

Respass, Charity

From: Barb Krupiarz <barbkrup@verizon.net>
Sent: Monday, May 15, 2023 2:16 PM
To: CouncilMail
Cc: Lisa Markovitz; Leslie Kornreich; Pravin Ponnuri; Chris Krupiarz; Glendenning, Craig; Stu Kohn
Subject: Central Branch Library
Attachments: HCHC RFP No. 01-09-2019 - Real Property Development Services.pdf; Award Letter - HCHC RFP No. 01-09-2019 - Real Property Development Services.pdf

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

Dear Council members,

Attached are 2 documents related to the 2019 award of the RFP for the relocation and construction of the new Central Branch library - the award letter and the RFP - for your edification related to the current sole source contract.

I would like to point out more than just the competitive bidding process for such a large project, but also the process that the Library Board of Trustees engaged in the past compared to this year. As you can see from various Library Board of Trustees meeting minutes (below), the Board of Trustees followed established procedures for the 2019 award of the RFP for the new Central Branch as well as procedures for approving Capital budget requests prior to submitting them to the County administration.

I attended the Board of Trustees meeting on April 19, 2023. This meeting was when the Board first approved the funding request for the 2024 Capital budget - two and a half weeks AFTER the County Executive presented his proposed Capital budget. The proposal for the library was for a \$143M sole source contract to Howard Hughes and the Board of Trustees and the County Administration had no idea how those requested funds were determined. In fact, a PIA of the County Administration for the costs resulted in "no responsive documents". Some of you may have no difficulty in awarding \$60M over the previous year's proposal approved by the Board of Trustees for the same size library in a noncompetitive bidding process (i.e., sole source contract) to a private developer and an "architect" who has never built a library and has many instances of huge cost overruns, but I believe taxpayers, if they knew the details, would object.

Keep in mind that the Board of Trustees also admitted the following after closing the library for a private organization, which has never been investigated, HCLS policy has never been updated, and taxpayers have been concerned about:

- In response to the inquiry regarding where HCLS staff went after the Central Branch closed at 2pm on October 7, 2022, the committee believes this is a legitimate area for further review of HCLS policies and recommends that the Board do so.

Respectfully,

Barb Krupiarz

HCLS Board of Trustees meeting minutes re: new Central Branch Library:

- The November 14, 2018 HCLS Board of Trustees meeting minutes describe the process for planning the new library. "There have been initial discussions on parking, security, snow removal, and the architect/developer model."

