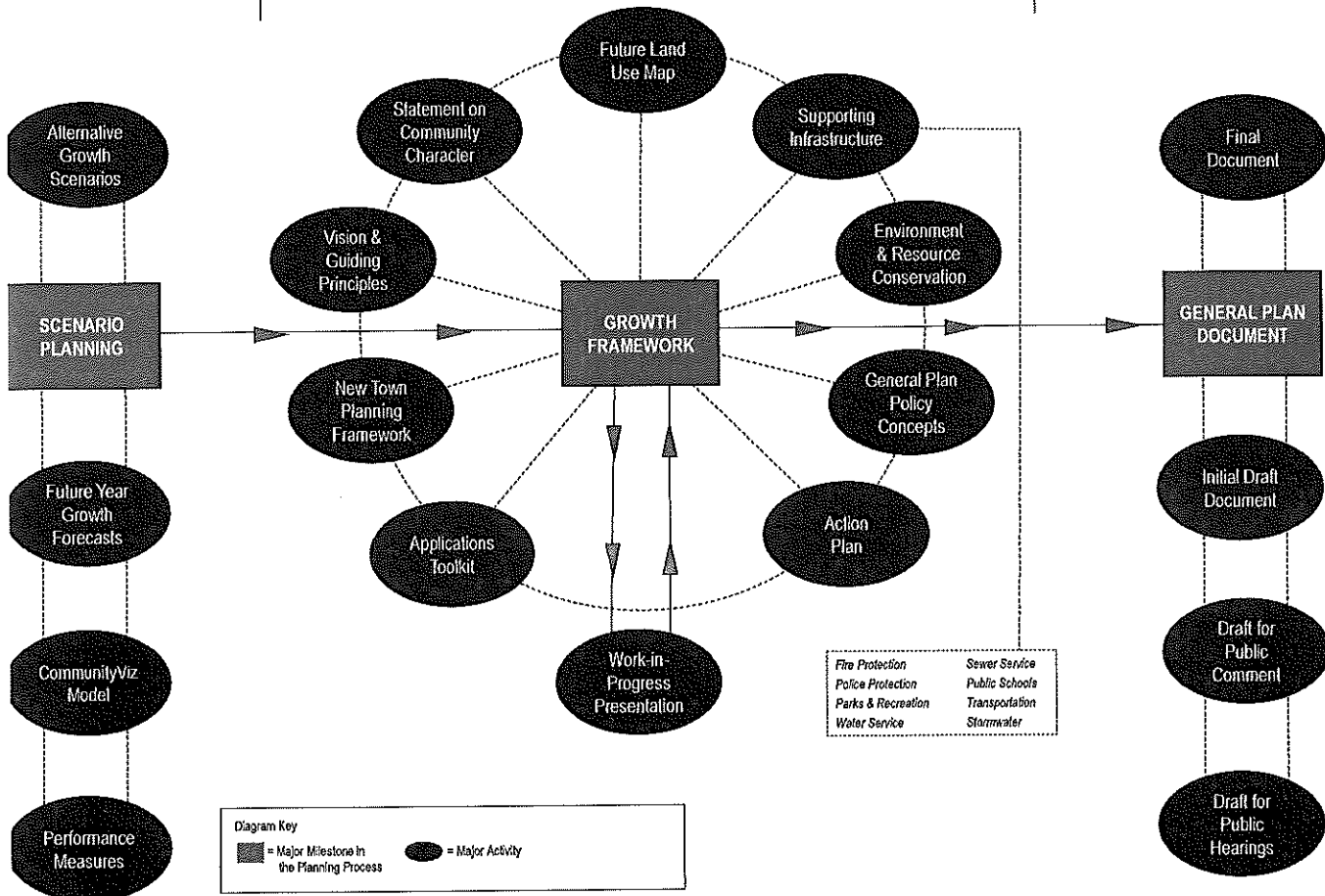
IDENTIFY & REFINE EMERGING IMPORTANT PLANNING THEMES



PLANNING PHASE 3:
SCENARIO MODELING & TESTING

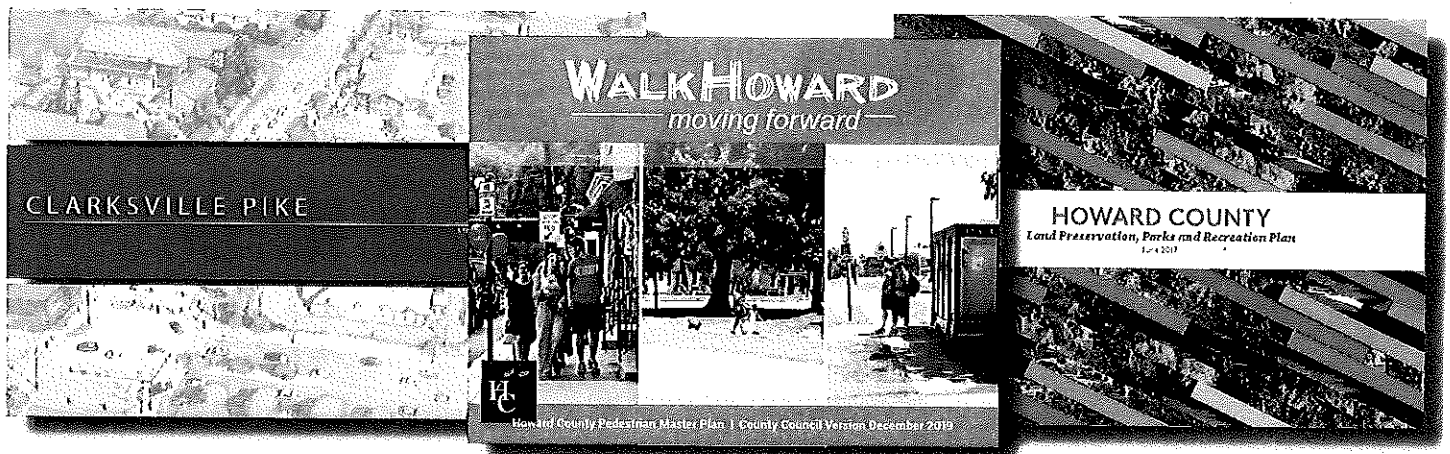
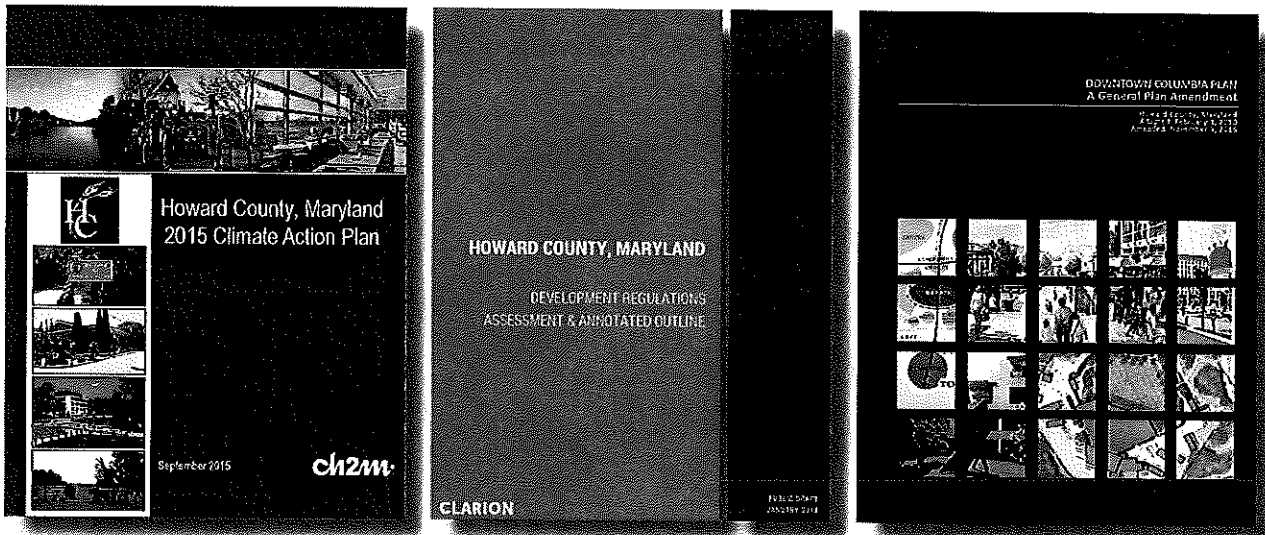
PLANNING PHASE 4:
DEVELOP & REFINE GROWTH
FRAMEWORK

PLANNING PHASE 5:
DRAFT, PRESENT AND REVISE
HOCO BY DESIGN DOCUMENT



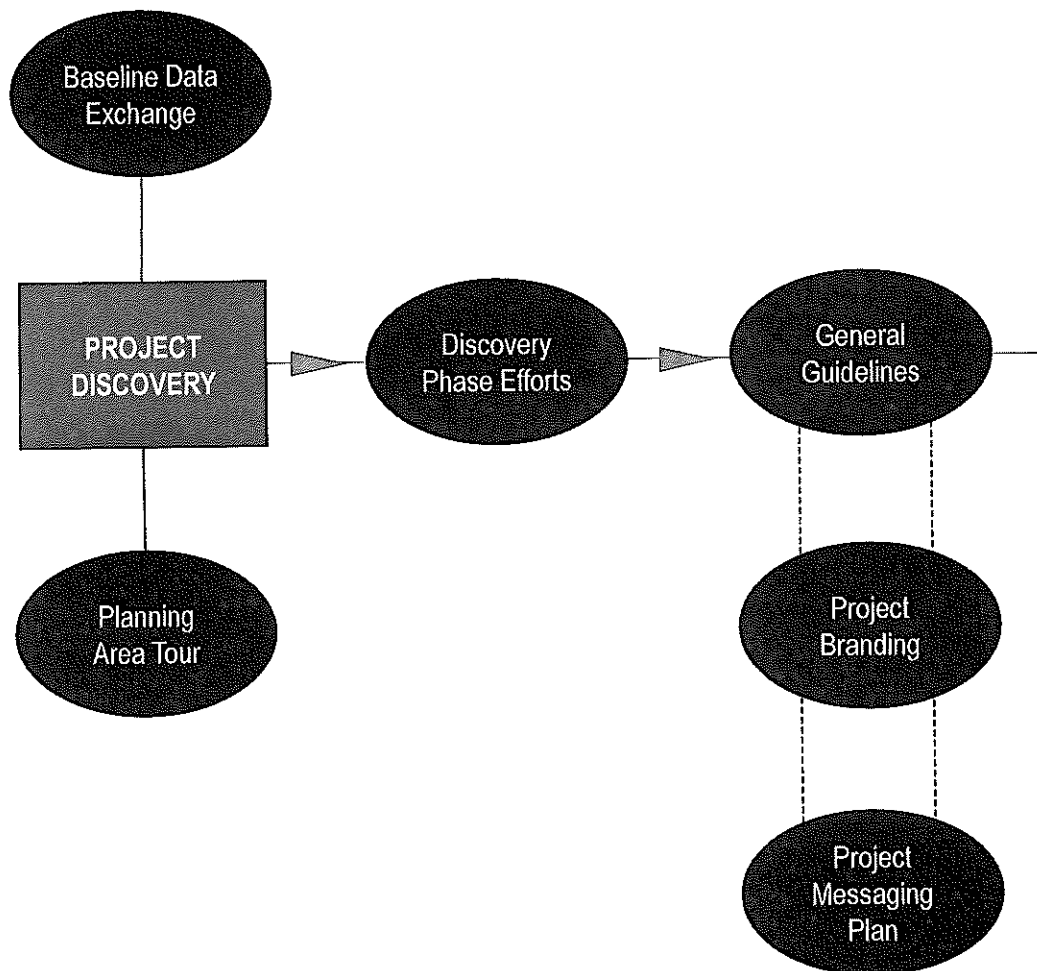
PROJECT DISCOVERY

The first phase of the process, or the Project Discovery phase, is already underway, as it entails the background work needed to complete and adopt HoCo By Design's general guidelines. As was already discussed in the previous section, it includes reviewing existing plans, identifying applicable general planning best practices, stakeholder interviews and more.

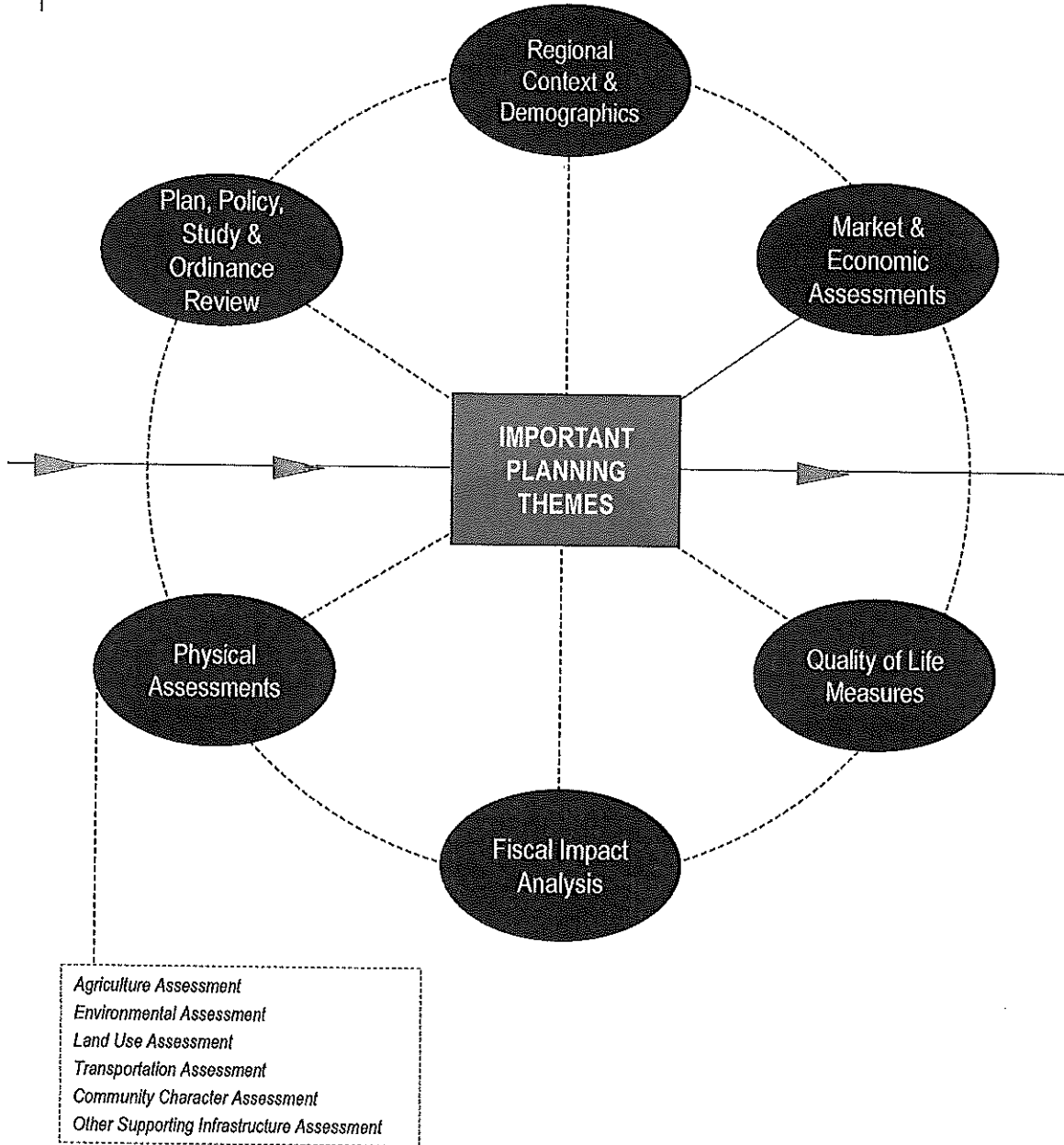


PLANNING PHASE 1:

INITIAL PROJECT RESEARCH & GENERAL GUIDELINES DEVELOPMENT



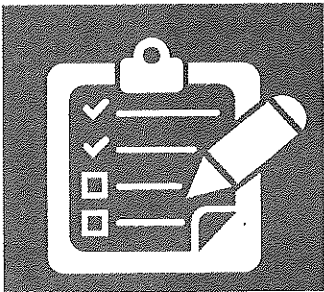
PLANNING PHASE 2: IDENTIFY & REFINE EMERGING IMPORTANT PLANNING THEMES



IMPORTANT PLANNING THEMES

With the general guidelines adopted, community engagement can begin in earnest, and the HoCo By Design team can begin the task of identifying the underlying planning and land use issues that Howard County is likely to face as it continues to grow. The milestone associated with this planning phase matches its name – **Important Planning Themes**. In order to identify these core planning themes, the HoCo By Design team will assess nine general areas important to preparing the new General Plan: policy and ordinance review, regional context and demographics, market and economic assessments, growth projections, natural environment, built environment, supporting infrastructure, fiscal impact analysis, and residents' quality of life. These areas will first be examined separately to document existing conditions and emerging trends. They will then be evaluated together for the purpose of identifying cross-cutting topics and inter-dependencies that will need to be addressed together in HoCo By Design. These cross-cutting topics will serve as the basis for the Theme-Based Chapters element of the guidelines.

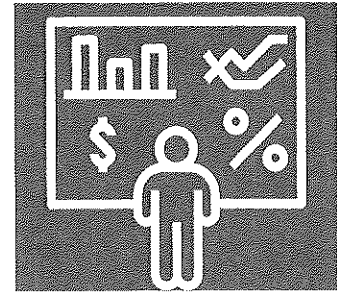
GENERAL AREAS OF INTEREST FOR DATA & ANALYSIS ACTIVITIES *



Policy & Ordinance Review



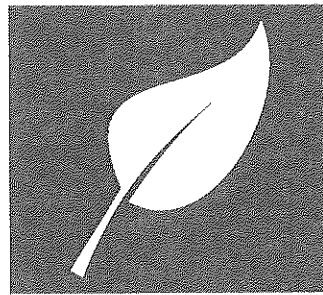
Regional Context
& Demographics



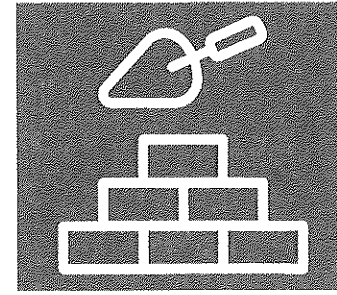
Market & Economic
Assessments



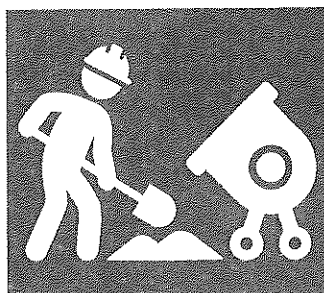
Growth Projections



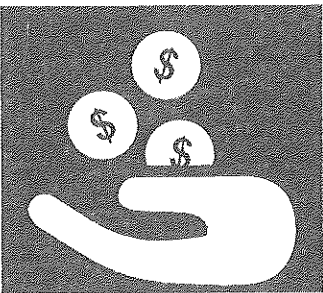
Natural Environment



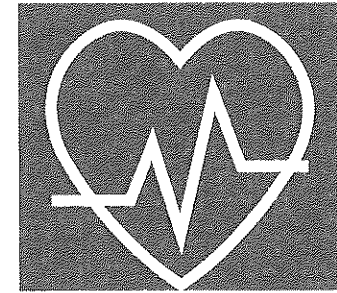
Built Environment



Supporting Infrastructure



Fiscal Impact Analysis



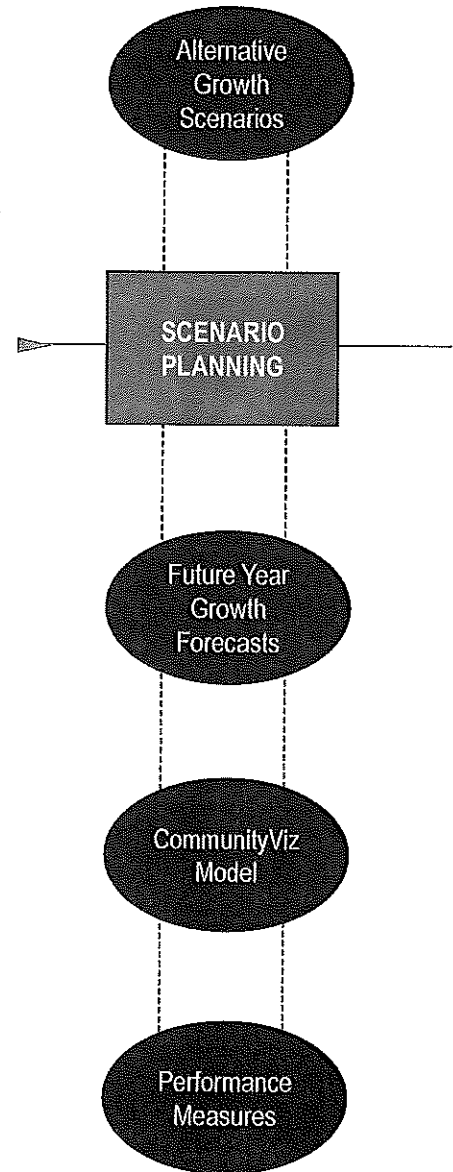
Quality of Life

*The full list of topics studied under each general area of interest will be influenced by the planning process, including comments collected from various engagement activities, different data discoveries, and various analysis findings.

SCENARIO PLANNING

With this rich understanding of Howard County's existing conditions, growth projections, and cross-cutting planning themes, the HoCo By Design team will begin to develop a potential Future Land Use Map by using a process known as scenario planning. A scenario planning process generates future alternatives, emerging trends, or the community's desires for long-term sustainability. Scenario planning is a quantitative process used to contemplate ways a community could grow and can answer questions such as 'How should we grow?' 'Where do we grow?' and 'How much will growth cost?'. The Scenario Planning phase involves building computer models capable of answering these questions by measuring and evaluating different hypothetical scenarios for the future of Howard County. The conclusion of this phase will yield a preferred future scenario that will serve as a rubric for Howard County's plans for growth and conservation.

PLANNING PHASE 3: SCENARIO MODELING & TESTING



PLAYING IN A VIRTUAL SANDBOX

Scenario planning offers an overall process, analysis tools, and partnering strategy to share information and make more-informed decisions about the future.

Participants will be asked to contemplate their vision of the most livable study area, and the project team will measure their impacts and evaluate the trade-offs associated with competing scenarios. The scenarios themselves are stories about the future, not forecasts or predictions. They are possible futures that might come to pass based on what already exists, emerging trends, or the community's desires to change course for the future. The essential requirement of any growth scenario is that it be plausible, within the realm of what exists or what could be.



BACKGROUND RESEARCH

01

Where are we now?

- community assessments
- participant values and preferences
- key decision criteria/performance
- measures for evaluating
- previous commitments
- market realities



BUILD SCENARIO PLANNING TOOLS

02

How do we make decisions?

- scenario testing software
- anticipated growth totals
- statistical models
- forecasting tools

04

Where do we want to be?

- vision statement
- evaluate alternative futures
- growth scenarios report card
- preferred growth scenario



TREND DEVELOPMENT

03

Where are we going?

