

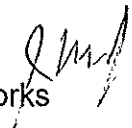


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____ - 2012 declaring that approximately .914 acres of real property owned by Howard County and identified as a portion of the road bed of Lynx Lane is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the owner of the adjacent property, Wilde Lake Business Trust; and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use and submits his finding to the County Council for its consideration.

To: Lonnie R. Robbins,
Chief Administrative Officer

From: James M. Irvin, Director 
Department of Public Works

Date: September 27, 2012

The Department of Public Works (the "Department") has been designated coordinator for preparation of testimony relative to the conveyance of approximately .914 acres of real property to the owner of the adjacent property, Wilde Lake Business Trust.

The property to be conveyed is the right of way for Lynx Lane located between Cross Fox Lane and Twin Rivers Road containing approximately .914 acres. The County acquired Lynx Lane Deed dated January 21, 1969 and recorded among the Land Records of Howard County, Maryland in Liber 503, Folio 213.

Wilde Lake Business Trust ("Wilde Lake") has presented a Preliminary Equivalent Sketch Plan (SP-13-001) to the Department of Planning and Zoning for the revitalization of the Wilde Lake Village Center. The revitalization would include the demolition of several buildings on the site, with two existing courtyard area buildings to remain, and the construction of three new commercial buildings and one 250 unit residential building, a part of which will span over Lynx Lane. There will also be a reconfiguration of the parking area to create several pedestrian walkways, an expanded courtyard and incorporate stormwater management. As part of this plan, Wilde Lake proposes to use the roadbed of Lynx Lane as a pedestrian access and private drive rather than a public road. Wilde Lake petitioned the County Council to close Lynx Lane. Council Resolution No.143-2012, to be heard tonight, will authorize the road closure. In order to implement Wilde Lake's plans, Wilde Lake must own in fee simple Lynx Lane. This legislation declares the County property no longer required for public purposes and authorizes the County to convey the closed roadbed of Lynx Lane to Wilde Lake.

Memo to Lonnie Robbins

Page - 2

The Department and the Department of Planning and Zoning have reviewed and approved the proposed conveyance of Lynx Lane to Wilde Lake. The County maintains a school flasher and traffic signal facilities to serve the intersection of Lynx Lane and Twin Rivers Road located within the road right of way. The transfer will be subject to easements for the County's existing traffic facilities and for existing phone, gas and electric facilities maintained by the Baltimore Gas & Electric Company and Verizon.

There is no fiscal impact to the County.

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

/tdh

cc: Jennifer Sager

Marsha McLaughlin, Director, Department of Planning & Zoning

File

TAR/legislation/FY12/Lynx Lane/Testimony Memo