- The January 16, 2019 meeting minutes stated "Discussions continue with the Housing Commission and Howard Hughes regarding the relocation of the Central Branch within the Downtown Columbia plan. The next step is determining where initial funds for planning will come from, which will impact architect selection."
- March 20, 2019: "Discussions continue with the Housing Commission and Howard Hughes regarding the relocation of the Central Branch within the Downtown Columbia plan. We have a better handle on the cost given the estimate provided by civil engineers."
- September 25, 2019: "Ms. Brade noted that the Downtown Columbia Branch is to be built in conjunction with the Housing Commission who recently released an RFP that is due back in October. The selected firm will do design work for both the Housing Commission and HCLS, which is reflected in the line item in HCLS' proposed capital budget to cover design. Build of the new facility will be covered by Housing Commission bonds."
- November 20, 2019: "I explained that we anticipate a request from the County to prioritize our capital funding requests in light of the fiscal forecast. There will be a meeting with the County the first week of December where we will gain more insight. A developer team has been selected for the project led by the Housing Commission that incorporates a new downtown Columbia Branch, replacing the current Central Branch. A press release announcing the winning team is forthcoming, followed by a developer schedule. "
- January 15, 2020: "HCLS is currently soliciting input from staff and will also seek community input for programmatic ideas that affect design, including interactive early learning spaces, cooking kitchens, theatre, and art center. The existing plan calls for an integrated building solution on 2.6 acres with the library on the first two levels, market and affordable housing on the next five levels and an attached parking garage. Current discussion is centered on the associated parking garage, a forthcoming tax credit submission by the Howard County Housing Commission and project funding."
- December 16, 2020: "Angela presented an update on the Downtown Columbia Branch and how it might fare in the FY 22 budget. She reviewed the history of the project, noting the space limitations in the current building and why a new building is needed. She further addressed prior year \$488K funding that was for planning, highlighted the past accomplishments, and showed pictures depicting the new branch's location. The preliminary estimate for construction of the new building rests at \$55M, with an additional \$13M slated for the library's portion of the parking garage. Pending availability of funds, next steps are to continue with the design process, seek state grants, and collaborate with the County on project funding and timing. Angela then presented slides from the County that detailed where this branch would figure into the tax increment funding, plus FY 21 cost analysis and estimates covering the Library and Housing."
- March 17, 2020: "Regarding the Downtown Columbia Branch, the initial project scope and pricing analysis has been completed, reflecting a 20.5% price increase. The county is looking into this as well as the timeframe. Based on County feedback, we propose revising the FY 22 Budget request from \$1.17M to \$500K, which was approved by the Board."
- June 16, 2021: "Angela reported on the capital projects, reiterating that there are no additional funds for the Downtown Columbia Branch. However, we still have previously approved funds that can be used and we are still waiting to hear back on the updated TIF (tax increment financing) funding model. We have discussed the project with the Department of Public Works and an architect firm an updated estimated cost for the space."
- September 22, 2021: "With regards to the Downtown Columbia Branch, HCLS is awaiting on a fiscal projection from the County. While we still have the space, we are trying to get a sense of the finances of the construction. There is an upcoming meeting scheduled before going into the planning season. All branches have been or will be updated to provide more and better teen-specific spaces."
- November 17, 2021: "Funding for the Central Branch is slated to be \$82.8 Million which is proposed to be phased in over the next few years with the bulk of funding occurring in 2025 and 2026."
- January 19, 2022: "Regarding the Downtown Columbia Branch, the development team is reconvening and will be running cost scenarios, plus the County has dedicated resources to us on funding options. Angela related that the County Executive is supportive of this project. Angela then showed the capital budget approved by the Board in November, explaining that HCLS will be asking the County for \$2.2 Million for the Downtown Columbia Branch since we missed the grant application deadline."
- October 19, 2022: "Angela addressed the FY 24 Capital Budget, explaining that with the Downtown Branch not being funded in FY23, funding for the Southwest Branch has been moved to FY 2027 with the hope to request the release of contingency funds for the Downtown Branch in January. The Board approved the proposed FY 24 capital budget."
- March 15, 2023: no meeting minutes provided, agenda lists "update Capital budget"

- April 19, 2023: agenda lists "motion Capital budget" - I attended and Board members asked questions about the proposed budget and then voted to approve it. The Board's vice chair asked if it was a conflict of interest to vote on this since he is also the Executive Director of the Downtown Columbia Partnership (with Howard Hughes' Chair of the Board of Directors). The Library Board thought it WASN'T a conflict and he voted in the affirmative.



Quality. Inclusive. Affordable.

November 5, 2019

Enterprise Homes, Inc.
Attn: Ned Howe
875 Hollins Street, Suite 202
Baltimore, MD 21201

SENT VIA FIRST CLASS MAIL & ELECTRONIC MAIL

Subject: HCHC RFP No. 01-09-2019 – Real Property Development Services

Dear Mr. Howe: *Ned* *We're really looking forward to this!*

The Howard County Housing Commission, in conjunction with the Howard County Library System, has completed its evaluation of proposals submitted in response to the above-referenced RFP. We are pleased to inform you that your firm has been selected to perform the services. We will be contacting you shortly to coordinate the next steps in the process, which include executing a Development Services Agreement. If, for any reason, the parties are unable to execute the Agreement, the Commission reserves the right to make award to an alternative firm.

Should you have any questions, please contact Sam Paul, Director of Administration, at (443) 518-7819. We thank you for your submission and look forward to working with you.

Best Regards,

Peter Engel
Executive Director



www.househoward.org

REQUEST FOR PROPOSALS
(HCHC RFP No. 01-09-2019)

REAL PROPERTY DEVELOPMENT SERVICES

Issuance Date: September 4, 2019

Submission Deadline*

October 9, 2019 at 2:00 p.m. Eastern Prevailing Time (EPT)
(See Section 10 for details)

Pre-Proposal Conference*

September 18, 2019 at 1:00 p.m. EPT
rsvp@househoward.org by 5:00 p.m. EPT on September 17, 2019
(See Section 13 for details)

Questions Deadline*

September 25, 2019 at 5:00 p.m. EPT
ALL QUESTIONS MUST BE SUBMITTED
IN WRITING TO questions@househoward.org
(See Section 12 for details)