- evaluate conditions at build-out of the study area based on currently adopted plans



ALTERNATIVE GROWTH SCENARIOS

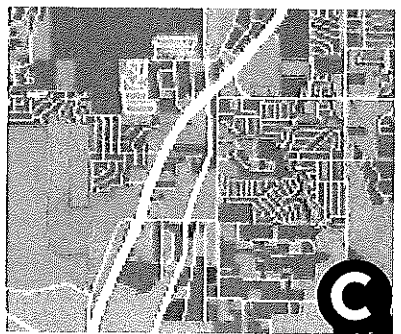
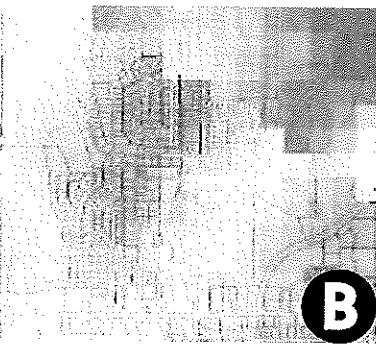


ACTION PLAN

05

How do we get there?

- goals, strategies, and actions
- agendas and priorities
- documentation



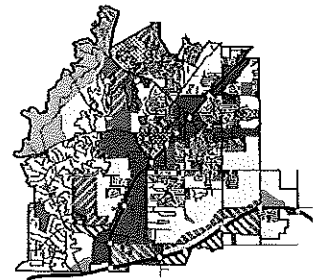
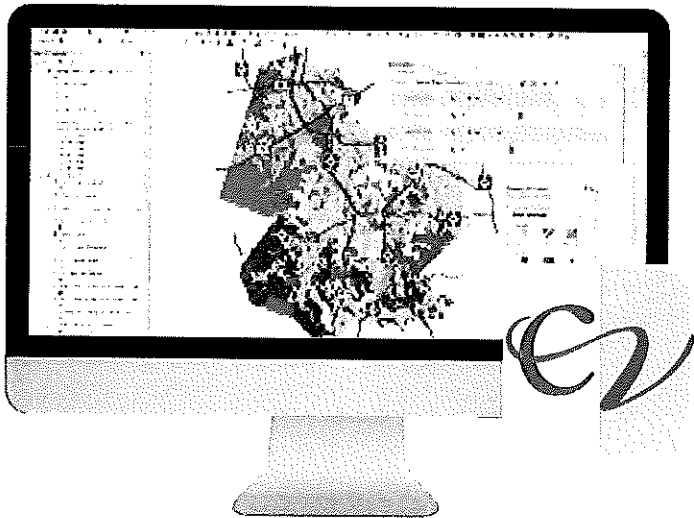
CODE	SHE EFF	PER RES	PI
POS	0%	0%	
RR	100%	100%	
SFE	80%	100%	
SF22	80%	100%	
SF15	80%	100%	
SF10	80%	100%	
SF85	80%	100%	
SF7	80%	100%	
TH	80%	100%	
MF	70%	100%	
NS	70%	0%	
LR	70%	0%	
C	70%	0%	

Inventory Existing Conditions

An inventory and analysis of existing conditions in the planning area provides the foundation for a scenario planning process. The project team will evaluate data available for both the natural and built environments (A) as the starting point for rationalizing alternative growth scenarios later in the process. They will also incorporate market realities and economic drivers present in the community to help prepare a heat map (B) for where growth might be attracted to in the future. Very specific information, like parcel-level development status (C), will help increase the accuracy of analysis tools. Data in tables (D) will be tied to spatial data collected to represent things like allowable density, land use mix, etc. in local policies and ordinances.

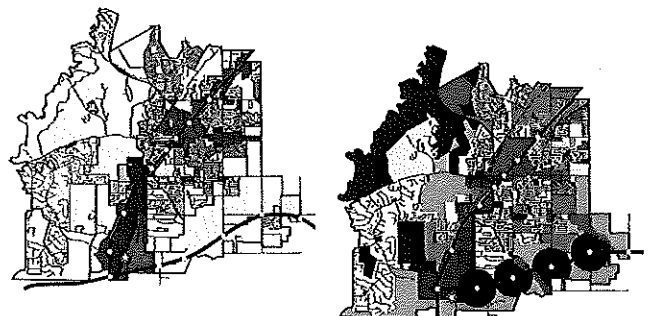
Community Dialog About Growth & Conservation

Some outreach events for the General Plan will target discussions about future growth and conservation opportunities in the planning area. Information from the events will be used to develop alternative growth scenarios, which will be used to test and evaluate ideas about different development types, locations, patterns, and intensities appropriate in the county (including a traditional board game created for Howard County.)



Measure Impacts & Evaluate Trade-Offs

Alternative growth scenarios considered for the General Plan will include a theme, story, key assumptions, and maps. Information will be created, in part, using CommunityViz software, which is a decision support tool that combines numeric and spatial data about a location. The "live environment" in the software provides users with the opportunity to test new ideas and quickly see updated results.

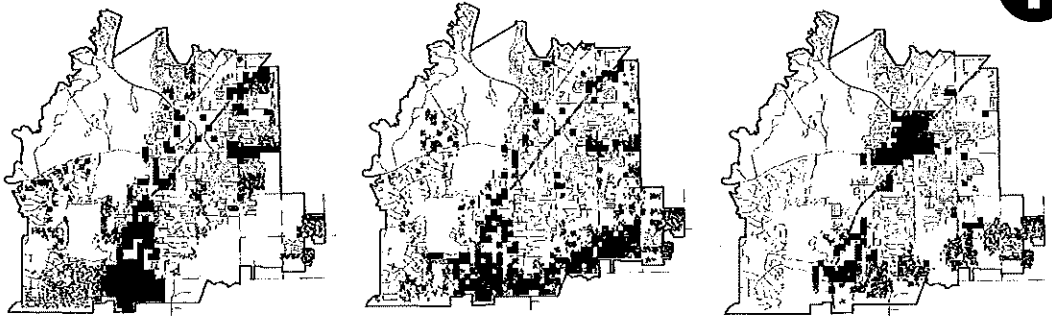


SNAPSHOT OF IMPORTANT STEPS FOR A SCENARIO PLANNING PROCESS

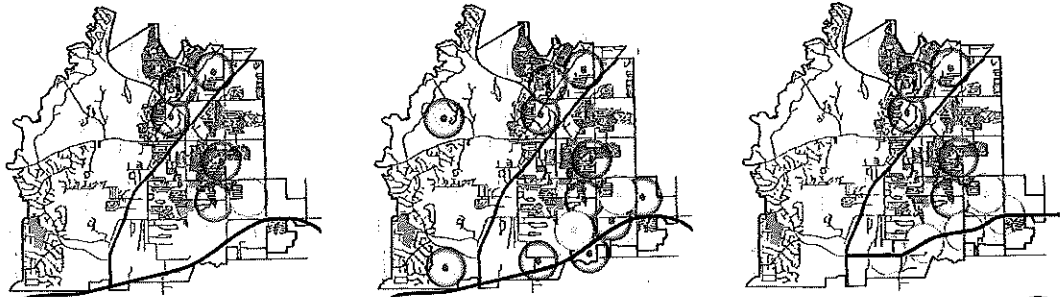
Measure Impacts & Evaluate Trade-Offs

Computer models and spreadsheets will be used to allocate future growth in the planning area (1), and the "new demand" for facilities and services will be measured for things like new parks (2) or water service expansion (3). Scenarios will be compared side-by-side to evaluate the trade-offs of alternative futures using performance measures created by the project team that are unique to the community. Most performance measures developed for the scenario planning effort will relate to different goals and values expressed earlier by the community in the planning process.

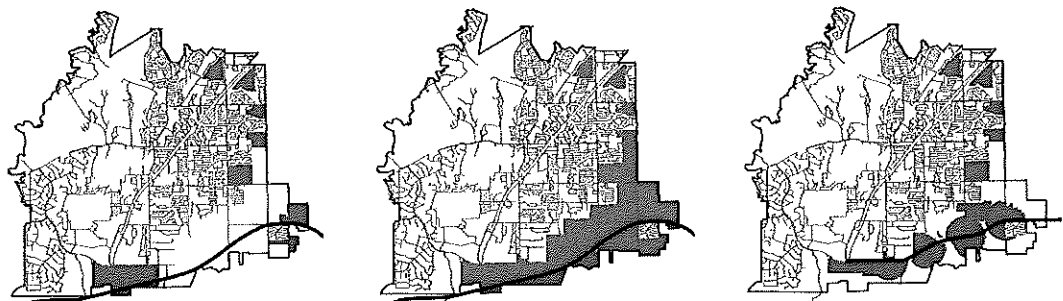
1



2



3

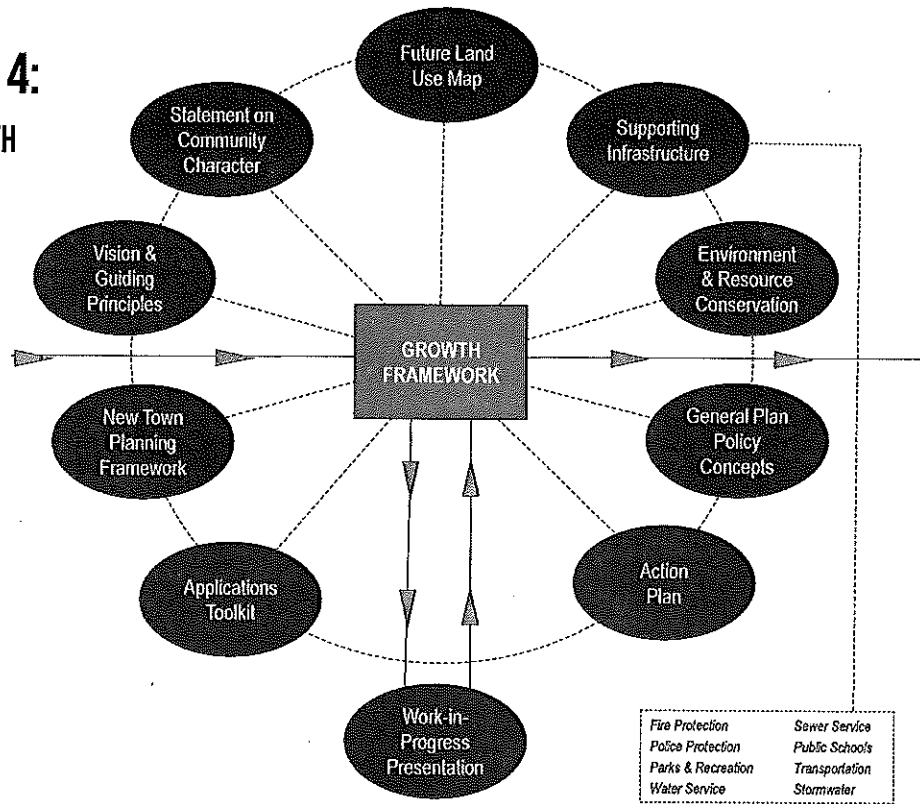


Share Results with the Community

Results from the scenario planning process will be shared with the community at a Growth Choices Workshop, and feedback from participants related to the strengths and weaknesses of each alternative growth scenario will be considered when developing the future land use map included in the general plan.



PLANNING PHASE 4: DEVELOP & REFINE GROWTH FRAMEWORK



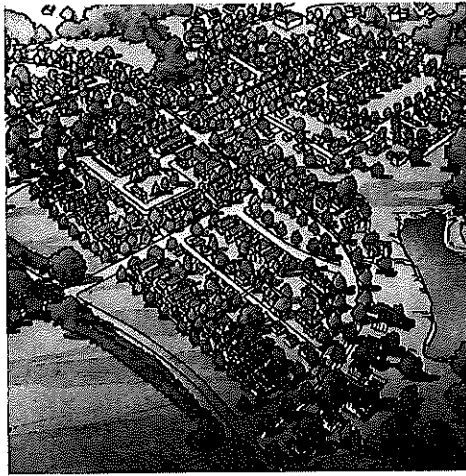
GROWTH FRAMEWORK

With this rubric for a preferred scenario in hand, a framework for growth and conservation can be designed to help manifest Howard County's vision for the next 20 years. The **Growth Framework** phase entails a variety of tasks needed to build the foundations of the final HoCo By Design general plan document. This includes developing a clear Vision for Howard County's future growth and conservation, supported by Guiding Principles and a Statement on Community Character that summarizes preferred development styles and design concepts. Implementation strategies are considered through the development and refinement of a Future Land Use Map, evaluating and paying special attention to the needed supporting infrastructure and environmental impacts.

New Town Framework

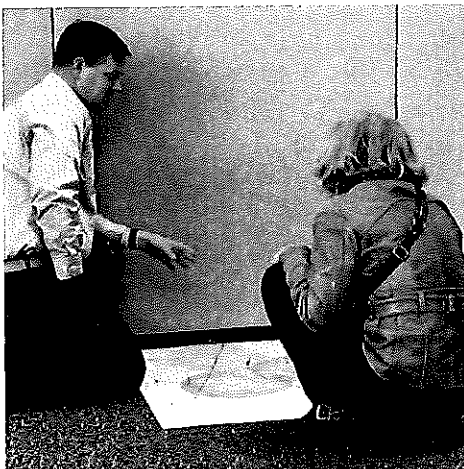
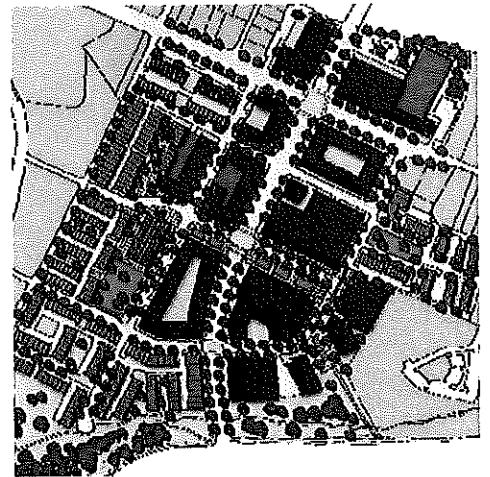
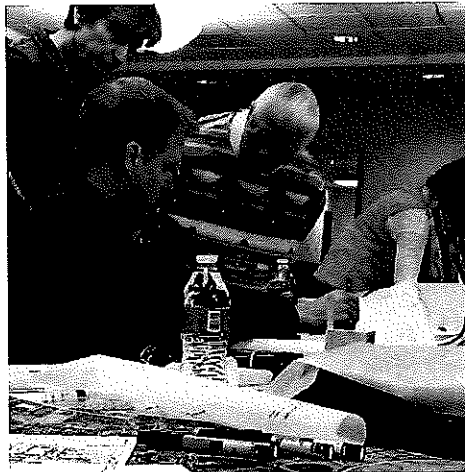
As the HoCo By Design planning process builds a plan for the entire county, a more granular examination for Columbia will provide a spotlight on the area's unique history and land use regulations. The New Town regulations were adopted in 1965 and have been in place for decades with relatively few changes in the overall structure until 2009 and 2010. In 2009, changes were made related to village center redevelopment and in 2010, changes related to Downtown Columbia redevelopment. The HoCo By Design planning process will develop a planning framework for the New Town area (minus Downtown) with an emphasis on village center redevelopment, employment and commercial corridors, and the adjacent Gateway area. However, since the Downtown Columbia Plan (2010) is still relevant, it will continue to serve as the guiding document for future downtown growth.

The New Town Framework concepts will highlight the community's preferred design principles for community character and will supplement the Future Land Use Map to reflect preferred land uses. The New Town Framework will be used to illustrate big ideas expressed as recommendations in the final General Plan document.

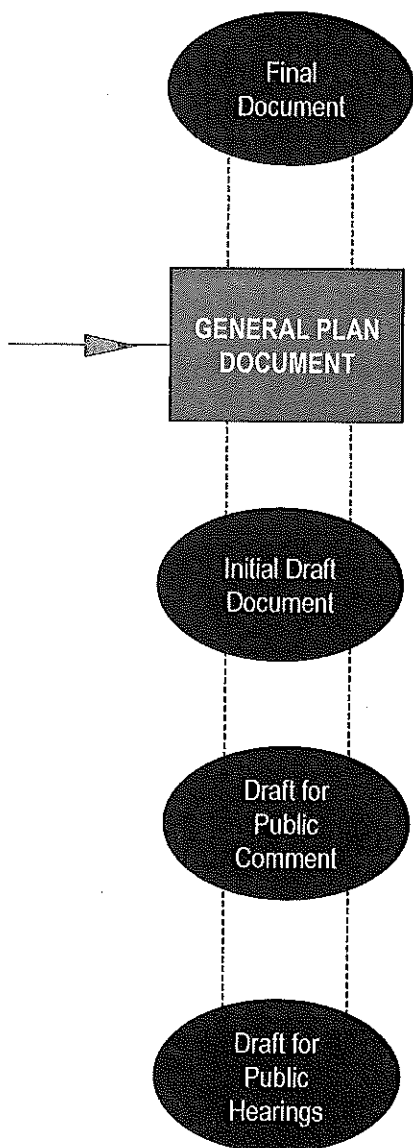


A multi-day design charrette in the Columbia area will be held to develop the New Town Framework. A multidisciplinary team of consultants representing the fields of community planning, transportation, economic development, market analysis, and urban design will work as an extension of DPZ staff throughout the event. The "open forum" will let the public work closely with the project team on specific policy recommendations and master plan concepts for Columbia to consider.

The renderings featured are from a variety of previous projects undertaken by City Explained, Inc. and serve as examples of the renderings that will be produced during the Growth Framework phase of the planning process.



PLANNING PHASE 5: DRAFT, PRESENT AND REVISE HOCO BY DESIGN DOCUMENT

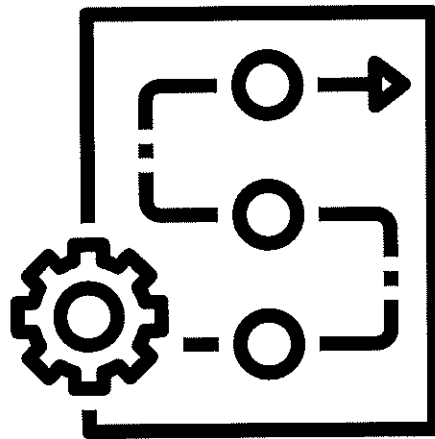


GENERAL PLAN DOCUMENT

The final phase of the planning process entails putting pen to paper by drafting, presenting, revising, and adopting HoCo By Design as Howard County's next General Plan. The General Plan Document phase knits together all the input and feedback we received over the previous four phases and presents a playbook for how to achieve a future for Howard County that is tailored, local, creative, and is truly designed by, and designed for, Howard County.

TREAT THE PLAN AS A PLAYBOOK

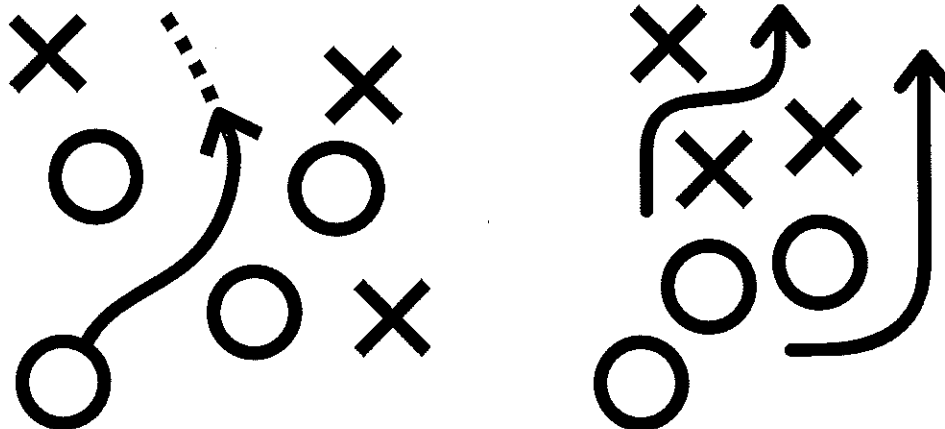
Howard County should be able to take advantage of opportunities when they present themselves, so HoCo By Design will use a “playbook” approach to guide future growth and development in the county. Some parts of the document —things like the planning context, guiding principles, community character statement, and important targets — should remain constant and keep Howard County on a focused path for success. Other parts of the document —things like the general recommendations, focus area study recommendations, and supporting maps — may need to evolve over time to adapt to conditions that were not present at the time the Plan was adopted. Any changes considered under the playbook mindset for the document should be evaluated against the planning context, guiding principles, community character statement, and important targets to determine if they are in the best long-term interests of Howard County and its residents, businesses, and property owners.



Blueprint Approach

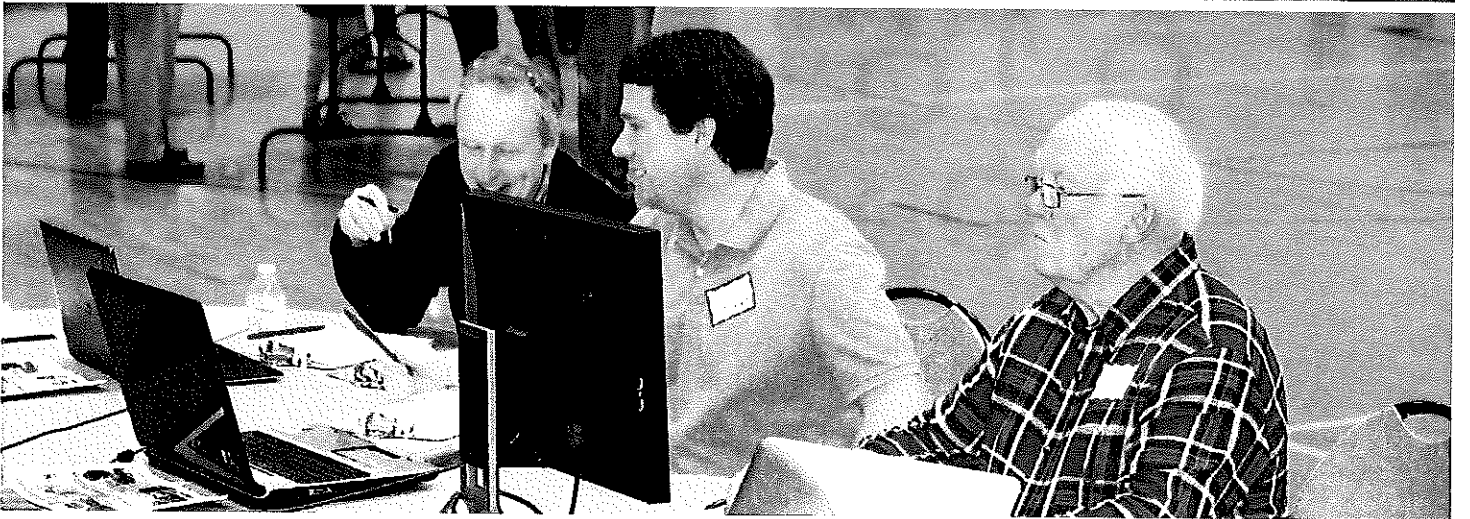
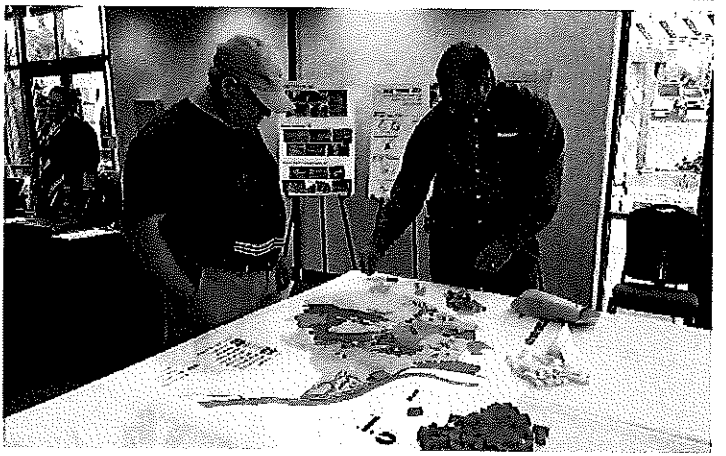
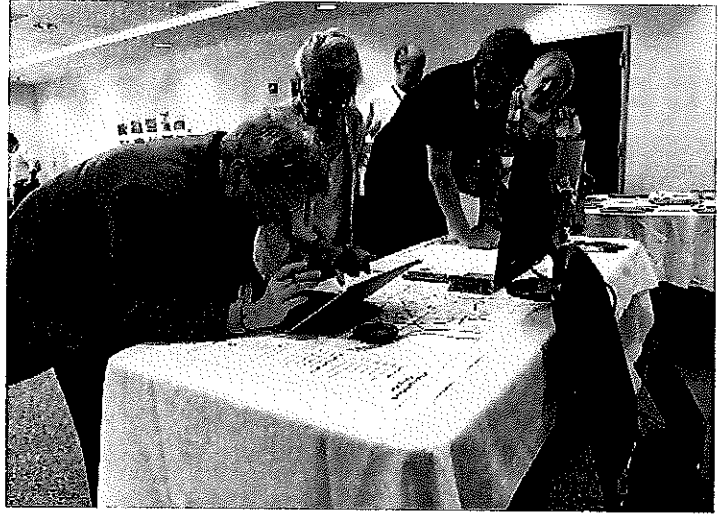
A specific plan that serves as a guide for making something else.