Interviews and Presentations (at HCHC's discretion)*

October 23 & 24, 2019
PLEASE HOLD YOUR AVAILABILITY FOR THESE DATES
(See Section 11 for details)

***SEE SECTION 11 FOR FULL RFP TIMETABLE**

Issued by:
Howard County Housing Commission
Peter Engel, Executive Director



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DOCUMENT A – PROPOSAL COVER PAGE

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DOCUMENT C - AFFIDAVIT

EXHIBIT A – THE SITE

EXHIBIT B - AMENDED FDP



1. INTRODUCTION

The Howard County Housing Commission (the “HCHC” or “Commission”) is partnering with the Howard County Library System (the “HCLS”) to develop an approximately 2.65-acre site in downtown Columbia. The mixed-use project will include a new HCLS Downtown Branch of approximately 100,000 square feet, a mixed-income residential rental building atop of the library with at least 120 units, and an accompanying parking garage that will serve the library, the residential building, and neighboring commercial development (the “Project”). The Commission or an affiliate of the Commission shall own the Project.

The Commission is seeking a **qualified development team consisting of a developer, architect, and general contractor** (the “Development Team”) to assist with the planning, design, construction, and financing of the Project. The successful Development Team should include professionals with expertise in the disciplines of real estate development, residential and library architecture, affordable housing finance in Maryland, including experience with the Low Income Housing Tax Credit program (“LIHTC”), and construction. The Project site is located in the Merriweather District (a/k/a Crescent Area 3), a newly developing, 68-acre section of downtown Columbia (See Exhibit A), that will include 4.9 million square feet of mixed-use development with 1,900 residential units, 2.3 million square feet of office space, and new hotel and retail space.

For the residential building, the Commission intends that an application be submitted to the State of Maryland’s Community Development Administration (“CDA”) for the 2020 round for competitively awarded Federal Low-Income Housing Tax Credits (9% LIHTC).

The goals of the Commission and HCLS for the Project are: (1) to develop a high-quality and sustainable mixed-use development that serves their respective missions; (2) to win an award of 9% LIHTC for the residential building; (3) to build the Commission’s development capacity by playing a substantial role in the development process; and (4) to maximize the financial return to the Commission with regard to the residential building (through developer fee, acquisition price, cash flow, and/or other means).

2. COMMISSION BACKGROUND

Organized in 1990, the Commission is an independent State-chartered Public Housing Authority. The mission of the Commission is to provide safe, quality, affordable, and sustainable housing opportunities for low- and moderate-income families in Howard County, Maryland (the “County”) and to assist them in moving toward economic



independence. The Commission pursues this mission through open, efficient, innovative, and accountable processes.

The Commission's Board of Commissioners consists of seven members, each appointed by the County Executive and approved by the County Council. The Commission develops and manages housing resources to benefit low- and moderate-income residents of the County. In addition to owning and managing residential property, the Commission develops housing opportunities through cooperative efforts with developers, government entities, and private investors. Additionally, the Commission operates the federally funded Housing Choice Voucher Program for the County. The Commission is Rated "A+" with a negative outlook by Standard & Poor's.

The Commission is a strong development partner and brings a highly successful history of mixed-income housing and public facilities. Over the last eight years, the Commission has partnered with private sector teams to develop Monarch Mills and Burgess Mill Station Phases I and II. Burgess Mill I included the design and construction of the Roger Carter Center, a new, 46,000 square foot community center with a full-sized pool, fitness area, and rock climbing facilities. In addition, the Commission has acquired over 800 units, bringing its total portfolio to over 2,000 units.

Currently, HCHC is partnering with developers in different capacities on four LIHTC projects. In the 2019 LIHTC round, the Commission was awarded tax credits and other State funds for two new developments, including Artists Flats, which is the first of the five mixed income developments in the new downtown Columbia Plan. Artists Flats, which is being developed in conjunction with Orchard Development, is similar in concept to the Project. The 174 mixed-income residential units will sit atop a New Cultural Center, which will provide a new home for the iconic Toby's Dinner Theater and the Howard County Arts Council. The project will also include a 750-space garage. The housing component consists of 87 affordable units and 87 market-rate units under a 9%/4% LIHTC twinning financing program. HCHC was the lead applicant for the 9% LIHTC round.

3. HCLS BACKGROUND

The Howard County Library System is a critical component under Howard County's budgeted educational system, along with the public school system and community college. The libraries are also central to the quality of life of the County's residents providing award winning service and facilities that serve as a focal point of their communities.