VS



Playbook Approach

A book of different plays that are used by a team in response to changing conditions.



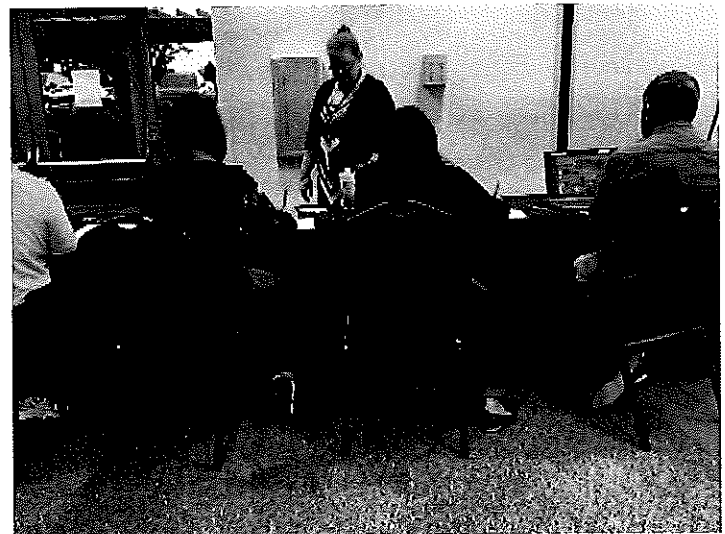
PUBLIC ENGAGEMENT PLAN

The Public Engagement Plan for HoCo By Design is composed of a comprehensive set of initiatives that represent a significant investment to partner with the community and create a shared document for guiding decisions about the County's future. This shared document can only come to fruition with the full participation of and input from every part of the Howard County community, including but not limited to decision-makers, employers, service providers, community organizations and, most importantly, the general public. In order to maximize inclusivity, the overall approach to public engagement starts with defining targets, namely the basic wants and needs of engaged participants:

1. To be asked to participate;
2. To be provided multiple, convenient opportunities to participate;
3. To find safe, convenient places to gather;
4. To connect with people on something meaningful; and
5. To feel their involvement will affect change.

The overall approach strives to ensure that everyone should have an opportunity to engage, which means high-tech and low-tech options are provided and targeted to different segments of the population to maximize participation in the Plan update. Traditionally under-represented groups in the planning process for a General Plan update are specifically targeted for this initiative, including, but not limited to: students, young adults, working parents, community-based organizations, residents with English as a second language, home renters, and business owners and employees.

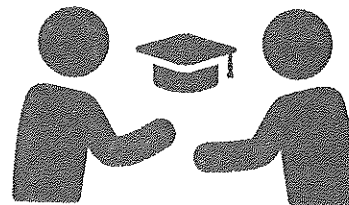
Fourteen different stakeholder engagement initiatives are identified to support the General Plan update. Each is presented below under one of four general categories used to organize the stakeholder engagement initiative: tools to educate, tools to inform the project team, tools to collaborate, and tools to get feedback on draft deliverables.



FOUR CATEGORIES OF PUBLIC ENGAGEMENT

Educate

Strategies to **Educate** include public engagement initiatives designed to ensure that Howard County's residents are kept informed about HoCo By Design's progress and opportunities to participate, as well as ensuring that participants understand planning issues big and small.



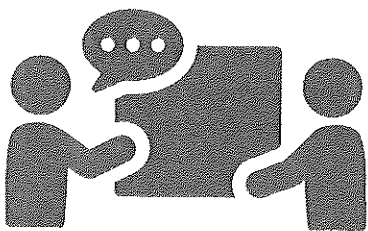
Planning Education Curriculum – An assembly of Howard County and planning best practices materials and technical guides created and presented to educate participants throughout the planning process.

Online Engagement – The process will feature a website-- currently under development--that will serve as the primary online hub for education, information sharing, collaboration, and feedback once the project has entered the Important Planning Themes phase.

Responding to Public Inquiries – There will be a variety of means for participants to get their questions answered by members of the HoCo By Design team directly throughout the planning process.

Inform

The public engagement tactics used to **inform** the project team include opportunities for everyone to share big ideas, preferences, and visions for Howard County's future.



Stakeholder Interviews – Interviews and small meetings with community leaders, organizations, and industry groups to share their ideas, thoughts, and frame of reference.

Community Ideas Exchange Workshop – The first major public engagement event designed to creatively share ideas, preferences, and visions for Howard County's future. This event will play a critical role in helping to identify Howard County's Important Planning Themes.

On-The-Table Initiative – An informal discussion guide to host meetings and share ideas with friends and family about Howard County's future. The guide explains how to share the contents of the discussion with the HoCo By Design team so that the thoughts and ideas discussed can be used to help identify the Important Planning Themes.

Better Communities Board Game – A Howard County-specific board game (also available and adapted for online play) that will launch during the Important Planning Themes phase asks players to allocate projected growth across the county, educating players about the trade-offs associated with different types of land uses and development. Additionally, the resulting development patterns produced by the game will be used to inform and build community-driven alternative growth scenarios during the Scenario Planning phase.

*The departments and agencies involved in the Technical Advisory Team include:

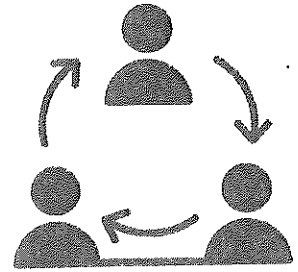
Public Works
Office of Transportation
Housing and Community Development
Recreation and Parks
Economic Development Authority
Office of Community Sustainability
Community Resources and Services
Inspections, Licenses, and Permits
Health Department

Office of Emergency Management
Fire and Rescue
Police
Office of Budget
County Administration
Technology and Communication Services
Office of Law
Planning and Zoning

Collaborate

Public engagement activities in which we **Collaborate** are more granular and require a higher degree of cooperation to facilitate an exchange of information.

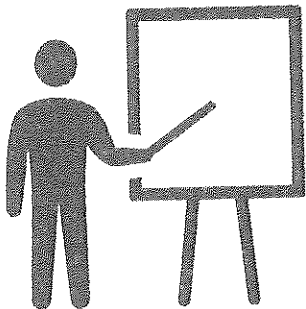
Technical Advisory Team – A group of Howard County Department staff who provide the subject matter and institutional expertise needed to review HoCo By Design team findings, ideas and reports. The Technical Advisory Team will be called on to help guide the planning process intermittently throughout the project.*



Planning Advisory Committee – A body will be appointed by the County Executive, and confirmed by the County Council, consisting of community leaders, service providers, industry groups, and the general public. The Planning Advisory Committee provides the local knowledge and sounding board needed to ensure HoCo By Design is reflective of the community's needs and desires.

Strategic Advisory Group – Groups of local, state, or national issue area experts organized by the Important Planning Themes identified at the onset of the planning process. Strategic Advisory Group members will review the work produced by the HoCo By Design team over the course of the planning process, ensuring that findings are informed by subject matter experts in the field.

New Town Framework Design Charette – A public event hosted during the Growth Framework phase designed to engage the community in exercises that drill down on the New Town area (minus Downtown Columbia). The event will include presentations, technical roundtable discussions, and drop-in discussions meant to the character that makes Columbia unique and examine development alternatives for the area.



Feedback

While there will always be opportunities to provide input, the public engagement events that fall into the **Feedback** category explicitly involve the HoCo By Design team presenting milestone findings for public reaction and comment.

Growth Choices Community Workshop Series – An event held during the Growth Framework phase to present the alternative growth scenarios developed during the Scenario Planning phase. Participants will be asked to provide feedback on the various alternatives after being presented with their defining characteristics, impacts, and trade-offs. The feedback collected online and in-person during the Growth

Choices Community Workshop Series will play a critical role in designing the Future Land Use Map.

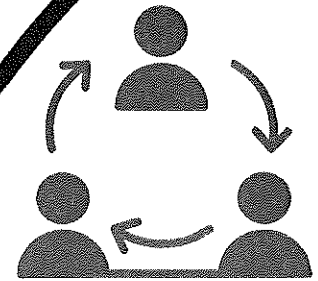
Draft Plan Recommendations Workshop Series – The final event (though far from the final opportunity) to provide feedback on the official recommendations presented in the new General Plan, HoCo By Design. Occurring during the General Plan Document phase, participants will be asked to provide their input on the Vision, Guiding Principles, Future Land Use Map, and specific recommendations in HoCo By Design. The feedback received during this workshop series will be used to develop the draft and final plan itself.

Policy-Maker Briefings & Hearings – Events in which the HoCo By Design team makes presentations to elected officials, appointed officials, board members, etc. to provide updates and seek their input. These occur throughout the planning process and generally coincide with major milestones.

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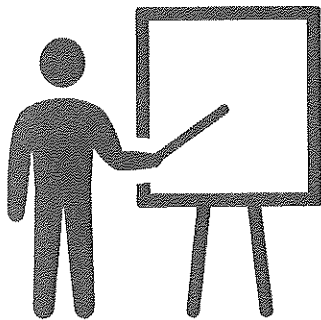
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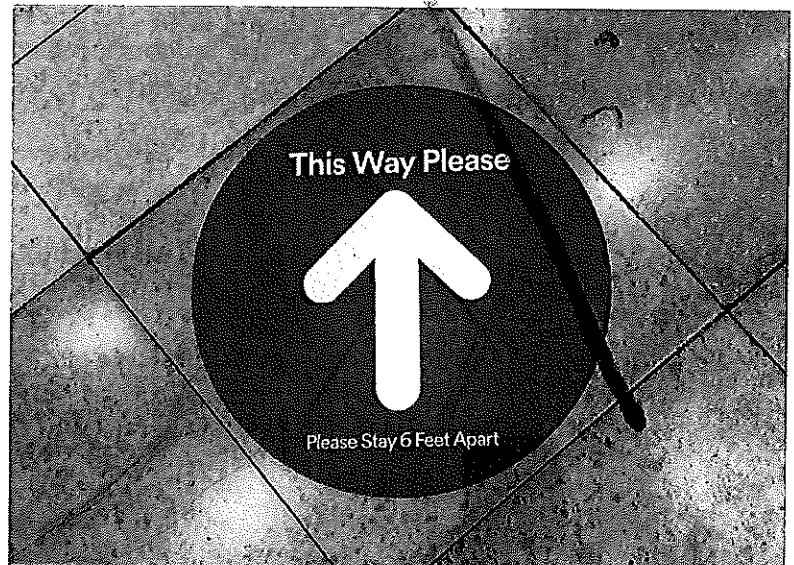
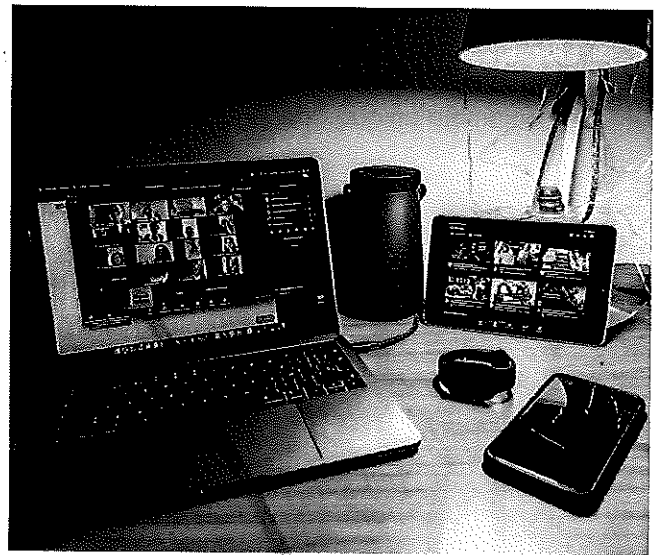
RESPONSE TO COVID-19: PHYSICALLY DISTANT, SOCIALLY CONNECTED

Howard County is committed to providing community services and continuing government operations during the COVID-19 pandemic. The Department of Planning and Zoning is working with its national and local consultants to identify industry best-practices to ensure that all stakeholders may participate in HoCo By Design in a meaningful and safe manner.

To protect public health and safety, the project team will be regularly re-evaluating the HoCo By Design public engagement plan during the pandemic to determine how to best move forward with both virtual and in-person components. The public engagement plan already includes a variety of online opportunities that offer alternatives to in-person activities.

While the progression of the pandemic will influence what type of engagement can be done and when, the Department intends to launch a collaborate engagement process that can adapt as circumstances change.

The boxes to the right briefly describe what may need to be considered for the Four Categories of Public Engagement presented on Pages 32 and 33 while we are practicing social distancing.



EDUCATE

- Planning Education Curriculum
- Online Engagement
- Responding to Public Inquiry

These events are all able to take place online as planned.

FEEDBACK

- Growth Choices Community Workshops
- Draft Plan Recommendations Workshops
- Policy-Maker Briefings & Hearings

This category of engagement is slated for 2021 and may need to be adapted to alternative formats if social distancing restrictions are applied at that time.



COLLABORATE

- Technical Advisory Team
- Planning Advisory Committee
- Strategic Advisory Group
- New Town Framework Design Charrette

Other than the New Town Framework Design Charrette, these activities will occur throughout the life of the HoCo By Design planning process, which is scheduled to last 24 months. Most activities in this category can occur through virtual meetings if necessary. The New Town Framework Design Charrette is slated for 2021. If necessary in 2021, the team will explore options to substitute the charrette with virtual opportunities or adapt the charrette to meet social distancing requirements.

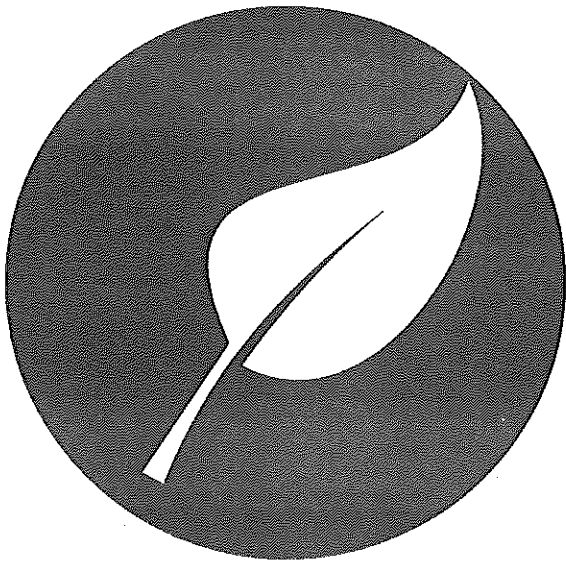
INFORM

- Stakeholder Interviews
- Community Ideas Exchange Workshop
- On-The-Table Initiative
- Better Communities Board Game

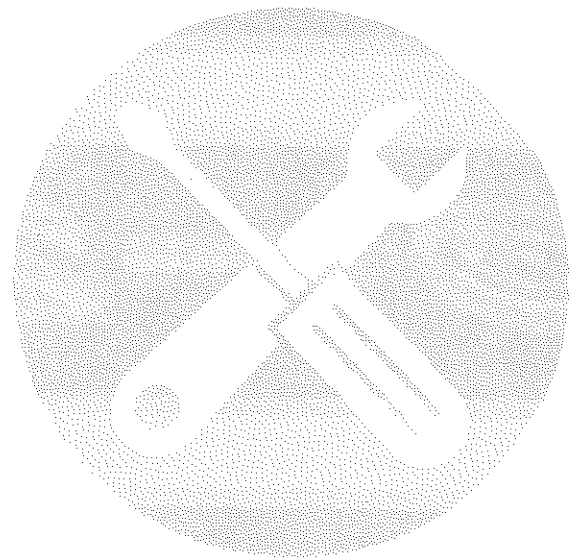
While some of these opportunities were initially envisioned to take place in-person, the project team is exploring options to substitute them with virtual opportunities or adapt them to meet social distancing requirements. For example, the project team is exploring options for a physical board game that is safe for use in small groups to compliment a more robust on-line version. However, decisions on using a physical board game will be made based on future guidance related to the COVID-19 pandemic.

ORGANIZATIONAL FRAMEWORK

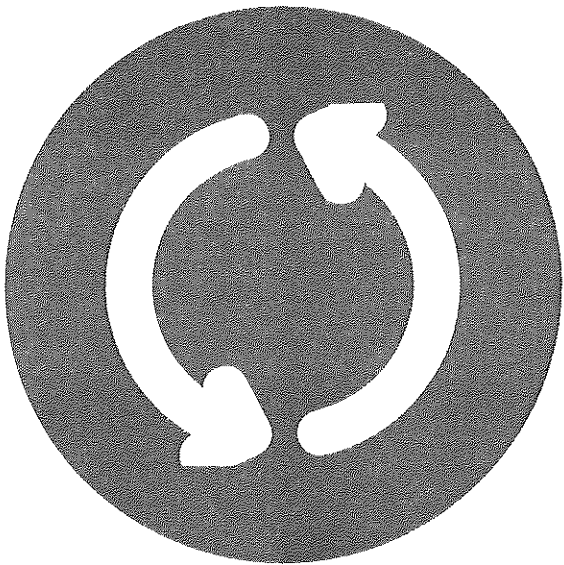
HoCo By Design will use a character-based organizational framework that segments areas of Howard County into Areas to Preserve, Areas to Enhance, Areas to Transform, and Areas to Strengthen. This framework will provide HoCo By Design with general meanings and examples for achieving the County's shared vision, applying its guiding principles, and presenting recommendations in the document. Clear purpose and intent for several high-level initiatives guiding the Plan also provides focus for the community, elected officials, County staff, development interests, conservation partners, and other agencies in terms of their mission and expected outcomes to implement the next General Plan.



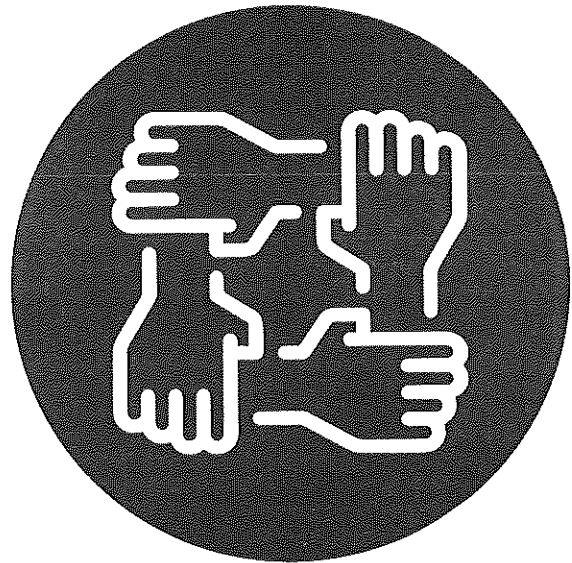
Areas to Preserve are intended to safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with parks, recreation facilities, and nature. They can also represent areas of particular historical or culture significance, protecting Howard County's character and what makes it a special place.



Areas to Enhance could include existing developed areas, such as neighborhoods, employment hubs or retail centers that are now stable, but should consider small-to-medium improvements over the long-term in order to keep up with changing economics, technologies and age-related wear and tear. These areas are not likely to witness wholesale redevelopment, but could benefit from several precise, tactical improvements capable of meaningfully enhancing the quality of life for the people that inhabit those areas.



Areas to Transform provide opportunities to re-imagine Howard County's future, and introduce new, energized activity areas that provide key locations for new employment centers, regional shopping centers, entertainment areas, and upper story or adjacent residential units in appropriate locations. These areas require more deliberate planning and phasing to keep them viable over longer periods of change and have the potential to serve as new and reinvigorated activity centers for the whole of Howard County.



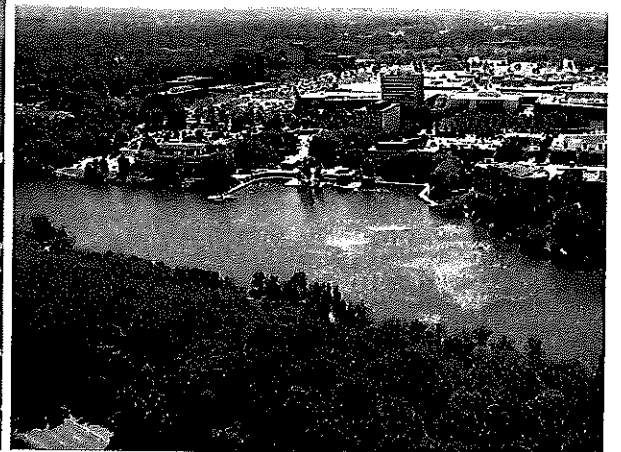
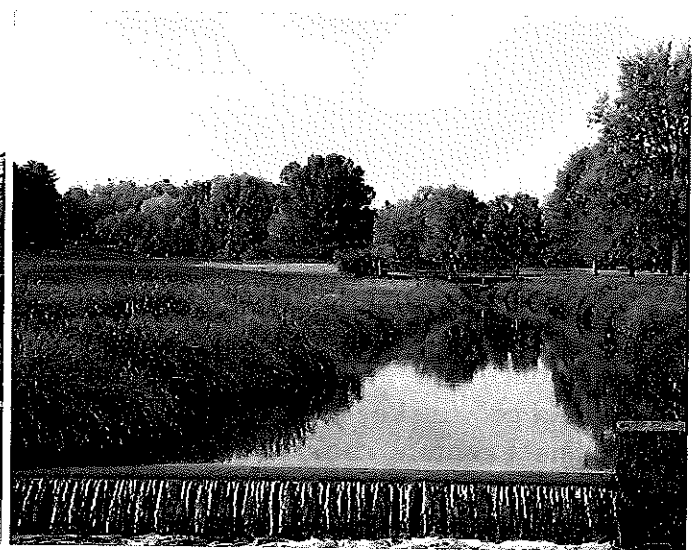
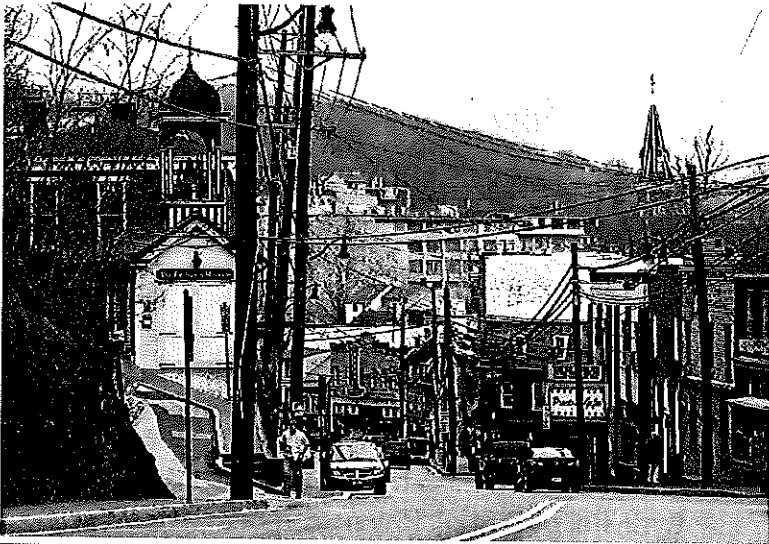
Areas to Strengthen represent places around Howard County that already have positive momentum in the right direction and just need some additional, intentional support to overcome the hurdles preventing them from reaching their full potential. Physical improvements should build upon, and contribute to, their continued success.

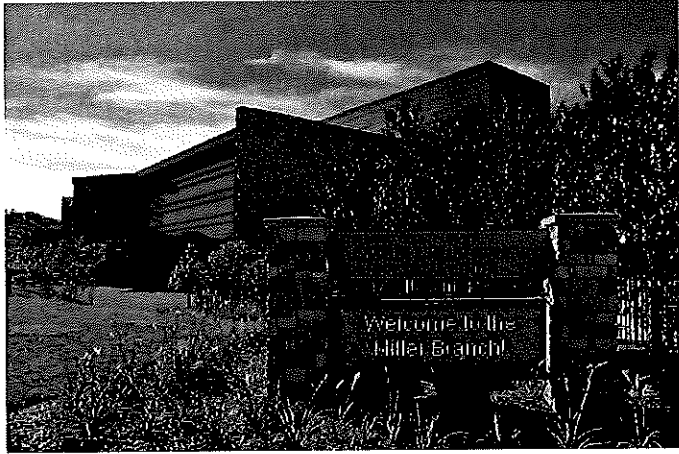
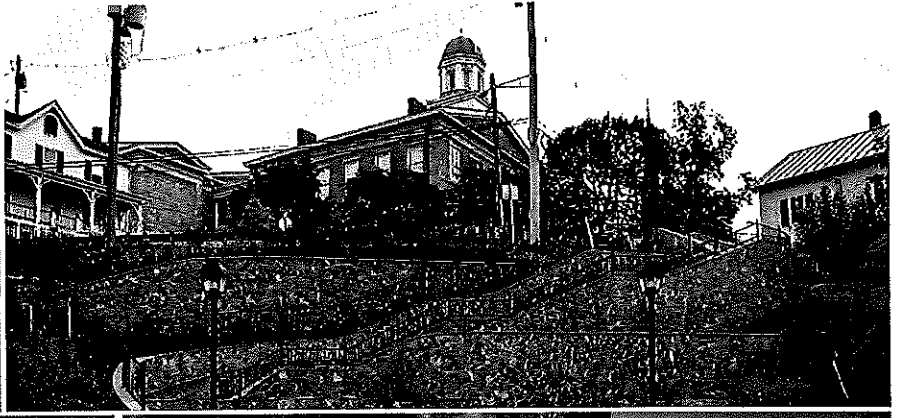
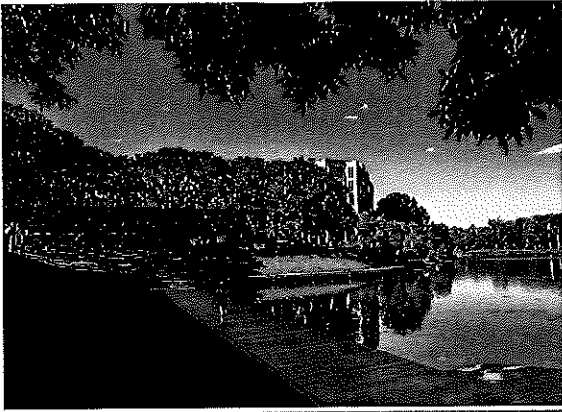
EMPHASIS FOR THE NEW GENERAL PLAN

The new General Plan HoCo by Design: Every Voice. One Vision will build on the foundation of previous Plans in thinking about a successful and adaptable future for the community. It will be the first Plan to emphasize design and character and instill a lasting sense of place unique to different areas of the County. The notion that protecting or enhancing the brand and character of Howard County as the overarching goal of the Plan will organize other thoughts and ideas about more traditional topics included in the General Plan.

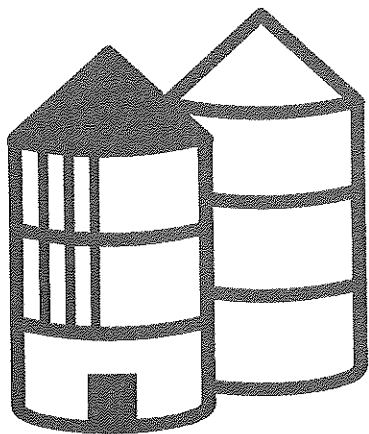
The new General Plan will also adopt a different format for presenting information in the document, which recognizes that the challenges and opportunities facing Howard County do not fit neatly into individual silos (chapters) found in more traditional General Plan documents (e.g., land use, transportation, natural resources, parks and recreation, or economic development). Instead, HoCo By Design will revolve around themes that will be identified through the public engagement process. Despite this different approach to writing a general plan, HoCo By Design will be consistent with state laws, regulations, and guidelines. County staff, elected and appointed officials, and their partners will be in the best position to implement HoCo By Design's vision for the future by weaving together the issues and solutions, rather than treating them separately, for meeting the County's biggest challenges in the future.

It all starts with Howard County's Character...



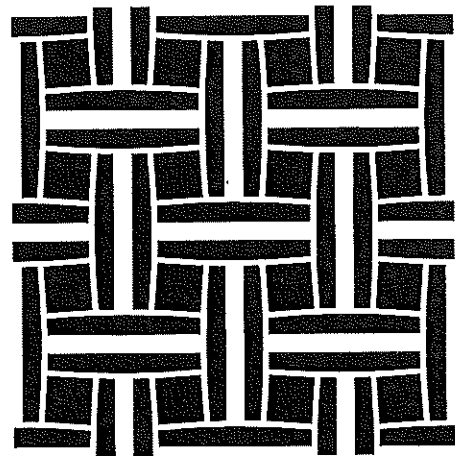


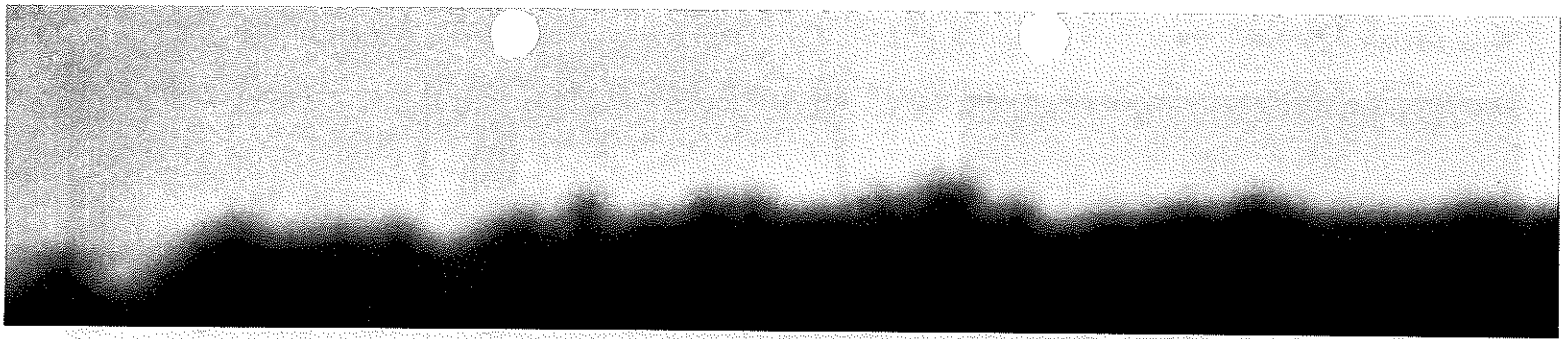
Silo Chapters



VS

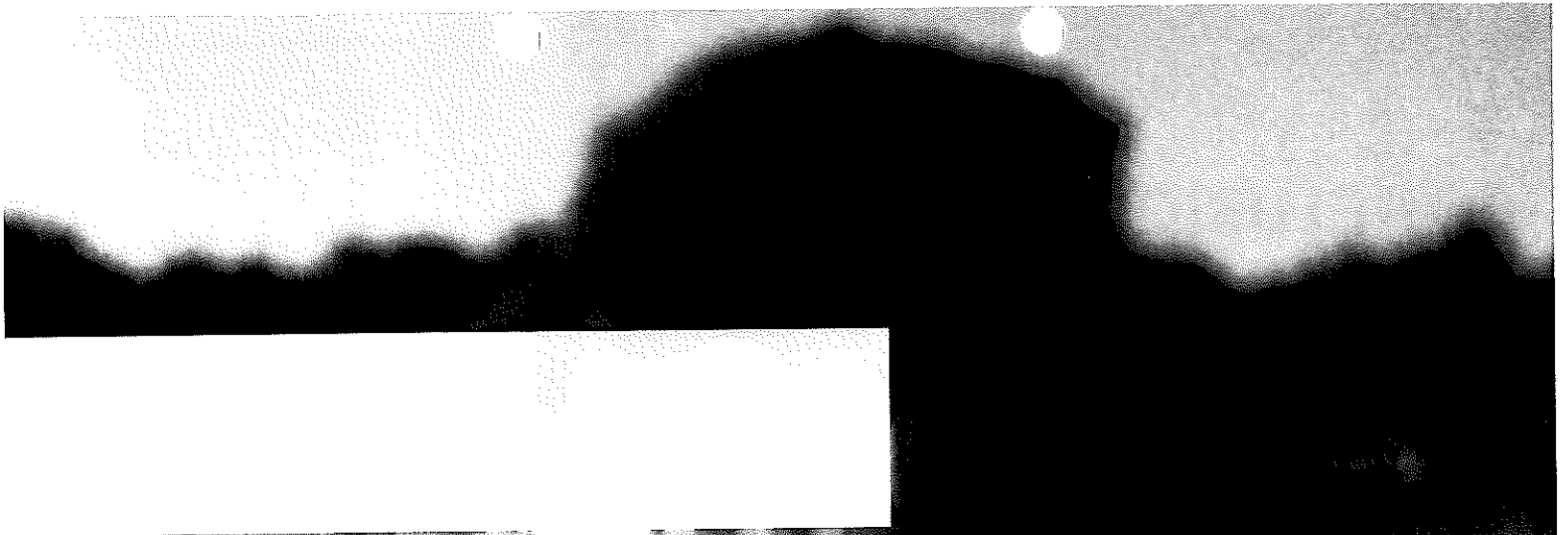
Theme Chapters





CONCLUSION





CONCLUSION

The general guidelines for the completion of HoCo By Design were created in context, with Howard County's unique characteristics and planning needs at the forefront. The general guidelines – the Planning Process, Public Engagement Plan and Organizational Framework – were developed to build on Howard County's long tradition of having meaningful and impactful General Plans that help to create the County's exceptional quality of life.

The general guidelines will be a resource to the HoCo By Design team, and referred to throughout the planning process to maintain a comprehensive, consistent and continuous engagement strategy. This community engagement will be supported by data and analysis.

While the general guidelines were prepared as a matter of County law, they were written in order to create the best possible planning process and resulting document for today's Howard County. With the adoption of these guidelines, the HoCo By Design team will have the framework needed to create a holistic and inclusive General Plan that strives to capture every voice and achieve one vision.

Amendment | to Council Resolution No. 89-2020

BY: Liz Walsh
Deb Jung

Legislative Day 10

Date: July 6, 2020

Amendment No. |

(Requires that Planning Advisory Committee members be appointed by the County Council.)

1 On page 1 of the resolution, immediately following line 18, insert the following:

2 “WHEREAS, a Planning Advisory Committee consisting of community leaders, service
3 providers, industry groups, and the general public, is to be appointed by the County Council, to
4 provide local knowledge and serve as a sounding board to the consultant about the community’s
5 needs and desires; and”.

6
7 On page 33 of the document attached to the resolution, under the section entitled “Collaborate”,
8 in line 1 of the 3rd paragraph, strike “Executive”, and substitute “Council”.

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ADOPTED _____
FAILED July 6, 2020
SIGNATURE Deanne B. Jones

Amendment 2 to Council Resolution No. 89-2020

BY: Liz Walsh
Deb Jung

Legislative Day 10

Date: July 6, 2020

Amendment No. 2

(Requires that Planning Advisory Committee members be approved by the County Council.)

1 On page 1 of the resolution, immediately following line 18, insert the following:

2 “WHEREAS, a Planning Advisory Committee consisting of community leaders, service
3 providers, industry groups, and the general public, is to be appointed by the County Executive
4 and confirmed by the County Council, to provide local knowledge and serve as a sounding board
5 to the consultant about the community’s needs and desires; and”.

6
7 On page 33 of the document attached to the resolution, under the section entitled “Collaborate”,
8 in line 1 of the 3rd paragraph, after “Executive”, insert “and confirmed by the County Council.”.

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ADOPTED July 6, 2020

FAILED ~~_____~~

SIGNATURE Diane B. Jones

Amendment ³ to Council Resolution No. 89-2020

BY: Deb Jung

Legislative Day 10

Date: July 10, 2020

Amendment No. ³

(Requires that public engagement process of the General Plan not begin before 2021.)

1 On page 1 of the resolution, immediately following line 26, insert the following:

2 “AND BE IT FURTHER RESOLVED, by the County Council of Howard County,
3 Maryland that , notwithstanding anything in the guidelines to the contrary, in order to ensure that
4 maximum citizen participation is achieved during the adoption of HoCo by Design in the midst
5 of the global COVID-19 pandemic, including in-person interaction, which is crucial in any
6 General Planning effort, the Department of Planning and Zoning and its consultant, City
7 Explained, shall begin its public engagement activities, including but not limited to public
8 workshops, briefings, and hearings, in 2021, at such time that the public can gather safely in
9 person for full participation.”.

10
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13 ADOPTED _____
14 FAILED July 6, 2020
15 SIGNATURE Deane P. Jones
16

Amendment 1 to Council Resolution No. 89-2019

BY: The Chairperson at the request
of the County Executive

Legislative Day 10
Date: July 6, 2020

Amendment No. 1

(This amendment clarifies that the interest that is being conveyed is an access and parking easement and amends the appraised value. This amendment also corrects a reference to a year.)

1 In the title:

- 2 • In the fourth line, after “in order” insert “for the County”
3 • In the fourth line, after “convey” insert “a perpetual non-exclusive easement in”
4 • Strike “County’s property interest” and substitute “1.087 acres for access and parking”.

5

6 On page 1, before line 1, insert:

7 “WHEREAS, Howard County, Maryland is the owner by quit claim deed of portions of the
8 public road that was a part of Maryland Route 108 by a Road Transfer Deed from the State Highway
9 Administration of the Department of Transportation dated December 14, 1994 and recorded among
10 the Land Records of Howard County, Maryland in Liber 3437, folio 300; and”.

11

12 On page 1, in line 5, strike “, as described in Exhibit A and shown in Exhibit B”.

13

14 On page 1, strike lines 7 and 8, in their entirety and substitute:

15 “WHEREAS, Dorsey Overlook, LLLP requested that an easement in a portion of Old
16 Maryland Route 108 that was closed in CR 14 be conveyed to Dorsey Overlook, LLLP, for its use
17 as an access and parking easement; and”.

18

19 On page 1, strike lines 11 through 13, inclusive and in their entirety and substitute:

20 “proposed conveyance of a perpetual non-exclusive easement interest in the closed portion of Old
21 Maryland Route 108 containing 1.087 acres as described and shown in Exhibit A (“Easement
22 Area”), for the appraised value of \$10,650; and”.

23

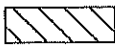
- 1 On page 1, strike lines 15 through 17, inclusive and in their entirety.
- 2
- 3 On page 1, strike lines 27 through 29, inclusive and in their entirety and substitute:
- 4 “conveyance, for the appraised value of \$10,650, of an access and parking easement in the
- 5 Easement Area to Dorsey Overlook, LLLP.”.
- 6
- 7 On page 2, in line 2, strike “2019” and substitute “2020”.
- 8
- 9 On page 2, in line 2, strike “closed”.
- 10
- 11 On page 2, in line 3, strike “portion of Old Maryland Route 108” and substitute “Easement
- 12 Area”.
- 13
- 14 On page 2, in line 4, strike “in the attached Exhibit A and as shown in the attached Exhibit B”
- 15 and substitute “and shown in the attached Exhibit A”.
- 16
- 17 On page 2, in line 5, after “purpose and” strike “may be conveyed” and substitute “that a
- 18 perpetual non-exclusive easement may be conveyed in the Easement Area for use for access and
- 19 parking”.
- 20
- 21 On page 2, strike lines 11 through 13, inclusive and in their entirety and substitute:
- 22 “Code for the conveyance of a perpetual, non-exclusive access and parking easement in the
- 23 Easement Area to Dorsey Overlook, LLLP for the appraised value of \$10,650.”.
- 24
- 25 On page 2, in line 16, strike “closed portion of Old Maryland Route 108” and substitute
- 26 “Easement Area” and, in the same line, after “and” insert “an easement interest”.
- 27
- 28 On page 2, in line 17, strike “the closed portion of Old Maryland Route”.
- 29
- 30 On page 2, in line 18, strike “108” and substitute “an easement in the Easement Area”.
- 31

- 1 Remove Exhibits A and B from the Resolution as filed and substitute Exhibit A as attached to
- 2 this Amendment.

COORDINATE TABLE

NO.	NORTH	EAST
129	573193.3510	1356403.8223
130	573227.5490	1356412.0334
131	573399.5481	1356411.4670
155	573172.1697	1357035.5552
156	573159.0503	1357012.5454
157	573145.9992	1356872.3865
162	573089.5479	1356416.5633
163	573178.3325	1357110.5618
164	573161.8525	1357113.0041
165	573117.7925	1357117.3112
166	573102.7193	1357118.4996
167	573070.3385	1356707.7941
168	573042.6561	1356509.3560

LEGEND

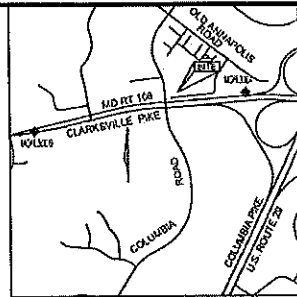


ROAD EASEMENT AREAS FOR EASEMENT INTEREST GRANT TO DORSEY OVERLOOK LLLP



VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT

ACCESS EASEMENT AREA CONTAINING ± 4,974.60 SF OR 0.11420 ACRES FOR EASEMENT INTEREST GRANT TO DORSEY OVERLOOK LLLP

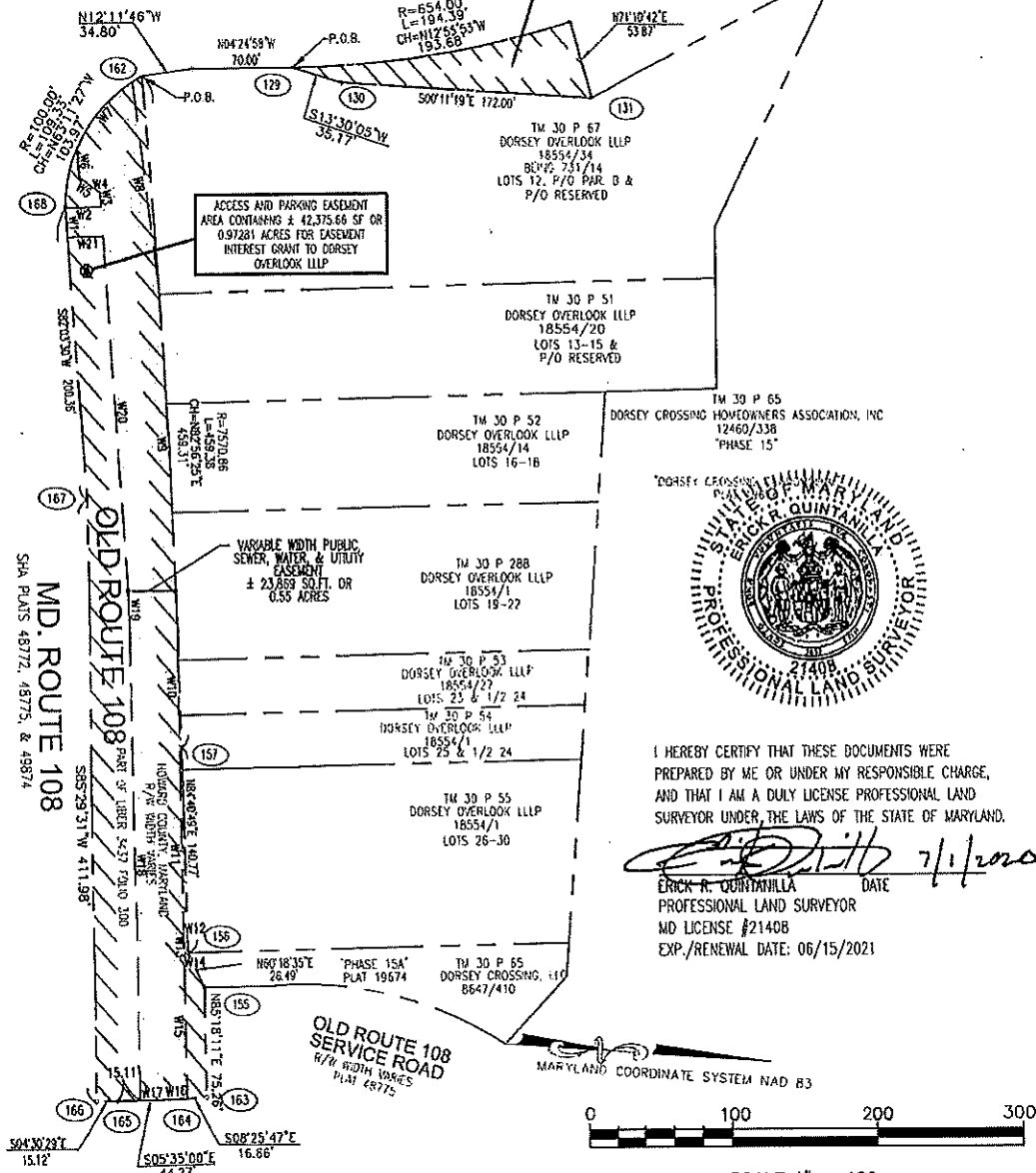


VICINITY MAP

SCALE: 1"=2000'
ADC MAP 15 GRID K1

COLUMBIA ROAD

R/W WIDTH VARIES
PLATS 48772 & 48773



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSE PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Erick R. Quintanilla 7/1/2020
ERICK R. QUINTANILLA DATE
PROFESSIONAL LAND SURVEYOR
MD LICENSE #21408
EXP./RENEWAL DATE: 06/15/2021