HCLS has focused on enhancing the physical space of the libraries in recent years to improve the quality of the patrons' experience as well as offer new services and meeting spaces. Over the past eight years, HCLS has completed the new construction or significant renovation of four libraries. The libraries have been designed to incorporate innovative



features that will enhance the experience of the library patrons such as an enchanted garden, student design centers, a DIY education center, and a STEM center. The new libraries have received LEED certification, and include environmentally sensitive features such as rooftop solar panels, storm planters, and designs that allow an abundance of natural light. The newest library facility, the 35,000 square foot ElkrIDGE branch, was completed in March 2018 at a cost of \$33.1 million.

HCLS' results-based community educational model and high quality services have led to dozens of honors and awards. In 2013, HCLS was named Library of the Year by the Library Journal out of more than 21,000 public and academic library systems in North America. In addition, the Urban Libraries Council recognized HCLS as an innovator for its HiTech STEM education initiative in 2013 and again in 2018 for its DIY Education Center. For six years, Library Journal ranked HCLS a Five Star Library, the only library system in Maryland to do so, for delivering excellence in public education for all. The five-star ranking was attained by fewer than one percent of public libraries in the U.S.

Perhaps the best indicator of HCLS' quality and responsiveness is the community's enthusiastic use and support as outlined below:

- **Visits** – HCLS branches attract more visitors than any of the other library systems in Maryland. Last year alone, HCLS logged more than 1.9 million visits. The average Howard County resident visited an HCLS branch more than seven times per year.
- **Cardholders** – More than 95 percent of Howard County residents have library cards – the highest proportion of any library in Maryland, according to the state library.
- **Borrowing per capita** – HCLS boasts the highest borrowing rate in the state with more than 8 million items borrowed. On average, every Howard County resident checked out nearly 26 items.
- **Collection turnover** – HCLS also has one of the highest collection turnover rates in the state, demonstrating the skill of HCLS' collection development team in selecting materials that meet the community's needs as well the high level of demand of residents for a quality collection.
- **Classes** – HCLS classes are well attended, with Project Literacy and HiTech experiencing wait lists.
- **Signature Events** – Popular Library events include notable author appearances (e.g., Nikki Grimes, Jodi Picoult, Cal Ripken) and academic competitions such as Battle of the Books (which attracts one third of all the County's fifth graders), HCLS Spelling Bee, and Rube Goldberg Challenge. In 2019, HCLS' spelling bee winner, Saketh Sundar, became one of the Scripps National Spelling Bee historic octo-champs.
- **Partnerships** – HCLS partners with organizations across all sectors to leverage resources and more effectively serve the community. For example, HCLS partners with the Howard County Public School System (HCPSS) to deliver its A+ Partners

in Education curriculum, and with HCPSS and the Howard County Department of Community Resources and Services to provide free lunches and snacks for children during school breaks.

- **Adult Literacy and Workforce Development** – Last year, HCLS Project Literacy volunteers and paid teachers provided 9,000 instructional hours to 43 students in the Adult Basic Education track, 24 in Adult Secondary Education, and 340 in English Language Acquisition. One hundred sixty-one students have received their high school diplomas, and 151 have become U.S. citizens. Ninety percent of Project Literacy students are foreign-born, coming from 43 different countries and speaking 29 languages.
- **Meeting Room Use** – HCLS reports an increase of 300 percent in demand for meeting rooms. In 2018, nearly 100,000 community members used meeting rooms, with a long waitlist for space.

4. DEVELOPMENT TEAM'S ELIGIBILITY FOR AWARD

- 4.1 Each member of the Development Team must be a corporation or company that is validly existing and permitted to do business in Maryland. Additionally, each member of the Development Team must be in good standing with the Maryland State Department of Assessments and Taxation. More information is available at www.dat.state.md.us/.
- 4.2 Development Team members must possess any necessary licensing under Maryland law to provide the services specified in this RFP.
- 4.3 Each member of the Development Team must clear the federal debarment list under the U.S. System for Award Management (SAM). Federal debarment is checked for both the company and principal(s) of the company. More information is available at www.sam.gov.

5. DOWNTOWN COLUMBIA BACKGROUND

In 2010, the Howard County Council completed a rezoning effort for downtown Columbia by adopting the Downtown Columbia Plan ([click here to view the Plan](#)). The Plan was revised in 2016 and its implementation is well under way. The Howard Hughes Corporation, which serves as the master developer under the Plan, owns or controls most of the land that is covered by the Plan. The Plan includes approximately 6,500 new housing units and millions of square feet of commercial and retail space.