SCALE 1" = 100 GRAPHIC SCALE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3800 North Ridge Road TEL: 410.461.7666
ELLSWORTH CITY, MD 21043 FAX: 410.461.8961

DRAWN BY: EJJ CHECKED BY: BA JOB NUMBER: 12-69

REVISIONS
7/1/20-TO REFLECT EASEMENT AREA

PLAT NUMBER :	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	APPROVED :
PROJECT NUMBER :	AREAS FOR EASEMENT INTEREST	BUREAU OF ENGINEERING
SCALE :	GRANT TO	DATE _____
DATE :	DORSEY OVERLOOK LLLP	REAL ESTATE SERVICES DIVISION
	TAX MAP 30, GRID 09, PARCELS 51,52,53,54,55,67,288	DATE _____
	2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
	SHEET 1 OF 2	

VARIABLE WIDTH PUBLIC SEWER,
WATER & UTILITY EASEMENT
LINE TABLE

LINE	COURSE
W1	S82°03'30"W 20.02'
W2	N05°19'38"W 24.50'
W3	S81°44'08"W 10.61'
W4	S07°21'09"E 1.21'
W5	S33°06'41"W 16.29'
W6	S82°14'05"W 20.06'
W8	N78°58'41"E 140.41'
W10	N85°08'10"E 115.59'
W11	N85°04'38"E 111.77'
W12	N04°38'39"W 2.34'
W13	N84°40'49"E 15.00'
W14	S04°36'39"E 2.44'
W15	N85°04'38"E 97.06'
W16	S08°25'47"E 3.41'
W17	S05°35'00"E 29.16'
W18	S85°02'24"W 320.96'
W19	S84°15'41"W 27.63'
W20	S82°18'13"W 243.52'
W21	S05°19'38"E 24.34'

VARIABLE PUBLIC WIDTH SEWER, WATER & UTILITY EASEMENT
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
W7	100.00'	60.06'	30.98'	34°25'35"	N53°23'46"W 59.19'
W9	7570.86'	217.31'	108.66'	01°38'40"	N83°06'37"E 217.30'

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
2300 NORTH RISE ROAD TEL: 410.361.2665
ELLSWORTH CITY, MD 21043 FAX: 410.361.2665

DRAWN BY : EJC CHECKED BY : BA JOB NUMBER : 12-69

REVISIONS
7/1/20--TO REFLECT EASEMENT AREA

PLAT NUMBER : PROJECT NUMBER : 12-69 SCALE : N/A DATE : JULY 01, 2020	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AREAS FOR EASEMENT INTEREST GRANT TO DORSEY OVERLOOK LLLP TAX MAP 30, GRID 09, PARCELS 51,52,53,54,55,67,288 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SHEET 2 OF 2	APPROVED : BUREAU OF ENGINEERING _____ DATE _____ REAL ESTATE SERVICES DIVISION _____ DATE _____
--	---	--

Amendment | to Council Resolution No. 89-2020

BY: Liz Walsh
Deb Jung

Legislative Day 10

Date: July 6, 2020

Amendment No. |

(Requires that Planning Advisory Committee members be appointed by the County Council.)

1 On page 1 of the resolution, immediately following line 18, insert the following:

2 “WHEREAS, a Planning Advisory Committee consisting of community leaders, service
3 providers, industry groups, and the general public, is to be appointed by the County Council, to
4 provide local knowledge and serve as a sounding board to the consultant about the community’s
5 needs and desires; and”.

6
7 On page 33 of the document attached to the resolution, under the section entitled “Collaborate”,
8 in line 1 of the 3rd paragraph, strike “Executive”, and substitute “Council”.

9
10
11
12

Amendment 2 to Council Resolution No. 89-2020

BY: Liz Walsh
Deb Jung

Legislative Day 10

Date: July 6, 2020

Amendment No. 2

(Requires that Planning Advisory Committee members be approved by the County Council.)

1 On page 1 of the resolution, immediately following line 18, insert the following:

2 “WHEREAS, a Planning Advisory Committee consisting of community leaders, service
3 providers, industry groups, and the general public, is to be appointed by the County Executive
4 and confirmed by the County Council, to provide local knowledge and serve as a sounding board
5 to the consultant about the community’s needs and desires; and”.

6
7 On page 33 of the document attached to the resolution, under the section entitled “Collaborate”,
8 in line 1 of the 3rd paragraph, after “Executive”, insert “, and confirmed by the County Council.”.

9
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Amendment 3 to Council Resolution No. 89-2020

BY: Deb Jung

Legislative Day 10

Date: July 10, 2020

Amendment No. 3

(Requires that public engagement process of the General Plan not begin before 2021.)

1 On page 1 of the resolution, immediately following line 26, insert the following:

2 “AND BE IT FURTHER RESOLVED, by the County Council of Howard County,
3 Maryland that , notwithstanding anything in the guidelines to the contrary, in order to ensure that
4 maximum citizen participation is achieved during the adoption of HoCo by Design in the midst
5 of the global COVID-19 pandemic, including in-person interaction, which is crucial in any
6 General Planning effort, the Department of Planning and Zoning and its consultant, City
7 Explained, shall begin its public engagement activities, including but not limited to public
8 workshops, briefings, and hearings, in 2021, at such time that the public can gather safely in
9 person for full participation.”.

Office of the County Auditor
Auditor's Analysis – Revised 06/22/2020

Council Resolution No. 89-2019

Introduced: May 6, 2019
Auditor: Michelle R. Harrod

Fiscal Impact:

The legislation states that the County will be conveying the property for \$50,000 based on “the appraised value.” However, according to the Administration, their intent is to reduce this to \$20,000 based on Lipman, Frizzell & Mitchell’s March 23, 2020 appraisal.

According to the Department of Public Works, there will be an annual savings of \$2,300 for maintenance. Note: According to the Administration’s Testimony, Jim Irvin believes there is no fiscal impact. I believe this is based on the assumption that the County will receive the value of the land being transferred.

However, after reviewing the appraisal and site, we don’t believe the Administration has performed due diligence in order for the County to be compensated the full value of the property for the following reasons:

- The Appraiser was led to believe the proposed purchaser of the property doesn’t need the property for the development. However, the most recent Layout and Grading Exhibit indicates Old Maryland Route 108 is required for private road access, construction of a retaining way and other easements, therefore this property is an integral part of the developer’s plan.
- The appraisal of the property was “based on the development potential as two individual sites.”

Purpose:

This legislation requests authorization to waive the advertising and bidding requirements to convey the County’s interest in the portion of Old Maryland Route 108 referenced in this legislation to Dorsey Overlook, LLLP, for \$50,000.

At the time of our initial analysis, according to the Department of Planning and Zoning (DPZ), the Petitioner was proposing an age restricted adult housing project done as a conditional use. The project was reviewed by the Design Advisory Panel (DAP), who provided extensive recommendations. The developer was asked to provide a revised plan. The most recent plan is a Layout and Grading Exhibit (dated January 2020) which proposes 82 Housing Units.

Other Comments:

The true fiscal impact of this legislation will be the difference between the \$20,000 sales price proposed by the Administration and the value of the property. By comparison, listed below are the connecting Dorsey Overlook parcels.

Tax Account ID	Address	Consideration	Land Area	Date of Sale
02-206692	9598 Route 108	\$ 1,012,000	1.27 acres	2/14/2019
02-245485	9590 Old Route 108	812,000	29,315 sq ft	2/14/2019
02-193922	9584 Old Route 108	696,500	22,651 sq ft	2/14/2019
02-218259	9570 Old Route 108	432,500	12,109 sq ft	2/14/2019
02-257432	9580 Old Route 108	1,864,000	22,651 sq ft	2/14/2019
02-252465	9566 Old Route 108	w/ 02-257432	10,632 sq ft	2/14/2019
02-254212	9562 Old Route 108	w/ 02-257432	34,495 sq ft	2/14/2019

According to an email dated July 20, 2019 from Val Lazdins, former Director of DPZ:

“The property was rezoned to R-APT by the previous Council and a density of 25 units/acre and buildings up to 80’ tall are permitted. The current development concept could be revised to substantially increase density and the height of the currently proposed buildings by an additional 4-5 stories, with a parking garage in the center. If parking along Old 108 does not occur, it could cause the applicant to reconsider the development layout, residential densities and building heights making parking on Old 108 unnecessary.”

The development plans for this project have varied in number and type of units with each submission from the developer. Plans have included townhome units, apartment/condominiums, requests for age-restricted housing units, and Moderate Income Housing Units (MIHU). The number of units have varied from 74, to 120, to 133 with MIHUs of 18 to 20 units. Multiple requests for varied conditional use / waivers have been submitted.

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 89-2020

Introduced: June 1, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact to this legislation.

This legislation is a technical change and does not impact revenue or expense for the County.

The Administration does not anticipate a need for additional staff or support at this time as a result of implementation of this legislation.

Purpose:

The purpose of this legislation is to adopt *HOCO By Design General Plan Guidelines* (Guidelines) to be used for preparing and revising the General Plan.

The Guidelines are organized into four topics: planning process, public engagement, response to COVID-19, and an organizational framework.

The Guidelines provide an overview of each topic as it relates to the creation of the new General Plan.

Other Comments:

Per the Department of Planning and Zoning (DPZ), the General Plan Update (including the Guidelines) is a 24-month project funded through an existing earmark. A contract in the amount of \$1,052,454 was initiated with prime consultant City Explained, Inc., in February 2020.

City Explained, Inc., will carry out the majority of the plan development, outreach, and drafting, with assistance from current DPZ staff.

General Plan effort is a statement of policy which provides guidelines for Howard County Departments of subsequent decisions on land use, transportation, open space, agriculture, community facilities, community character, historic preservation, housing, economic development, and quality of life.

Office of the County Auditor
Auditor's Analysis

Amendment 1 - REVISED
Council Resolution No. 89-2019

Legislation Introduced: May 6, 2019
Auditor: Craig Glendenning/Michelle R. Harrod

Fiscal Impact – Amendment 1:

The fiscal impact of this amendment depends on the allowable use of the easement. *Additionally, according to the Administration, the County would be responsible for the insurance and liability on the property.*

We determined that the fiscal impact of the unamended resolution is approximately \$617,000. This amount was based on the appraised contributory value of \$667,000 less the \$50,000 sales price.

As indicated in the March 23, 2020, appraisal, the use of this parcel allows for the development of 25 units.

NOTE: This does not consider the potential fiscal impact to the County associated with the additional 25 units noted in the appraisal. Total annual general fund revenue from the 25 units is estimated at \$164,000 with a one-time revenue of \$642,000. In addition, there would be \$30,000 of non-general fund revenue. See **Exhibit A** for details.

Estimated off-setting costs of development includes an annual cost of approximately \$250,000 for education. This is based upon estimated student yield of 0.652 and Fiscal Year 2020 Board of Education cost per student of \$15,340. See Exhibit A for details. Additional operating and capital costs cannot be determined at this time.

If the amendment passes, the fiscal impact is dependent on if the developer is still able to add the 25 units to the development. This provides the following two scenarios:

1. If the easement still allows the additional 25 units, the fiscal impact of the amendment is an additional loss of revenue of \$39,350. This is the difference between the proposed sale price of \$50,000 and the amended price of \$10,650.
2. If the easement does not allow the additional 25 units, the fiscal impact of the amendment is the loss of one-time revenues and the net of the on-going revenue, fees, and operating costs as noted above in addition to the \$10,650 noted above.

We have asked the Department of Planning and Zoning (DPZ) for clarification of the impact of the easement on the total number of units.

The value of the easement resulted from an appraisal, dated March 23, 2020, based on the properties having no development rights. *However, the value of the easement was determined based on its use as "open space or vehicular access" and the value of parking was not considered.*

If the easement still allows the developer to build and profit from the units, particularly because of the parking aspect, we believe the value of the easement is equal to the value of purchase price.

Purpose:

This amendment changes the conveyance of 1.087 acres to *"a perpetual non-exclusive easement"* to allow access and parking to Dorsey Overlook. In exchange for the easement, Dorsey Overlook, LLLP, agrees to pay the County \$10,650 rather than the \$50,000 agreed-upon purchase price.

Other Comments:

The original \$50,000 sale price was based on an appraisal of the closed portion of Old Maryland Route 108 containing 1.087 acres. The January 2020 appraisal was procured by Thomas Coale, the developer's attorney. The appraiser was instructed to value the property based on the development potential of the stand-alone property.

However, according to a May 3, 2019, email from Mr. Coale to Melanie Bishop, Department of Public Works - Real Estate Division Chief, *"the value was based on the ability to develop the property in conjunction with the properties now owned by Dorsey Overlook, LLLP.*

The Council requested an additional independent appraisal procured by the County. Two additional appraisals were procured at a cost of approximately \$2,500 (not noted in the fiscal impact).

The first February 26, 2020, appraisal (discussed above) was based on the contributory value to match what the developer claimed to have procured. As noted above, the property was valued at \$667,000, which was based on the land value of \$1.125 million, less \$458,000 for a utility easement. The Department of Planning and Zoning determined that the property would allow an additional 25 units to the development.

The Administration chose to procure a second appraisal, dated March 23, 2020, based on the properties having no development rights. The property valued at \$12,000, or \$10,650 for the easement. As noted above the value of the easement was determined based on its use as "open space or vehicular access" and the value of parking was not considered.

We also determined that the developer was paid \$1.06 million in June 2020 in exchange for providing an additional 28 Moderate Income Housing Units (MIHU). This brings the total to 41 MIHU program housing units for the Dorsey Overlook project.

Although a site development plan number was issued for this project, according to the Administration, the actual plan has not been submitted by the developer.

Exhibit A

Estimate Revenue Loss for 25 Dorsey Overlook Housing Units

Annual Revenue Sources		One-Time Revenue Sources		Non-General Fund Revenue Sources	
Property Tax	95,282	County Transfer Tax	117,458	Fire Tax	22,176
Local Income Tax	68,472	Recordation	23,492	Ad Valorem	7,517
Total	163,754	School Surcharge	404,063	Total	29,693
		Road Excise Tax	96,975		
		Total	641,987		

Assumptions

Housing Type	Number of Housing Units	Average Square Feet	Average Sales Price	Assumed Taxable Income
SFA	25	2,586	375,866	85,590

Average square foot and average sales price were calculated based upon historical data provided by DPZ from the sale of homes and issuance of building permits. Taxable income was calculated based upon the assumption that monthly home cost is 28 percent of monthly gross income.

Estimate Education Expense for 25 Dorsey Overlook Housing Units

School District	Robinson Overlook Student Yield	Dorsey Overlook Number of Units	Dorsey Overlook Student Yield	Cost Per Student
Elementary Yield	0.294	25	7.340	\$ 112,595
Middle Yield	0.168	25	4.194	\$ 64,340
High Yield	0.191	25	4.774	\$ 73,229
Total Yield	0.652	25	16.308	\$ 250,164

Assumptions

Estimated student yield for Dorsey Overlook was calculated based upon student yield estimates for Robinson Overlook, which were provided by Carl Delorenzo. In addition, we utilized the Fiscal Year 2020 Board of Education cost per pupil of \$15,340.

Office of the County Auditor
Auditor's Analysis

Amendment 1
Council Resolution No. 89-2019
Legislation Introduced: May 6, 2019
Auditor: Craig Glendenning/Michelle R. Harrod

Fiscal Impact – Amendment 1:

The fiscal impact of this amendment depends on the allowable use of the easement.

We determined that the fiscal impact of the unamended resolution is approximately \$617,000. This amount was based on the appraised contributory value of \$667,000 less the \$50,000 sales price.

As indicated in the March 23, 2020, appraisal, the use of this parcel allows for the development of 25 units.

NOTE: This does not consider the potential fiscal impact to the County associated with the additional 25 units noted in the appraisal. Total annual general fund revenue from the 25 units is estimated at \$164,000 with a one-time revenue of \$642,000. In addition, there would be \$30,000 of non-general fund revenue. See **Exhibit A** for details. There will likely be off-setting costs of development such as education, school construction, or other operating costs that cannot be determined at this time.

If the amendment passes, the fiscal impact is dependent on if the developer is still able to add the 25 units to the development. This provides the following two scenarios:

1. If the easement still allows the additional 25 units, the fiscal impact of the amendment is an additional loss of revenue of \$39,350. This is the difference between the proposed sale price of \$50,000 and the amended price of \$10,650.
2. If the easement does not allow the additional 25 units, the fiscal impact of the amendment is the loss of one-time and on-going revenue and fees, as noted above in addition to the \$10,650 noted above.

We have asked the Department of Planning and Zoning (DPZ) for clarification of the impact of the easement on the total number of units.

The value of the easement resulted from an appraisal, dated March 23, 2020, based on the properties having no development rights. *However, the value of the easement was determined based on its use as "open space or vehicular access" and the value of parking was not considered.*

If the easement still allows the developer to build and profit from the units, particularly because of the parking aspect, we believe the value of the easement is equal to the value of purchase price.

Purpose:

This amendment changes the conveyance of 1.087 acres to “*a perpetual non-exclusive easement*” to allow access and parking to Dorsey Overlook. In exchange for the easement, Dorsey Overlook, LLLP, agrees to pay the County \$10,650 rather than the \$50,000 agreed-upon purchase price.

Other Comments:

The original \$50,000 sale price was based on an appraisal of the closed portion of Old Maryland Route 108 containing 1.087 acres. The January 2020 appraisal was procured by Thomas Coale, the developer’s attorney. The appraiser was instructed to value the property based on the development potential of the stand-alone property.

However, according to a May 3, 2019, email from Mr. Coale to Melanie Bishop, Department of Public Works - Real Estate Division Chief, “*the value was based on the ability to develop the property in conjunction with the properties now owned by Dorsey Overlook, LLLP.*”

The Council requested an additional independent appraisal procured by the County. Two additional appraisals were procured at a cost of approximately \$2,500 (not noted in the fiscal impact).

The first February 26, 2020, appraisal (discussed above) was based on the contributory value to match what the developer claimed to have procured. As noted above, the property was valued at \$667,000, which was based on the land value of \$1.125 million, less \$458,000 for a utility easement. The Department of Planning and Zoning determined that the property would allow an additional 25 units to the development.

The Administration chose to procure a second appraisal, dated March 23, 2020, based on the properties having no development rights. The property valued at \$12,000, or \$10,650 for the easement. As noted above the value of the easement was determined based on its use as “open space or vehicular access” and the value of parking was not considered.

We also determined that the developer was paid \$1.06 million in June 2020 in exchange for providing an additional 28 Moderate Income Housing Units (MIHU). This brings the total to 41 MIHU program housing units for the Dorsey Overlook project.

Although a site development plan number was issued for this project, according to the Administration, the actual plan has not been submitted by the developer.

Exhibit A – Estimate Revenue Loss for 25 Dorsey Overlook Housing Units

Annual Revenue Sources		One-Time Revenue Sources		Non-General Fund Revenue Sources	
Property Tax	95,282	County Transfer Tax	117,458	Fire Tax	22,176
Local Income Tax	68,472	Recordation	23,492	Ad Valorem	7,517
Total	163,754	School Surcharge	404,063	Total	29,693
		Road Excise Tax	96,975		
		Total	641,987		

Assumptions

Housing Type	Number of Housing Units	Average Square Feet	Average Sales Price	Assumed Taxable Income
SFA	25	2,586	375,866	85,590

Average square foot and average sales price were calculated based upon historical data provided by DPZ from the sale of homes and issuance of building permits. Taxable income was calculated based upon the assumption that monthly home cost is 28 percent of monthly gross income.

**Office of the County Auditor
Auditor's Analysis**

**Amendment 1
Council Resolution No. 89-2020**

Amendment Proposed by: Liz Walsh and Deb Jung

Introduced: June 1, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact to this legislation as a result of this amendment.

Purpose:

The purpose of this amendment is to include language in the legislation that specifies inclusivity of the various participants to be involved in the Advisory Planning Committee whom would be appointed by the County Council.

Additionally, the Council is proposing an amendment to make a change to the actual HoCo By Design General Plan Guidelines (Guidelines).

Other Comments:

In this amendment, the Council is proposing to make a change to page 33 of the actual HoCo By Design General Plan Guidelines (Guidelines) in line 1 of the 3rd paragraph of the section entitled "Collaborate," striking "Executive" and substituting it with "Council."

Office of the County Auditor
Auditor's Analysis

Amendment 2
Council Resolution No. 89-2020

Amendment Proposed by: Liz Walsh and Deb Jung

Introduced: June 1, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact to the County as a result of this proposed amendment.

Purpose:

The purpose of this amendment is to include language in the legislation that specifies inclusivity of the various participants to be involved in the Advisory Planning Committee whom would be appointed by the County Executive and confirmed by the County Council.

Additionally, the Council is proposing an amendment to make a change to the actual HoCo By Design General Plan Guidelines (Guidelines).

Other Comments:

In this amendment, the Council is proposing to make a change to page 33 of the HoCo By Design General Plan Guidelines (Guidelines) on line 1 of the 3rd paragraph of the section entitled "Collaborate": After "Executive," insert "and confirmed by the County Council."

**Office of the County Auditor
Auditor's Analysis**

**Amendment 3
Council Resolution No. 89-2020**

Amendment Proposed by: Deb Jung

Introduced: June 1, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact to the County as a result of this proposed amendment.

Purpose:

The purpose of this amendment is to include language regarding the required public engagement activities in order to adopt HoCo By Design General Plan Guidelines (Guidelines) to only begin after in-person participation is possible. This takes the effects of the global COVID-19 pandemic into consideration.

Other Comments:

This amendment proposes to add the following language to Council Resolution 89-2020: "AND BE IT FURTHER RESOLVED, by the County Council of Howard County, Maryland that, notwithstanding anything in the guidelines to the contrary, in order to ensure that maximum citizen participation is achieved during the adoption of HoCo by Design in the midst of the global COVID-19 pandemic, including in-person interaction, which is crucial in any General Planning effort, the Department of Planning and Zoning and its consultant, City Explained, shall begin its public engagement activities, including but not limited to public workshops, briefings, and hearings, in 2021, at such time that the public can gather safely in person for full participation."



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

Subject: Testimony for Council Resolution – 89-2020 – HoCo By Design General Plan Guidelines: A Strategic Framework

To: Lonnie R. Robbins
Chief Administrative Officer

From: Amy Gowan, Director ^{DS}
Department of Planning and Zoning _{AS}

Date: June 2, 2020

The Department of Planning and Zoning (DPZ) supports CR89-2020, a resolution adopting HoCo By Design General Plan Guidelines: A Strategic Framework. The Guidelines will be used by DPZ to prepare and revise the General Plan.

General Plan Background

The current General Plan, Plan *Howard* 2030, was adopted in 2012, and serves as the comprehensive long-range plan for all of Howard County. It guides decisions related to development, land preservation, changing demographic and employment trends, neighborhood sustainability, capital projects, County services and other key issues. The Plan is the basis for land use decisions made by the Planning Board, County Council, and Zoning Board.

The Howard County General Plan typically looks 20 years into the future and is updated approximately every 10 years, the mid-point of the planning timeframe. The County has made General Plan updates in 1960, 1971, 1982, 1990, 2000 and 2012. While the Plan was scheduled for an update in 2022, the County has accelerated the Plan's development to address issues raised during a comprehensive assessment of the County's zoning and land development regulations in 2017-2018. The assessment evaluated the strengths and weaknesses of the County's land development regulations and made recommendations about how they may be made more user-friendly, internally consistent and better aligned with planning goals. The community was engaged throughout the assessment process and provided over 700 comments, many of which were determined would be best addressed in the General Plan update.

General Plan Guidelines – Howard County Code

Title 16, Subtitle 9, Section 16.900(j)(4) of the Howard County Code requires the Planning Board to prepare general guidelines to be used by DPZ for preparing and/or revising the County's General Plan. The code further states that County Council shall adopt the guidelines by resolution prior to the formulation of the general plan utilizing these guidelines.

HoCo By Design General Plan Guidelines - Content

The HoCo By Design General Plan Guidelines recommended by the Planning Board are focused on establishing a planning process at a very early stage, rather than establishing a specific set of policy objectives. They provide a framework for collecting and organizing information to develop the County's new General Plan. They also

emphasize a comprehensive strategy to stakeholder engagement; highlight the value of data and analysis to promote more informed decision making; and encourage strategies that sustain the flow of information to stakeholders throughout the planning process. Additionally, these Guidelines present an organizational framework for the Plan which includes: Areas to Preserve, Areas to Enhance, Areas to Transform, and Areas to Strengthen.

The Guidelines were developed based upon: community input from the development regulations assessment; stakeholder interviews; existing Howard County plans and policies; best practices used around the country; and recommendations provided by the Planning Board at a workshop held on April 9, 2020.

On May 7, 2020 the Planning Board unanimously recommended approval of the General Plan Guidelines that were subsequently filed as CR-89-2020.

Stakeholder Engagement and COVID-19

To protect public health and safety, the project team will be regularly re-evaluating the HoCo By Design public engagement plan during the pandemic to determine how to best move forward with stakeholder engagement. The plan includes a variety of virtual engagement opportunities that offer alternatives to in-person activities. In response to the evolving nature of the pandemic, DPZ has updated the Guidelines since the Planning Board Hearing to provide additional information on the impacts of social distancing on public engagement. Based on discussion with the Planning Board at the May 7, 2020 meeting, pages 34 and 35 were added to the Draft to address some of the questions raised at that meeting.

DPZ has been working with the consultant team to identify best practices for engagement during the COVID-19 pandemic, while adhering to social distancing requirements. While the progression of the pandemic will influence what type of engagement can be done and when, DPZ intends to launch a collaborate engagement process that can adapt as circumstances change.

Fiscal Impact

There are no additional fiscal impacts associated with this action.

The County has an active contract with City Explained, Inc. (CEI), the consultant hired to manage the General Plan Update. The contract was initiated in January 2020 and includes the entire project scope and budget. The contract has been funded with funds repurposed from various earmarks and departmental budget surpluses from FY14-18. Existing staff will be used to manage the contract, conduct assigned analysis and support the consultants.

DPZ appreciates Council's consideration of CR-89-20, as first step in updating the County's General Plan. The approach outlined in the proposed Guidelines provides a roadmap for the update process so that it proceeds in an open, transparent, inclusive and thoughtful manner.

cc: Sameer Sidh, Chief of Staff
Jennifer Sager, Legislative Coordinator
Mary Kendall, Deputy Director, DPZ
Kristin O'Connor, Division Chief, Comprehensive and Community Planning, DPZ

Sayers, Margery

From: Karen Roth <karen@iconsultinggroupinc.com>
Sent: Sunday, September 13, 2020 9:59 AM
To: CouncilMail
Subject: Columbia Road Land

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please don't sell it or allow developers use it unless they pay reasonable fees for it. Don't sell us out.

Sent from my Verizon, Samsung Galaxy smartphone

Sayers, Margery

From: Kittie Murray <kittieb@gmail.com>
Sent: Friday, September 11, 2020 4:25 PM
To: CouncilMail
Cc: Walsh, Elizabeth
Subject: [SUSPECTED SPAM] Land give away on Clarksville Rd

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please do not approve transfer of the land on Clarksville Rd for a paltry sum to the developer

Kittie Murray
Ellicott City

Sayers, Margery

From: preuppert <preuppert@aol.com>
Sent: Thursday, September 10, 2020 8:48 AM
To: CouncilMail
Subject: County parcel.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

How dare you. If sold it should go for full amount. Stop doing sweetheart deals j.your zoning board stinks. Why is all 55 plus housing so overpriced. Townhouses do not do well for people in 70 or 80 many people. Are in the same boat not poor but can't afford exorbitant cost in HD. You are a dis grace waitcto you idiots see how much empty office space and strip malls going more vacant you idiots will never see full occupancy many offices allowing people to work from home hc not a good bnb place for modeateseniors or others toive. Csb t wait to live. Replace the whole zoning board.

Sent from my Verizon, Samsung Galaxy smartphone

Sayers, Margery

From: Elizabeth Loveless <emloveless1918@gmail.com>
Sent: Wednesday, September 9, 2020 4:54 PM
To: CouncilMail
Subject: Acre lot in Dorsey Overlook

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Do not give the land away to developer. Make them pay top dollar!! Howard county needs the money! If the council approves this tonight, then the council members can donate \$1M of their personal funds to Howard county to make up for the councils ignorance!

Sayers, Margery

From: April Giles <aag@algits.com>
Sent: Wednesday, September 9, 2020 2:55 PM
To: CouncilMail
Subject: Please do not give this land away to a developer !

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Small businesses and people in general are struggling and you are giving land away?

please say this is not true.

April Giles
Sent from my Samsung Galaxy smartphone.

Sayers, Margery

From: Gayle Killen <killchar@gmail.com>
Sent: Wednesday, September 9, 2020 1:14 PM
To: CouncilMail
Subject: Columbia Rd and Clarksville Pike acreage in Dorsey's Search

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members,

Please make addressing storm water management in this frequently flooded area a priority by adding green infrastructure that also facilitates traffic and pedestrian safety.

This busy intersection is a notably valuable piece of land, not just in real estate value but moreso as an investment in proactive and responsible land use. We have a opportunity to protect the existing community, or sell out to developers. If we do not take steps to protect this investment the inevitable passage to developer interests will prevail, and I have little faith that development would do much other than make a buck and push the flood water and citizen safety down the line. I vote for investing in community safety.

Between traffic concerns and stormwater concerns, we have an opportunity here to serve today's citizens as well as the future communities in this area.

Thank you for your time and consideration.

Most Respectfully,
Gayle Killen
Ellicott City, MD 21043

--
Every great advance in natural knowledge has involved the absolute rejection of authority.
~Thomas H. Huxley

Sayers, Margery

From: Nimesh Chheda <nimesh.chheda@gmail.com>
Sent: Wednesday, September 9, 2020 12:43 PM
To: CouncilMail
Subject: Do not sell or giveaway CB 89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please don't give away corner of 108 and Columbia Rd - to the developer. It can instead be used for building a more efficient traffic pattern for Columbia Rd intersection --

Regards

Nimesh Chheda
410-245-0966

Sayers, Margery

From: Jeff Schad <jeffschad@gmail.com>
Sent: Wednesday, September 9, 2020 10:59 AM
To: CouncilMail
Subject: No land giveaway

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

As an Ellicott City resident, I am writing to urge you to refrain from giving away the parcel of county land along Columbia Rd and Clarksville Pike. This is clearly rigged for the developer to pay nothing, and receive a \$1 million plus piece of land.

Sincerely

Jeff Schad

Sayers, Margery

From: jroyalty3@verizon.net
Sent: Wednesday, September 9, 2020 8:52 AM
To: CouncilMail
Subject: CB 89 Corner of 108 and Columbia Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I wish to register my support for Liz Walsh on CB 89 Corner of 108 and Columbia Road.

I also have serious questions as to why the huge variation in cost assessments on the property.

James E. Royalty
9062 Dunloggin Road
Ellicott City, MD 21042

410-750-0228

Sayers, Margery

From: Joe Yi <joey.yi@gmail.com>
Sent: Tuesday, September 8, 2020 9:13 PM
To: CouncilMail
Subject: Cr89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am a resident of Dorsey and I oppose cr89-2019.

Sayers, Margery

From: bobhart99@gmail.com
Sent: Tuesday, September 8, 2020 9:05 PM
To: CouncilMail
Subject: CB 89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman.

This is absolutely awful the way it appears that our county government has handled this situation. Please do not pass this tonight and allow for more investigation and hearings.

Thanks in advance.... 4054 Larkspring Row, Ellicott City, MD 21042

All the best,

Bob Hartpence
[Bobhart99@gmail.com](mailto:bobhart99@gmail.com)
443-812-2622

Sayers, Margery

From: Karen Knelly <hampandkaren@gmail.com>
Sent: Tuesday, September 8, 2020 8:56 PM
To: CouncilMail
Subject: Fwd: CB 89 Columbia Road and 108

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Begin forwarded message:

From: Karen Knelly <hampandkaren@gmail.com>
Subject: CB 89 Columbia Road and 108
Date: September 8, 2020 at 8:54:47 PM EDT
To: councilmail@howardcounty.gov

To the Council:

We just found out that you have put CB 89 on the agenda, for tonight with no notice to the community. That should not have happened. We will remember your actions, when we vote.

The parcel has morphed from condos over 55, to apartments, and now to section 8. At the meetings that were held, there were a lot of objections heard. A lot of them were about the size of the buildings vs the size of the parcel. With it's one way in and out, there is a potential for lots of traffic issues in an already busy area.

Questions were raised about the adjacent parcel that is owned by the county in regard to it's value. The proposed developer was getting it at a very low price. Concerns were raised about the possible need, by the county, for a future turn lane for 108, or perhaps a road widening or such. Now, we find that the county parcel is appraised at way more than discussed. And, it sounds like the developer will be getting it for practically nothing.

The county has many financial obligations. Those aren't helped by almost 'giving' away very valuable land.

With the change in the type of housing being built, there will now be children to go to school. The schools are already over crowded. Some families that have lived in their neighborhoods for many years, have had their children bumped to other schools, when new housing came into the area. The first in, last out theory did not seem to apply. School buses will be coming into the already small road area. And, the buses will bring more traffic out on 108 and Columbia Road.

The community was not satisfied with most of the answers that they received.

It would seem that the developers are favored over the surrounding community residents. It would seem that common sense would keep this small parcel from being developed to this extent. It would seem that the county would not 'give away' or 'loan' land that may be needed in the future. What are

they going to do with the developed property, in the future, if they want to take back the land for another use? It all seems like political considerations at play, here.

Thank you for taking the time to read this.

Hampton and Karen Knelly

Sayers, Margery

From: Carolan <cbstansky@comcast.net>
Sent: Tuesday, September 8, 2020 8:33 PM
To: CouncilMail
Subject: CR-89: Just say NO to developer giveaways!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Just saw my Councilperson's alert re CR-89.

Equity means no special favors; we should ALL play on a level playing field.

Just one former auditor's opinion.

Best wishes for a productive fall session,

Carolan Stansky

Ellicott City

Sayers, Margery

From: Keith and Angela Watts <knawatts1@gmail.com>
Sent: Tuesday, September 8, 2020 8:22 PM
To: CouncilMail
Subject: Dorsey property

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This council needs to explain to our County taxpayers the reason for the great discrepancies in appraisal of this one acre, 1.2 million dollar property on route 108. I am not in favor of gifting this property to developers. Accountability to all of us is in order. Believe me, we taxpayers are watching the actions of the council. Vote honorably.
Sent from my iPhone

Sayers, Margery

From: James Kelly <tidelandermdva@yahoo.com>
Sent: Tuesday, September 8, 2020 8:07 PM
To: CouncilMail
Subject: 108 and Columbia Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Howard County Council:

I'm writing to oppose the county giving and maintaining this road for the exclusive benefit of a developer.

Apparently you have an appraisal saying this is worth one million.
Why not sell it for that, or keep it for this congested, backed- up road?

We'll remember for future higher office.

Thank you for your consideration,

James Kelly
3880 Paul Mill Road
Ellicott City, MD 21042
410-461-1316
tidelandermdva@yahoo.com

Sayers, Margery

From: Lynn W-W <lynn.witkin@gmail.com>
Sent: Tuesday, September 8, 2020 7:47 PM
To: CouncilMail
Subject: CB 89

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Don't approve developer use of the lot at the corner of 108 and Columbia Road.

Lynn Witkin-Weinstein
4260 Lilac Ln, Ellicott City, MD 21042

Sayers, Margery

From: nrbosch <nrbosch@yahoo.com>
Sent: Tuesday, September 8, 2020 7:13 PM
To: CouncilMail
Subject: CB 89 Corner of 108 and Columbia Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Is the county really giving away a piece of land to developers that is worth \$1 million dollars? Do all the taxpayers get a free piece of one million dollar land?

This is absolutely ridiculous. The developer should pay a fair price. The \$1 million could be used for schools.

It is sickening how much power the county gives to developers. Do the right thing, charge them fair market value for the land.

Nicole Tsang

Sayers, Margery

From: cynthia kordich <cynthia.delabarra@gmail.com>
Sent: Tuesday, September 8, 2020 7:00 PM
To: CouncilMail
Subject: Vote on 1.09 acre along MD 108 and Columbia rd

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Whom It May Concern:

This afternoon the council is scheduled to vote on a 1.09 acre piece of property along MD 108 and Columbia Rd. Recent assessments show that this land is worth well over \$1 million and yet it looks as though the council plans to give this land over to a developer rather than sell it. It is not at all clear how this would benefit the county when we could either (a) have the money in our coffers or (b) use the land to improve the deplorable bikeability and walkability in that area. Allowing a developer to take the money without any evidence of plans is irresponsible and looks bad for our county.

Please strongly consider voting no on this resolution.

Sincerely,

Cynthia Gonzalez
10650 whiterock court
Laurel MD 20723

--

Cynthia...

Sayers, Margery

From: Benjamin Kordich <kordich.ben@gmail.com>
Sent: Tuesday, September 8, 2020 6:59 PM
To: CouncilMail
Subject: Md 108 land giveaway?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Whom It May Concern:

This afternoon the council is scheduled to vote on a 1.09 acre piece of property along MD 108 on Columbia Rd. Recent assessments show that this land is worth well over \$1 million and yet it looks as though the council plans to give this land over to a developer rather than sell it. It is not at all clear how this would benefit the county when we could either (a) have the money in our coffers or (b) use the land to improve the ability to bike and walk in that area. Allowing a developer to take the money without any evidence of plans is irresponsible and looks bad for our county.

Please strongly consider voting no on this resolution.

Sincerely,

Ben Kordich
10650 Whiterock Ct
Laurel MD 20723

Sent from my iPad

Sayers, Margery

From: Terik Daly <terik.daly@gmail.com>
Sent: Tuesday, September 8, 2020 6:41 PM
To: CouncilMail
Subject: Vote "No" on Land giveaway by Md rt. 108

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Whom It May Concern:

This evening the council is scheduled to vote on a 1.09-acre piece of property along MD 108 and Columbia Rd. Recent assessments show that this land is worth well over \$1 million and yet it looks as though the council plans to give this land over to a developer rather than sell it. It is not clear that this would benefit the County when we could either (a) have the money in our coffers or (b) use the land to improve the deplorable bikeability and walkability in that area. Allowing a developer to take the land without paying for it is irresponsible and bad for our county.

Please vote no on this resolution.

Sincerely,
Terik Daly
10603 Delfield Ct, Laurel, MD 20723

Sayers, Margery

From: Linda <lmschwarz8@gmail.com>
Sent: Tuesday, September 8, 2020 6:40 PM
To: CouncilMail
Subject: CB89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Vote no for CB89-2019

Sayers, Margery

From: Linda Schwarz <cschwarz8@verizon.net>
Sent: Tuesday, September 8, 2020 6:39 PM
To: CouncilMail
Subject: CB89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Vote no for CB89-2019

Sayers, Margery

From: Walsh, Elizabeth
Sent: Tuesday, September 8, 2020 6:34 PM
To: Robin Barnes; CouncilMail
Subject: Re: Land for Sale

Hi Ms. Barnes: To me, confusion exists because Developer already has submitted a number of plans, but has yet to submit the one apparently intended to be built. The count of affordable housing provided to the Council to date is no more than required by law, and for that Developer already has received \$1M in County cash. This proposed land sale obligates Developer to do nothing more.

To anyone who suggests to you otherwise, you might want to ask for documented proof, both in terms of commitment and scale. And whether this, plus the other \$5M in County cash promised this particular Developer is worth the trade.

Liz Walsh, Council Member
Howard County Council
Serving District 1

3430 Court House Drive
Ellicott City, MD 21043
410.313.2001

From: Robin Barnes <robinebarnes4912@gmail.com>
Sent: Tuesday, September 8, 2020 6:20:59 PM
To: CouncilMail <CouncilMail@howardcountymd.gov>
Subject: Re: Land for Sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council,
I have been informed that this land is allocated for low income housing. If this is the case I have no objections. Why is this all so unclear?
Thank you,
Robin Barnes

Sent from my iPhone

> On Sep 8, 2020, at 3:44 PM, Robin Barnes <robinebarnes4912@gmail.com> wrote:

>

> Dear Council,

> The property in Columbia Rd and Clarksville Pike is being utilized by a developer, is this correct? The property is valued over 1M. What is the plan for this property? Are we going to build a much needed school? Please don't allow developers to take over and or use this space. We do not need more residential development.

> Thank you,

> Robin Barnes

> Ellicott City Resident

>

> Sent from my iPhone

Sayers, Margery

From: Robin Barnes <robinebarnes4912@gmail.com>
Sent: Tuesday, September 8, 2020 6:21 PM
To: CouncilMail
Subject: Re: Land for Sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council,
I have been informed that this land is allocated for low income housing. If this is the case I have no objections. Why is this all so unclear?
Thank you,
Robin Barnes

Sent from my iPhone

> On Sep 8, 2020, at 3:44 PM, Robin Barnes <robinebarnes4912@gmail.com> wrote:

>

> Dear Council,

> The property in Columbia Rd and Clarksville Pike is being utilized by a developer, is this correct? The property is valued over 1M. What is the plan for this property? Are we going to build a much needed school? Please don't allow developers to take over and or use this space. We do not need more residential development.

> Thank you,

> Robin Barnes

> Ellicott City Resident

>

> Sent from my iPhone

Sayers, Margery

From: George Koch <gkjett@icloud.com>
Sent: Tuesday, September 8, 2020 6:17 PM
To: CouncilMail
Subject: Property Sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

So I assume the County is so flush with cash that they can sell a piece of property appraised for over \$1,000,000 for \$12,000. I guess there won't be any need to raise taxes since we are doing so well in Ho Co. If that isn't true then you need to get fair value for the property.

George Koch

Sent from my iPad

Sayers, Margery

From: Kelly Balchunas <kjbalchunas@gmail.com>
Sent: Tuesday, September 8, 2020 6:18 PM
To: CouncilMail
Subject: Dorsey Search

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members-

Let me get straight to the point. It is unconscionable to sell this parcel of land for \$50k, or \$12k, or any other ridiculous sum that is well below the ACTUAL appraised value of ~\$1m.

Deals like this continue to keep Howard County students in overcrowded schools as we literally give this county over to developers.

I'd like to think emails like this make a difference but my experience in contacting the Council, time and again, have proven otherwise.

Could the Council do right by its taxpayers for a change? Could the Council actually listen to its constituents?

Your constituents are asking you not to sell this land for less than fair market value. So please don't do it.

Thank you,
Kelly Balchunas
D5 taxpayer

Sayers, Margery

From: Cathy Nagle <cathy.nagle1@gmail.com>
Sent: Tuesday, September 8, 2020 6:08 PM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I find it very difficult to understand how this piece of land, adjacent to an extremely congested section of 108 and Columbia Rd, is going to be given away. Not only could this land be used to help the ongoing traffic issue, but given the up to date value that you have received, it is incomprehensible.

I strongly oppose CR89-2019.

Sincerely,
Catherine Nagle
9872 Fox Hill Court
Ellicott City, MD 21042

Sayers, Margery

From: Kathy Kolesar <kathy@shagg.net>
Sent: Tuesday, September 8, 2020 5:50 PM
To: CouncilMail
Subject: CB 89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

There is no way that the county should be letting a developer use a parcel of land owner by Howard County without paying for it. No less a parcel of land valued at 1 million dollars.

Also the fact that you are sneaking this through now during the pandemic and on the first day back to school for parents and students is reprehensible.

I am truly discussed with the morals of the council members who are allowing this to happen with our tax dollars.

Kathy Kolesar
3728 Spring Meadow Dr.
Ellicott City MD 21042

Sent from my iPad

Sayers, Margery

From: Stephanie Mummert <skmummert@gmail.com>
Sent: Tuesday, September 8, 2020 5:49 PM
To: CouncilMail
Subject: Please reject CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This is not the first time I've written to implore you, as a body, to say no to developers. I know there have been times you have unified as a group to say no, and to stand up to the press of developer influence. I'm writing again to prevail upon you to stand to again and say no.

I have read the legislation, I have seen the exhibits. Without some pretty stunning justification from the county executive to just literally give this land away, I really hope you say no to this.

It wasn't that long ago the county council was figuratively breaking open the piggy bank and scrounging in the couch for change to fund the budget needs for the county. I can think of no good reason, especially now, to give away a resource like this for free. Let alone a parcel that has been appraised at a high value. Let alone to do a favor to a developer, which is how it reads?

Please make it make sense. Please vote no.

Thank you,
Stéphanie Mummert
District 3

Sayers, Margery

From: Brad Slater <brad_slater@yahoo.com>
Sent: Tuesday, September 8, 2020 5:48 PM
To: CouncilMail
Subject: AGAINST CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

Please vote AGAINST #CR89-2019.

As a lifelong resident of Howard county, I find it unbelievable that anyone is considering selling this property for such a small amount when the county desperately needs funds to improve our schools and relieve overcrowding. We wonder why we never get things under control from overdevelopment? Doing foolish deals like this where only the developers benefit is the reason why!

This property should be sold for much more and the funds should be put towards land for a school in turf valley to relive overcrowding.

Brad Slater
Valley Mede

Sent from Yahoo Mail on Android

Sayers, Margery

From: Svetlana Stjepanovic <svetlana.cvijetinovic@gmail.com>
Sent: Tuesday, September 8, 2020 5:45 PM
To: CouncilMail
Subject: Opposing CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote NO for development on Dorsey Hall Overlook! For us living in this neighborhood and having to cope with that right turn from 107 to Columbia Rd this will be unbearable.

This land can be used for any combination of open space, stormwater management, bike lanes, pedestrian safety, and another turn lane off often-backed-up 108 westbound.

Respectfully,

Svetlana Stjepanovic

--

Sent from Gmail Mobile

Sayers, Margery

From: Deborah Cohen <debleecohen@gmail.com>
Sent: Tuesday, September 8, 2020 5:31 PM
To: CouncilMail
Subject: Development at 108 and Columbia Rd.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

Regarding the proposed development at the corner of Route 108 and Columbia Rd. in Ellicott City, I strongly urge you to not approve the sale of county land for less than the \$1.125 million that it has been appraised for. Please be good stewards of our county's resources and do not approve the sale for anything less than its real value. Our schools are starved for money and cannot adequately fund teachers and provide sufficient infrastructure. Our tax revenue is in a free fall. Giving away \$1 million of land is economic negligence.