Also included in the effort are five residential rental development projects to be carried out by HCHC. The projects are generally intended to be mixed income, with approximately half of the units to be rented at rates consistent with the federal Low Income Housing Tax Credit program (LIHTC). Four of the projects include a public facility. Land for the developments is owned either by the County or Howard Hughes and will be conveyed to



the Commission at no cost.

The development effort includes three separate and non-contiguous areas – the Merriweather District, the Lakefront, and the Central District. Currently in the Merriweather District, where the Project is located, Howard Hughes is in the process of completing a 1,350-space garage, an office building with approximately 320,000 square feet of space, residential buildings with 382 units and 95,000 square feet of retail space. At full build out, the site immediately surrounding the Project site will include over 1.1 million square feet of office space, over 1,100 residential units, 200,000 square feet of retail space, and a 250-room hotel. Additional information on the downtown redevelopment and the Merriweather district can be found here:

- [Downtown Columbia Redevelopment Monitoring Report \(September 2018\)](#)
- www.merriweatherdistrict.com

6. THE PROJECT

The Project is one of the mixed-use, mixed-income developments to be carried out by HCHC in downtown Columbia. The site is a roughly triangular piece of ground located consisting of approximately 2.65 acres in the southwest corner of the Merriweather District (a/k/a Crescent Area 3) of the downtown development (See Exhibit A). The Project consists of a new downtown branch for HCLS, at least 120 units of mixed-income rental residential housing with appropriate amenities, and a parking garage intended to service both components and nearby commercial and retail facilities.

The Library

The new HCLS facility is conceived as a state-of-the-art library facility, consisting of approximately 100,000 square feet of public use space. The Development Team and HCLS are expected to engage with the community and other stakeholders to verify the services and utility of public space in accordance with HCLS's master plan.

The Residential

The residential portion of the Project is expected to consist of five floors of Class A housing to be constructed above the library. The residential building must include at least 120 units, with more being desirable. Fifty percent of the units are expected to be funded through the LIHTC program and other affordable housing financing sources. The affordable units, however, must meet the income and rent limits of the LIHTC program regardless of Project funding sources. The balance of the units are to be rented at market rates. Given the requirements of the LIHTC program and market realities, substantial amenity space is intended to be included in the residential building.

The Parking Garage

The garage is intended to service the residential building, library, future development on the adjacent parcel, and be open to the general public. It is currently planned to have 1,792 spaces. The above-ground portion will be partially wrapped by the building. The underground portion is intended to have a level that will extend under the property, across the street to the north, and end under the neighboring parcel, which will be owned by Howard Hughes or another entity. Construction of the garage will need to be coordinated with Howard Hughes and timing of the development of the two parcels will be a factor in the development plan for the Project.

7. OWNER'S OBJECTIVES

The following objectives are critical to the development of the site and will be among the factors considered in evaluating responses to this RFP:

- 7.1 Design a ***high-quality library and mix of market rate and affordable rental units*** that reflect the desires and needs of Howard County and the future residents.
- 7.2 Ensure that the affordable residential portion of the Project serves a ***wide range of incomes***.
- 7.3 Encourage ***environmental sustainability*** using “green” construction and design practices, optimal energy efficiency through the incorporation of on-site renewable energy, and adherence to LEED, Enterprise Green Communities, or comparable building certification standards.
- 7.4 Promote ***community interconnectivity*** between residents of the community, customers of the library, and the balance of the Merriweather District development.
- 7.5 Feature ***high quality, context sensitive architectural design*** that is respectful to adjacent land uses and incorporates engaging interiors and exterior education spaces.
- 7.6 Bring together a ***high-quality development team*** that can win the competition for nine percent LIHTC from the Maryland Department of Housing and Community Development (“DHCD”).
- 7.7 Provide ***sufficient and state-of-the-art community space and amenities*** for both the market-rate and affordable components of the residential development.
- 7.8 Complete the development with a ***financial structure that ensures the financial self-sufficiency and profitability*** of the Project.

- 7.9 Design and construct a library that enables HCLS to *maintain high-quality services* and expand *its curriculum* to meet current needs and emerging trends related to education, business, culture, and the arts.
- 7.10 Ensure that the *State requirement of 1 SF/capita target* for the library is achieved and provides the best space and site lines for the community.