In addition, that intersection is already backed up during high traffic times, and this development will make the situation much worse for everyone who lives and travels through that busy intersection.

Please do not approve this plan.

Respectfully,

Debbie Cohen

Sayers, Margery

From: Mitch Ford <mitchellford1@gmail.com>
Sent: Tuesday, September 8, 2020 5:31 PM
To: CouncilMail
Subject: Reject CR 89

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

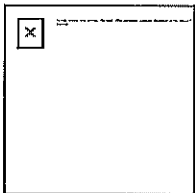
Dear Respected Members of the Howard County Council

Please see below for key concerns related to CR 89 and why the county needs to start rethinking about business as usual development in this county. The time is now to address this (and it's not going to go away).

- **The people of this county are sick and tired of developers coming before them in every single way possible.**
 - On its face, this plan may look innocuous but if you ask Howard County citizens, they will clearly tell you enough is enough. Even after years of plan submittals for this project, the Department of Planning and Zoning and the County Council need to do a better job at exposing the deals that are going on behind closed doors. Transparency and openness is what citizens need right now, not another handout that will generate profit for a select few.
- **Invest in infrastructure and the Environment.**
 - Howard County cannot safely support this much growth without adequate investments in its road, transport, and environmental systems. Roads have remained unchanged and population has boomed. More development will only contribute to more flooding as we continue to experience the wrath of more severe storms due to climate change. It's that simple.
- **Overhaul Planning and Zoning Department and Development Regulations.**
 - DPZ clearly needs a reorganization after many deals only contributing to weaker quality of life in Howard County. Development has continued without any type of halt since the 1980s and is clearly not sustainable in any way. Developers have a very close relationship with the department and that should be stopped immediately. Stop granting so many waivers and start planning for the people.

Reject CR 89.

Thank you,
Mitchell Ford



MITCH FORD
443-743-5634

Sayers, Margery

From: David Albert <david@dalbert.net>
Sent: Tuesday, September 8, 2020 5:20 PM
To: CouncilMail
Subject: Acre giveaway

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please don't donate our collectively (county) owned property to private real-estate developers. If the land needs to be developed, it should be sold on the open market for a fairly appraised price. Anything less gives the appearance of overwhelming impropriety.

Sincerely,
David Albert
10718 Vista Road
Columbia, MD 21044
410-531-0785

Sayers, Margery

From: Mike T <mteske1@gmail.com>
Sent: Tuesday, September 8, 2020 5:10 PM
To: CouncilMail
Subject: OPPOSE CB89 Corner of 108 and Columbia Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council,

I am opposed to CB89 that is a handout to the developer community. I saw you may be passing this tonight. I would ask you please don't.

Also, while on the subject I am opposed to you paying \$1.725 million to Jay Winer of AJProperties for the two parcels behind savage mill totaling 4.8 acres. I realize this is state funding through program open space, so I will probably email the manager at the state as well. Is there an appraisal for that unbuildable land down by the river? I am open to changing my view if there is information available that justifies this. I just don't see it. I didn't even see it in the proposal for FY20 Open Space Funding:

<https://dnr.maryland.gov/land/Documents/POS/AnnualPrograms/FY2021/FY2021HowardCountyAnnualProgram.pdf>

Thanks,
Mike Teske
Valley Mede resident

Sayers, Margery

From: Beth D <exaa2011@gmail.com>
Sent: Tuesday, September 8, 2020 5:04 PM
To: CouncilMail
Subject: No to CB89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Honorable County Council members Jones, Jung, Rigby, Walsh, and Yungmann,

Please vote no to CB89-2019. As a county tax payer, I am offended that the county would even consider practically giving away land to a developer. The advertising and bidding requirements of Section 4.201 of the Howard County Code should not be waived to benefit a developer. What is the point of having the Code requirements, if they are to be waived? The proper processes should be followed and the land should be sold at fair market value to benefit the county.

Please vote no to CB89-2019.

Thank you for your consideration.

Beth Daniel
3247 Old Fence Court
Ellicott City, MD 21042

Sayers, Margery

From: Larry Schoen <larryschoen@gmail.com>
Sent: Friday, June 19, 2020 1:49 PM
To: CouncilMail; Jung, Deb
Cc: Sager, Jennifer; Williams, China; Gartner, Bruce; Sidh, Sameer; Kendall, Mary; Bolinger, Kate; Ted Cochran
Subject: Testimony CR89-2020
Attachments: Schoen Testimony HoCo Guidelines.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I had signed up to testify at the Public Hearing on June 15. An emergent family need prevented me from doing so. I hope that you will consider the attached in your consideration of CR89-2020.
Thank you.

Larry Schoen, P.E., chair Howard County Multimodal Transportation Board
work: 410-730-9797
mobile: 410-340-1525
larryschoen@gmail.com



Subject: Testimony for Council Resolution – 89-2020 – HoCo By Design General Plan Guidelines: A Strategic Framework

To: Hon. Council Members Howard County Council: Liz Walsh, Opel Jones, Christiana Rigby, Deb Jung, David Yungmann.

From: The Desk of Lawrence J. “Larry” Schoen, P.E., Chair, Howard County Multimodal Transportation Board

Date: June 19, 2020

I support, with certain modifications, CR89-2020, a resolution adopting HoCo By Design General Plan Guidelines: A Strategic Framework. The Guidelines will be used by DPZ to prepare and revise the General Plan. The testimony I offer is solely my own, informed by my service on the Multimodal Transportation Board (MTB) since 2013 and as its current chair.

Land use planning and Transportation are inextricably linked. Transportation is not simply supporting infrastructure but is the means by which *access* is provided. Whether a location in the County can be accessed in a safe and sustainable manner by the transportation network should determine the allowable uses of that land. Transportation should not be an afterthought in land use planning.

Furthermore, access solely by personal motor vehicle is not full and equitable access. Access should favor active & sustainable transportation (multimodal) in order to achieve economic development, public health, vitality and quality of life. Mutually supporting land uses, e.g., residences and shopping, must be sufficiently close to each other that multiple modes are possible.

In order that multimodal transportation and access retain a central role in preparation of the General Plan, I ask the Council to consider changes to the guidelines suggested on pages 17, 20, 21, 26 and 33 (attached) and that the Strategic Advisory Group (p. 33) include at least one representative of MTB.

Thank you for considering this testimony.

Cc:

Bruce Gartner, Administrator, Office of Transportation

Sameer Sidh, Chief of Staff

Jennifer Sager, Legislative Coordinator

Mary Kendall, Deputy Director, DPZ

Kristin O’Connor, Division Chief, Comprehensive and Community Planning, DPZ

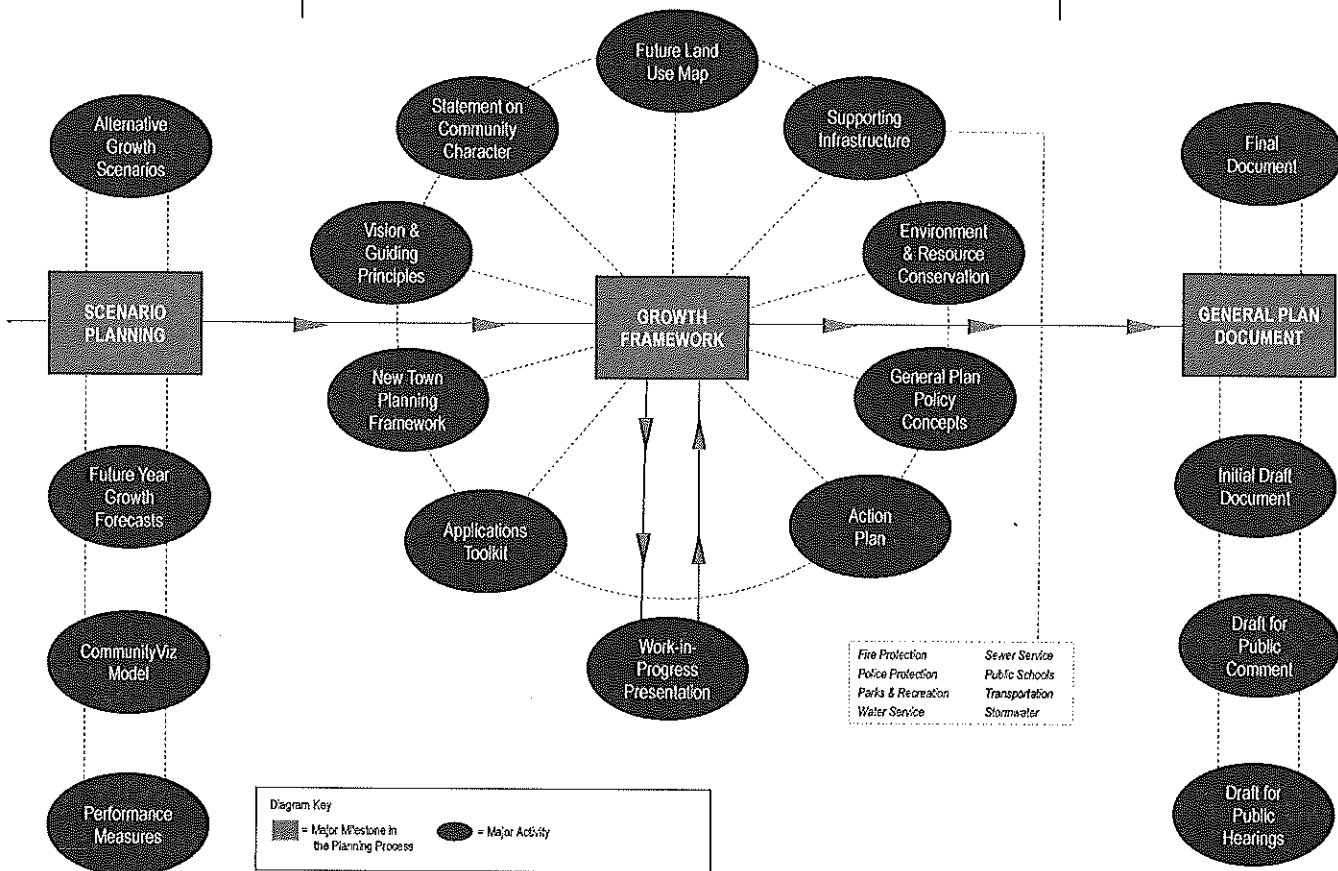
Kate Bolinger, Community Planner

China Williams, Special Assistant to Deb Jung

PLANNING PHASE 3:
SCENARIO MODELING & TESTING

PLANNING PHASE 4:
DEVELOP & REFINE GROWTH
FRAMEWORK

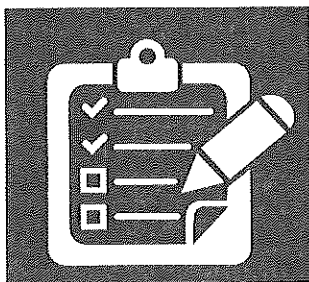
PLANNING PHASE 5:
DRAFT, PRESENT AND REVISE
HOCO BY DESIGN DOCUMENT



IMPORTANT PLANNING THEMES

With the general guidelines adopted, community engagement can begin in earnest, and the HoCo By Design team can begin the task of identifying the underlying planning and land use issues that Howard County is likely to face as it continues to grow. The milestone associated with this planning phase matches its name — **Important Planning Themes**. In order to identify these core planning themes, the HoCo By Design team will assess nine general areas important to preparing the new General Plan: policy and ordinance review, regional context and demographics, market and economic assessments, growth projections, natural environment, built environment, supporting infrastructure, fiscal impact analysis, and residents' quality of life. These areas will first be examined separately to document existing conditions and emerging trends. They will then be evaluated together for the purpose of identifying cross-cutting topics and inter-dependencies that will need to be addressed together in HoCo By Design. These cross-cutting topics will serve as the basis for the Theme-Based Chapters element of the guidelines.

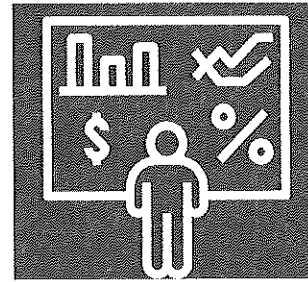
GENERAL AREAS OF INTEREST FOR DATA & ANALYSIS ACTIVITIES *



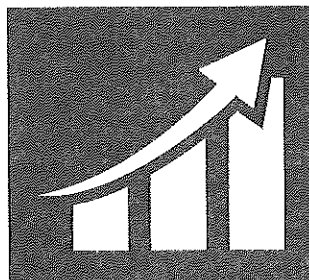
Policy & Ordinance Review



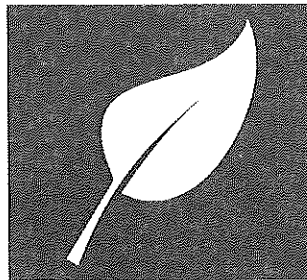
Regional Context
& Demographics



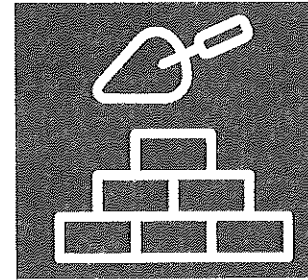
Market & Economic
Assessments



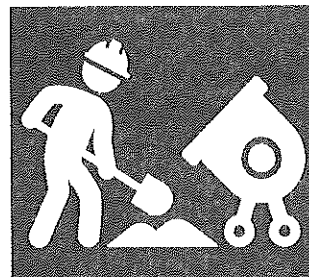
Growth Projections



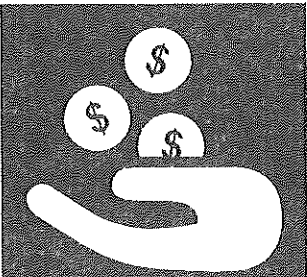
Natural Environment



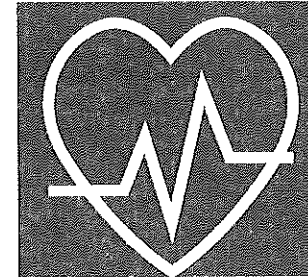
Built Environment



Supporting Infrastructure



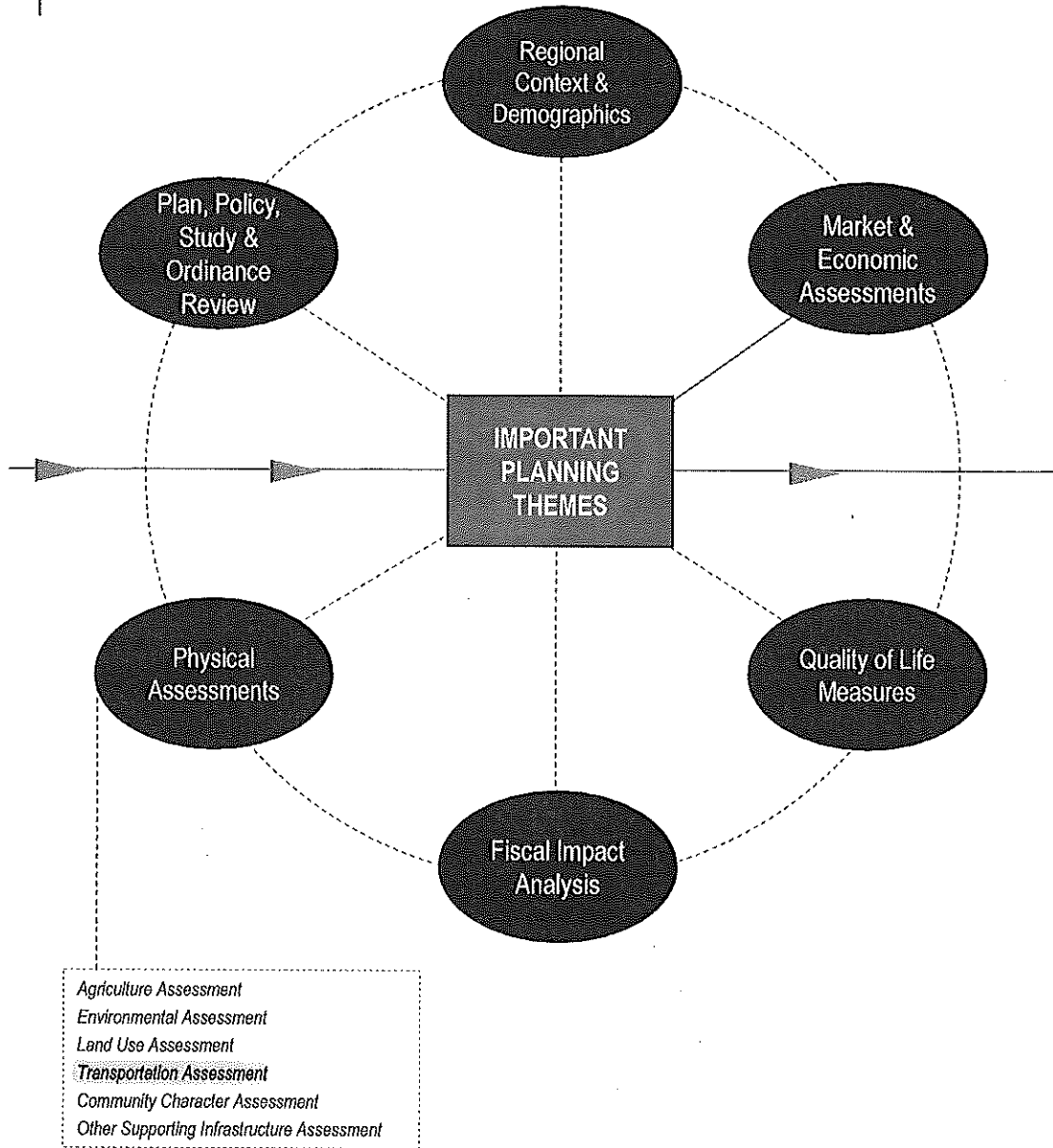
Fiscal Impact Analysis



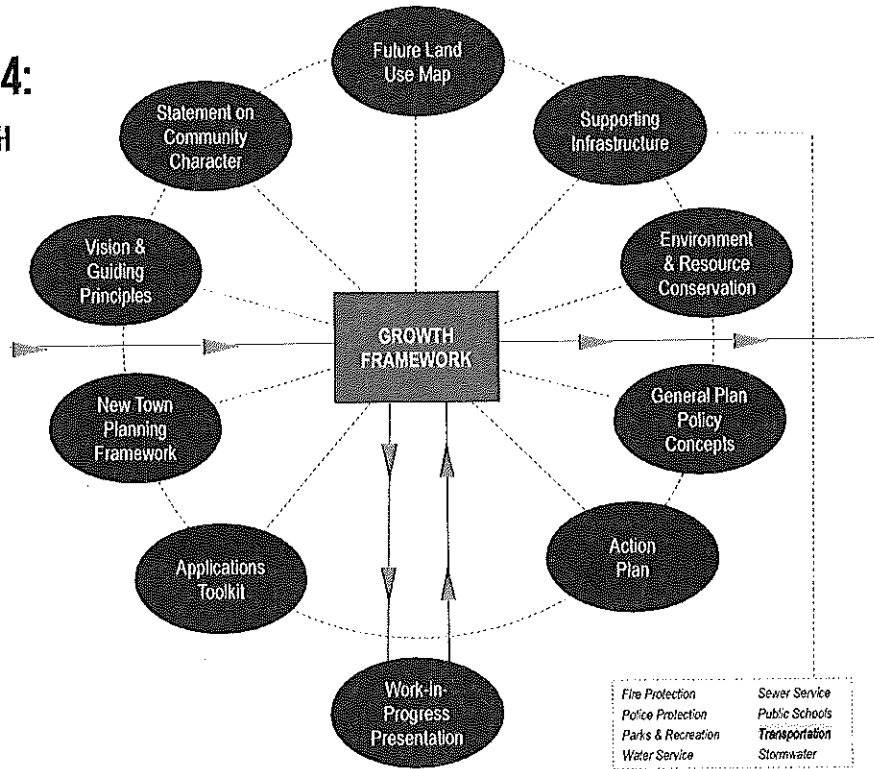
Quality of Life

*The full list of topics studied under each general area of interest will be influenced by the planning process, including comments collected from various engagement activities, different data discoveries, and various analysis findings.

PLANNING PHASE 2: IDENTIFY & REFINE EMERGING IMPORTANT PLANNING THEMES



**PLANNING PHASE 4:
DEVELOP & REFINE GROWTH
FRAMEWORK**



GROWTH FRAMEWORK

With this rubric for a preferred scenario in hand, a framework for growth and conservation can be designed to help manifest Howard County's vision for the next 20 years. The **Growth Framework** phase entails a variety of tasks needed to build the foundations of the final HoCo By Design general plan document. This includes developing a clear Vision for Howard County's future growth and conservation, supported by Guiding Principles and a Statement on Community Character that summarizes preferred development styles and design concepts. Implementation strategies are considered through the development and refinement of a Future Land Use Map, evaluating and paying special attention to the needed supporting infrastructure and environmental impacts.

New Town Framework

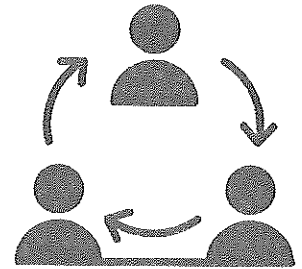
As the HoCo By Design planning process builds a plan for the entire county, a more granular examination for Columbia will provide a spotlight on the area's unique history and land use regulations. The New Town regulations were adopted in 1965 and have been in place for decades with relatively few changes in the overall structure until 2009 and 2010. In 2009, changes were made related to village center redevelopment and in 2010, changes related to Downtown Columbia redevelopment. The HoCo By Design planning process will develop a planning framework for the New Town area (minus Downtown) with an emphasis on village center redevelopment, employment and commercial corridors, and the adjacent Gateway area. However, since the Downtown Columbia Plan (2010) is still relevant, it will continue to serve as the guiding document for future downtown growth.

The New Town Framework concepts will highlight the community's preferred design principles for community character and will supplement the Future Land Use Map to reflect preferred land uses. The New Town Framework will be used to illustrate big ideas expressed as recommendations in the final General Plan document.

Collaborate

Public engagement activities in which we **Collaborate** are more granular and require a higher degree of cooperation to facilitate an exchange of information.

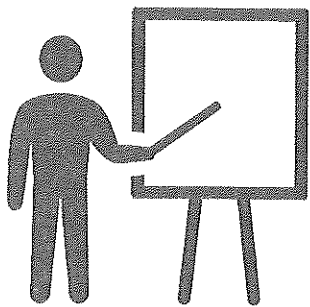
Technical Advisory Team – A group of Howard County Department staff who provide the subject matter and institutional expertise needed to review HoCo By Design team findings, ideas and reports. The Technical Advisory Team will be called on to help guide the planning process intermittently throughout the project.*



Planning Advisory Committee – A body will be appointed by the County Executive consisting of community leaders, service providers, industry groups, and the general public. The Planning Advisory Committee provides the local knowledge and sounding board needed to ensure HoCo By Design is reflective of the community's needs and desires.

Strategic Advisory Group – Groups of local, state, or national issue area experts organized by the Important Planning Themes identified at the onset of the planning process. Strategic Advisory Group members will review the work produced by the HoCo By Design team over the course of the planning process, ensuring that findings are informed by subject matter experts in the field.

New Town Framework Design Charette – A public event hosted during the Growth Framework phase designed to engage the community in exercises that drill down on the New Town area (minus Downtown Columbia). The event will include presentations, technical roundtable discussions, and drop-in discussions meant to the character that makes Columbia unique and examine development alternatives for the area.



Feedback

While there will always be opportunities to provide input, the public engagement events that fall into the **Feedback** category explicitly involve the HoCo By Design team presenting milestone findings for public reaction and comment.

Growth Choices Community Workshop Series – An event held during the Growth Framework phase to present the alternative growth scenarios developed during the Scenario Planning phase. Participants will be asked to provide feedback on the various alternatives after being presented with their defining characteristics, impacts, and trade-offs. The feedback collected online and in-person during the Growth Choices Community Workshop Series will play a critical role in designing the Future Land Use Map.

Draft Plan Recommendations Workshop Series – The final event (though far from the final opportunity) to provide feedback on the official recommendations presented in the new General Plan, HoCo By Design. Occurring during the General Plan Document phase, participants will be asked to provide their input on the Vision, Guiding Principles, Future Land Use Map, and specific recommendations in HoCo By Design. The feedback received during this workshop series will be used to develop the draft and final plan itself.

Policy-Maker Briefings & Hearings – Events in which the HoCo By Design team makes presentations to elected officials, appointed officials, board members, etc. to provide updates and seek their input. These occur throughout the planning process and generally coincide with major milestones.

Sayers, Margery

From: Jessica Bellah <jessica.bellah@columbiaassociation.org>
Sent: Monday, July 6, 2020 12:06 PM
To: CouncilMail
Subject: CR89-2019 Written Testimony Columbia Association
Attachments: CR89_2019_CAWrittenTestimony.pdf; CR89_2019_CAWrittenTestimony.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

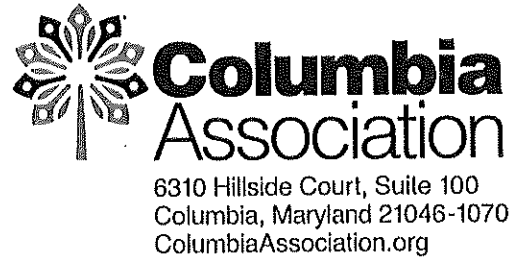
Good Afternoon,

On behalf of Columbia Association, please find attached written testimony for CR89-2019 which is currently on the tabled agenda for 7/6/2020.

Thank you,
Jessica

Jessica Bellah, AICP
Senior Community Planner
Phone: 410-715-3166
Email: Jessica.Bellah@ColumbiaAssociation.org
ColumbiaAssociation.org

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July 6, 2020

Deb Jung, Chairperson
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Council Resolution 89-2019

Dear Chairperson Jung and members of the County Council:

Columbia Association is submitting this letter and our testimony in opposition to the outright sale of a portion (1.087 acres) of Old Maryland Route 108 without conditions that would ensure the realization of transportation planning goals and wider community benefits in the area.

Columbia Association does not fundamentally oppose the sale of this property. The decommission of the land and its incorporation into a development project has the potential to improve the overall site plan of any development that occurs on this parcel. We are particularly supportive of a development project that incorporates a significant number of affordable housing units. The Association, however, feels strongly that the Council should place conditions on the sale of the property to ensure that any development of the site incorporates improvements that benefit the community as a whole.

Columbia Association sees an opportunity to meet two goals at this location: aesthetic beautification and improved bicycle/pedestrian connections. Improving the frontage along MD 108, such as removing the Jersey barrier and incorporating a generous planting area are desirable.

There is a great need to improve pedestrian and bicycle facilities for those traveling along MD 108 and crossing over MD Route 29 or Columbia Road. While the current MD 108 crossing over Route 29 does not accommodate pedestrians or bicyclists, long term transportation goals in the County and the State call for the eventual accommodation of these users. It is therefore prudent to plan for improvements on adjacent properties to ensure this goal can be realized. Bike Howard, the Howard County Master Bike Plan, also contemplates several bicycle improvements

in the vicinity of Columbia Road and MD 108 that utilize the closed portion of Old MD Route 108.

Should the County Council choose to sell the property, Columbia Association recommends the Council include sale conditions that would require the developer to incorporate site improvements that achieve the aesthetic improvement and transportation goals outlined above. Specifically, we recommend the County Council adopt the following conditions to run with the land:

Any development project that utilizes the conveyed portion of Old Route 108 shall, as part of their development project and subject to review and approval of the proposed site plan by the Howard County Department of Planning and Zoning and the Office of Transportation, design and construct:

- 1) Bicycle and pedestrian facilities such as a side path or other appropriate best practice infrastructure on the frontage of MD 108 that achieves the transportation planning goals enumerated in project numbers 19, 20, and 21 of the Howard County Master Bike Plan (Bike Howard). Such facilities shall be designed to tie into any future Route 108 bicycle or pedestrian facilities that would accommodate pedestrian and bicycle crossings of Route 29 and crossings of MD Route 108 at Columbia Road.
- 2) A generous landscape buffer along the frontage of MD Route 108 to improve visual aesthetics in this area, screen any proposed development, and to accommodate the desired side path or other pedestrian/bike facility in a linear park-like setting with generous buffers from vehicular traffic.
- 3) Coordinate with the State Highway Administration to design and implement an alternative to the existing Jersey barrier currently installed on the frontage of MD Route 108 for the purpose of improving visual aesthetics in the area.

We encourage you to approve CR 89-2019 only if conditions are attached to the sale that achieves a wider community benefit.

Sincerely,

Jessica Bellah

Jessica Bellah, AICP
Senior Community Planner
Office of Planning and Community Affairs
Columbia Association

Sayers, Margery

From: bombick@verizon.net
Sent: Saturday, July 4, 2020 11:25 AM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

I offer the following (additional) reflections for your consideration regarding the Dorsey Overlook land sale (CR89-2019):

Area residents are concerned that: (1) the environmental impact of this project will be detrimental to the area, (2) that this sale will lead to more density within this development, and (3) that the land is being undervalued in this sale.

Mr. Irvin recommended that the sale go through stating that the county didn't want to continue to maintain/plow this road for one house. This recommendation is no longer valid considering the planned development (as presented February 10, 2020) will result in 82 units.

Maintaining this land allows the county to explore future use based on community need including landscaping, stormwater management, or pedestrian/bike lane space. Further, it helps to ensure that the planned Dorsey Overlook project does not exceed the environmental or physical capacity of the land.

In 2018, a previous design for this project (as a 50+ complex) went before the Board of Appeals to request a reduction in setback from Old Rte 108 from 30 feet to 11.25 feet and a project setback reduction from 30 feet to 20 feet due to the difficulty in developing this land. Before going before the Board of Appeals, the developer adopted design committee suggestions such as reconfiguring the building, improving streetscape plantings between old and new 108, and adding more pedestrian areas. These changes were not made out of the goodness of the developer's heart, but to gain design approval before going before the Board of Appeals. The waivers were granted. Unfortunately, the next iteration of this development was completely different, and the design panel was in the process of starting over with recommendations when redistricting led to further plan changes.

The process of going before the design committee and the Board of Appeals allows the county to review plans and make suggestions (more green space, streetscaping, etc.) while the developer has an incentive to comply. Once this land is sold to the developer, the footprint of development can expand with less oversight.

Not selling this land to the developer will not stop the development, nor should it. But it will ensure that development in this environmentally sensitive area is reviewed carefully by multiple boards and committees at various phases. It will ensure that changes not be made after waivers are granted. If the council determines that the sale ultimately benefits the county, please consider including contingencies or stipulations regarding on-site stormwater treatment, pedestrian/bike/handicapped accessibility, community green space, streetscaping, outdoor play space for children, or other elements not currently addressed.

Thank you,
Cate Bombick

P.S. There are several further regulations (such as usable green space per dwelling) which are discussed in section 112 of the code, which should be reviewed as they apply to this development when/if it comes before DPZ again:

https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S112.015REAPDI

Sayers, Margery

From: Caroline Bodziak <cbodziak@gmail.com>
Sent: Thursday, June 25, 2020 7:17 AM
To: CouncilMail
Subject: Dorsey's Search property sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Howard County Council,

I am writing to ask you to please REJECT the sale of 1.09 acres of land on the corner of Columbia Rd and Route 108 to developers for the unusually low price of \$50,000 or less.

The County should keep and maintain this property for better uses including improving traffic or pedestrian safety, linking to Columbia Rd Complete Streets, better storm water management, bioswales, or green space.

Developers should not be given gifts like this. Please REJECT this plan.

Respectfully,

Caroline Bodziak
3133 Hearthstone Rd
Ellicott City, MD 21042

Sayers, Margery

From: Ayat Gad <ayatfarghaly@gmail.com>
Sent: Tuesday, June 23, 2020 11:16 PM
To: CouncilMail
Subject: Reject the developer handout for Dorsey Overlook - CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As a resident of Dorsey search, please reject the developer handout for Dorsey Overlook - CR89-2019. This plan will affect the traffic and quality of life in our neighborhood. It will be overpopulated in a school district that already suffers from over capacity and buildings need proper renovation . More people can benefit if we have more green areas or preschools for kids. I am willing to help in this project as much as I can to maintain a proper standard of life for our neighbourhood.

Thanks

--

Ayat Gad

Sayers, Margery

From: Sue Franckel <suefranckel@gmail.com>
Sent: Tuesday, June 23, 2020 3:02 PM
To: CouncilMail
Subject: CR89-2019's

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please reject this bill to the Developer. It is a give away just for development we don't need.

Thanks,

Sue Franckel

3702 Dorsey Search Cir, Ellicott City, MD 21042

4102945796

Sayers, Margery

From: Bill Withers <wwithers@rocketmail.com>
Sent: Tuesday, June 23, 2020 9:29 AM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to urge special care as you consider the community response to CR89-2019. The homework has been done, the plans drawn up, and the price set. This looks like a routine conveyance of marginal County property to help the siting of a new development.

The problem is that this has become routine. Please do not rubber stamp this deal just because it is business as usual. As if flooding from last night's rain were not enough evidence that the County could take responsibility for managing a better solution for this land, then read the suggestions from concerned citizens: an improved intersection, storm water management, green space, streetscape enhancements, etc.

Public land should be premium land, not a bargain to help make hard to develop land easier to develop. Let the developer find his setbacks from the County property line and use the public land to serve the public.

thank you - Bill Withers

Bill Withers
Ellicott City

This message is my personal opinion and does not necessarily represent the views of any group or organization.

Sayers, Margery

From: Jason Crouch <ericjasoncrouch@gmail.com>
Sent: Monday, June 22, 2020 10:05 PM
To: Yungmann, David; CouncilMail; Walsh, Elizabeth
Subject: Reject - #CR89

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am a resident of Howard County. Please reject #CR89, regarding the selling of land in Dorsey to a developer. Say no to this developer handout!
Jason Crouch

Sayers, Margery

From: Amy Bracciale <amy.bracciale@gmail.com>
Sent: Monday, June 22, 2020 9:59 PM
To: CouncilMail
Cc: Walsh, Elizabeth; Yungmann, David
Subject: #CR89 - REJECT

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am a resident of Howard County. Please reject #CR89, regarding the selling of land in Dorsey to a developer. Say no to this developer handout! ... and all others Amy Crouch

Sent from my iPhone

Sayers, Margery

From: mteske1@gmail.com
Sent: Monday, June 22, 2020 7:19 PM
To: CouncilMail
Subject: Don't sell land for \$12k

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

If you approve to sell this for \$12k you're a joke to me. I got off social media for a while bc the covid postings. I get back on and have to see this posted by Liz W. It seems she's the only one with any sense. Not sure where the rest of you all stand. Hopefully with Liz. Have you not seen how some of you get zero likes and she gets hundreds. Take a clue... those are the residents speaking their damn mind.

Michael Teske

Sent from my iPhone

Sayers, Margery

From: ann bracken <anniebluepoet@gmail.com>
Sent: Monday, June 22, 2020 6:52 PM
To: CouncilMail
Subject: Please reject CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I strongly disapprove with selling the land at the intersection of Rte. 108 and Columbia Rd to be used for more development. The area is already overbuilt and I am getting reports of flooding in that area as I type this email.

Please turn down this request.

Kind regards,

Ann Bracken

"So hope for a great sea-change
on the far side of revenge.
Believe that a further shore
is reachable from here.
Believe in miracles
and cures and healing wells."
~Seamus Heaney, "The Cure at Troy"

"I am not afraid. I was born to do this."
~St. Joan of Arc

Ann Bracken
Poet~Author~Creator of Possibilities
www.annbrackenauthor.com
Facebook: <https://www.facebook.com/annbrackenauthor?ref=bookmarks>

Sayers, Margery

From: Marybeth Steil <marybeth.steil@gmail.com>
Sent: Monday, June 22, 2020 4:53 PM
To: CouncilMail
Subject: Oppose CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon:

I am writing to voice my opposition to CR89-2019. I am against these sweetheart deals for developers. Please try to act in the best interests of the taxpayers of this county, and not the lobbyists. Obtaining maximum revenue possible from county land sales ought to be a goal in these trying times. Maybe this land ought to be auctioned or listed for sale instead of this, which is clearly not an arms-length transaction.

thank you.

Marybeth Steil
South Wind Circle, Columbia, MD
District 4

Sayers, Margery

From: Jacob Goitom <jgoitom@yahoo.com>
Sent: Monday, June 22, 2020 2:38 PM
To: CouncilMail
Subject: Dorsey Search land sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

HoCo County Concil members,

I'm writing in regards to the Council meeting scheduled for July 6. How is it that the county is selling an acre of land for only \$12,000? This doesn't make sense. If the county doesn't see any use for the parcel of land, why not turn it into a park or open green space?

Who benefits by selling the land for \$12k??? I feel the you guys are doing the bidding for developers than representing the people that elected you to office.

I hope you have better explanation or else you will see the council's mismanagement of county land and resources in the press.

JG

() ()

Sayers, Margery

From: mona@howardcountyissues.org
Sent: Monday, June 22, 2020 2:11 PM
To: CouncilMail
Subject: CR 89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Stop the madness. Seriously. People are paying attention.

Sayers, Margery

From: KM <klm18@yahoo.com>
Sent: Monday, June 22, 2020 12:46 PM
To: CouncilMail
Subject: CR89

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County Council,

I am deeply frustrated by the amount of new development being crowded into Howard County with no apparent regard for the current residents. I am horrified by the ongoing discussion of CR89, which appears to be a blatant developer handout in an area where there is recurring flooding. I would hope that if the council were seriously considering selling this land, they would at least insist on the developer paying the same price paid for adjacent private property, money which could be used to improve Howard County infrastructure for the existing residents.

Please vote against CR89.

Thank you for your time,
Katrina Murdock

Sayers, Margery

From: Kris Maciorowski <komaciorowski@yahoo.com>
Sent: Monday, June 22, 2020 12:40 PM
To: CouncilMail
Subject: 108 and Columbia Rd CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To whom it may concern:

Please REJECT this proposal by developers to seek the above land for a mere \$50k or less. This is a handout to developers.

Thank you,
Kris Maciorowski
3708 Mesa Ct
21042
Sent from my iPhone

Sayers, Margery

From: Alison Holcombe <alisonholcombe@gmail.com>
Sent: Monday, June 22, 2020 12:23 PM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council Members,

I ask that you reject CR89-2019 where 1.09 acres of land at the corner of Columbia Road and Route 108 would be sold for a mere \$50,000. I'd prefer you focus on improving traffic or pedestrian safety at this busy intersection.

I implore you to reject this developer handout.

Thank you,
Alison Holcombe

Sayers, Margery

From: MELISSA WHIPKEY <melissaw@waybettermarketing.com>
Sent: Monday, June 22, 2020 12:14 PM
To: CouncilMail
Subject: Please vote against CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members:

I just learned about this proposal. It is an outrageous giveaway of County property. Not only is the land in question unquestionably worth more than \$12,000, it could serve important public purposes such as traffic calming or storm water management. Or how about this, just allow the land to be undeveloped!!! But I'm sure the purpose is to allow the developer to cram as much density into its adjacent project as possible. I understand that the project provides affordable housing. I strongly support affordable housing and am very glad to see the area get more of it. But let's make the developer subsidize this public good in Howard County. We have a history of letting developers not pay their fair share of the costs of affordable housing, schools, etc. Please put an end to it. Make the developer pay its fair share or not transfer the property at all.

Thank you-

Melissa Whipkey
4001 Chatham Rd
Ellicott City MD 21042

Sayers, Margery

From: Julia McCready <jamccready@gmail.com>
Sent: Monday, June 22, 2020 11:56 AM
To: CouncilMail
Subject: CR-89 "Dorsey Overlook"

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear members of the Howard County Council,

I am writing in support of the Dorsey Overlook project and in hopes that you will vote to complete the agreements to move it forward in good faith.

If we are not openly supporting every chance we have for affordable housing in Howard County then we should quit saying we care about people who don't have as much as we do. I'm truly distressed to see this project being framed as a scam or some kind of theft from Howard County residents. Keeping people from having a decent place to call home is not what I want in my community. I hope every Council Member will give serious thought to the people you could be supporting and caring about.

Let us offer to people who need affordable housing what **they** are worth. Let us show respect for **all** members of our community.

Thank you for your hard work on this and all other county endeavors.

Sincerely,

Julia A McCready
5745 Thunder Hill Road
Columbia MD 21045

Sent from my iPhone

Sayers, Margery

From: bombick@verizon.net
Sent: Monday, June 22, 2020 10:20 AM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

I am contacting to express my concern regarding the development of "Dorsey Overlook" and request that you vote "no" at this time to the related sale of land requested in CR89-2019.

This development itself is concerning in that it has changed design and purpose numerous times in recent years. Most recently, it was presented to DPZ as age restricted housing but could not pass out of the design committee due to the "foreboding" structures and the lack of green space. After school redistricting, it is back with plans that seem to have an even larger building footprint that fully extends into Old Route 108. While the design committee requested more green space and less pavement, this plan seems to go the other way and offers even more impervious surfaces.

There have been several community requested uses for this land. The first possible use of this land is for a more robust environmental and stormwater management plan for the area. Columbia Road is often flooded during heavy rain due to the previous infill development of the parcels adjacent to those involved in the "Dorsey Overlook" plan, as well as parcels along Old Annapolis Road (several more of which are currently in development). A second possible use of this land is to expand the complete streets and pedestrian areas surrounding Route 108. A third possible county use would be the expansion of the turn area from Route 108 to Columbia Road. Residents have previously requested a possible expansion/reconfiguration of this turn lane and pedestrian area, which is currently very tight due to the use of jersey walls. There are many elements of stormwater management, pedestrian access, complete streets, etc., which should be considered before this land is sold to developers to maximize their construction footprint.

At the very least, it would be helpful if the previous DPZ concerns about the lack of green space in the "Dorsey Overlook" design plans could be addressed in a meeting before this land is sold. Since the builder has reverted to previously submitted plans (which I believe are several years old), this current proposal has not come before the community or DPZ for review. The county council should not rush to sell the builder more land if they are unwilling/unable to address county and community concerns.

Thank you,
C. Bombick

Sayers, Margery

From: Francine Woodcock <fmrw13@yahoo.com>
Sent: Monday, June 22, 2020 9:57 AM
To: CouncilMail
Subject: Land sale 108 and Columbia RD

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As a HOCO resident of many years, I drive in that area daily to get to work, doctor visits, kids' activities, shopping, etc. the intersection of horrific at rush hour and often a general mess. Please do not practically give away that land for a low Rice but use it to better the intersection or area, Or fund community initiatives. There are many better ways to use money now, especially in light of the medical, social injustice, food and financial problems brought to light in the last few months.

Francine Woodcock
10357 Lombardi Drive
Ellicott City, MD 21042

Sent from my iPad

Sayers, Margery

From: Stephanie Sabourin <skizzia@aol.com>
Sent: Monday, June 22, 2020 9:47 AM
To: CouncilMail
Subject: Sale of 1.09 acres on Columbia Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I reject the proposal to sell (or potentially almost give away) this land. It is in a location that is best served by leaving it for use in run off and drainage in a more natural state. Howard County needs to put people and environment over developer money or we will keep paying the price!

Stephanie Sabourin
9732 Summer Park Ct
Columbia, MD

Sent from my iPad

Sayers, Margery

From: Lori Skillman <sunlori2@gmail.com>
Sent: Monday, June 22, 2020 9:37 AM
To: CouncilMail
Subject: #CR89-2019- Please reject selling this to a developer for mere pennies!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

DEAR COUNTY COUNCIL-

I am addressing the selling of the property off of Route 108 and Old Columbia Road in Ellicott City. PLEASE DO NOT "GIVE" this parcel away by asking for a low price (12-50K) to a developer! #CR89-2019- every piece of land is precious in our county. Overcrowding is now part of Howard County in the middle and eastern areas. Please be smart and plan to do something useful with this and not give it to a developer to make the corner dangerous or have 4 apts shoved in the space.

We can do better by using common sense and looking AHEAD to what we need!

Thank you for your consideration.

Lori Skillman
Elkridge, MD

Sayers, Margery

From: Jonathan Polen <jpolen01@gmail.com>
Sent: Monday, June 22, 2020 9:37 AM
To: CouncilMail
Subject: Dorsey Overlook Land Sale

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to voice my opposition of the sale of 1 acre of land at the corner of 108 and Columbia Road for an absurdly low sale price of \$12,000. When home prices in Howard County are some of the highest in the nation, giving this land away for the price of a used Honda Civic is laughable and wildly irresponsible.

My home in Ellicott City, a modest 3 bedroom rancher on a half acre of land, cost \$480k in the fall of 2019. If you plan to approve this land sale for \$12k (so that a developer can turn it for an outrageous profit), I expect the county to reevaluate my home appraisal at no more than \$6k for tax purposes. I mean one one acre a few miles away is worth \$12k according to your appraisers, then my half acre should appraise for only \$6k. Fair is fair, right?

What time should I expect the appraiser?

Thank you,

Jon Polen
Resident in 21042

--

Sent from my iPhone

Sayers, Margery

From: Melissa Kistler <melissa.kistler@me.com>
Sent: Monday, June 22, 2020 9:31 AM
To: CouncilMail
Subject: Vote no on CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I wrote when this bill was on the table before and am writing again. Do not sell the land for Dorsey Overlook for \$12,000-\$50,000. That is not a fair assessment. I'll buy it for that! Keep green space that is there. Build where there is space to build. Don't cut developers a deal when we can't even fully fund our schools. Seems pretty simple.

Melissa Kistler
Sent from my iPhone

Sayers, Margery

From: Shelley Lombardo <sjlombar@gmail.com>
Sent: Monday, June 22, 2020 9:23 AM
To: CouncilMail
Subject: CR89-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please do not approve the sale of 1.09 acres of land at the corner of Columbia Rd and Route 108. I This heavily trafficked intersection needs to be reworked/improved and this land will be needed to ensure that can be accomplished.

Regards,

Shelley Lombardo

Sayers, Margery

From: MELISSA WHIPKEY <melissaw@waybettermarketing.com>
Sent: Monday, June 22, 2020 12:14 PM
To: CouncilMail
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4001 Chatham Rd
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Thank you for your hard work on this and all other county endeavors.

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Ellicott City, MD 21042

Sent from my iPad

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Columbia, MD

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Shelley Lombardo