8. CORE RESPONSIBILITIES OF DEVELOPMENT TEAM

The Commission and HCLS seek a Development Team that will deliver an attractive, sustainable Project of superior design that meets their respective goals as outlined in Section 7 above. As stated in Section 1 above, the Commission seeks to build its development capacity and maximize its return on the residential component of the Project. The Commission's general expectation is to share responsibility with the selected Development Team in developing the Project. The Commission or an affiliate of the Commission shall own the Project and control the general partner of any LIHTC limited partnership.

The Development Team will be primarily responsible for the overall development process of the Project, including, but not limited to:

- 8.1 Create a Project development plan, with the Project schedule, a pre-development budget, and feasible development and construction budgets so as to meet reasonable HCHC and HCLS timing and cost targets. The pre-development and development budgets must include HCHC's and HCLS's reasonable legal and other third-party costs.
- 8.2 Consult with the Commission to create a feasible project operating budget for the housing component of the Project that will allow the Project to be self-sufficient and provide an appropriate level of cash flow.
- 8.3 Subject to the Commission's approval, procurement and oversight of the civil engineer and other professional services needed to assist in designing and building the Project.
- 8.4 Perform all necessary due diligence on the site, incorporating engineering, environmental, and other studies as necessary.
- 8.5 Work with Howard Hughes to ensure that all necessary and appropriate land use and entitlement requirements are fulfilled.



- 8.6 Work with design requirements provided by the Commission and HCLS, along with design necessities of any potential funders, such as DHCD, to complete the design of the project. The design program should include consultation with HCHC and the HCLS throughout the process and may include presentations at public meetings and to public bodies.
- 8.7 Oversee construction of the Project so as to complete all elements on or before time and on or under budget.
- 8.8 Ensure that the development process dovetails with the lease-up process for the residential component and the fit-out process for the library component so as to optimize a quick lease-up of the residential component and opening to the public of the library component.
- 8.9 Assist the Commission in preparing and submitting an application for 9% LIHTC that is competitive and maximizes points awarded under the applicable Qualified Allocation Plan for Maryland.
- 8.10 Work with the Commission, obtaining and closing commitments on all forms of financing for the Project. The County is expected to pay for the library component. The garage is expected to be a shared cost with Howard Hughes and Howard County. HCHC may consider, in its sole discretion, issuing tax-exempt and/or taxable general obligation bonds for the Project. Such bonds do not provide an allocation of 4% LIHTC. In the event that such bonds are issued, all bond repayments, transactional costs, and fees must be paid from the Project budget.

9. BUSINESS TERMS

As requested in **Document B**, respondents to this RFP are required to submit proposed terms that address the following items:

- 9.1 The sharing of at least fifty percent (50%) of pre-development costs of the housing component of the Project, including all fees for services by consultants, the procurement of entitlements and all necessary permits, applications and approvals required for the successful implementation of the Project (offers to cover a greater share of pre-development costs may be considered in the scoring of the submission). No member of the Development Team shall, under any circumstances, have the right to seek reimbursement of any of its share of the pre-development costs from the Commission.

- 9.2 The amount of the total developer's fee, and the percent of that fee to be shared with the Commission. The Development Team's portion of the fee must be paid and/or deferred *pari passu* with that of the Commission.
- 9.2.1 For the portion of the Project to be financed with LIHTC, provide an offered percentage split with the Commission of the developer's fee that will be approved by DHCD.
- 9.2.2 For the balance of the Project (i.e., excluding the LIHTC portion), provide the amount of the total fee, expressed as a percentage of the cost of the balance of the Project. Also please provide the percentage of that fee that will be retained by the developer and the percentage that will be retained by the Commission.
- 9.3 The responsibility for guarantees required by the LIHTC investor, lenders, and other financing sources, including, but not limited to, construction loan, construction completion, LIHTC delivery, and the cost of any LIHTC adjusters, and for construction completion guarantees that may be required by any financing source.
- 9.4 Any additional terms the respondent wishes to propose.

10. SUBMISSION OF DOCUMENTS

An incomplete response to this RFP may be cause for rejection. To be considered complete, a response to this RFP must include all of the items listed below (Documents A, B, and C are attached hereto):

- 10.1 Completed and executed **Document A** (Proposal Cover Page);
- 10.2 Responses to the items listed in **Document B** (Required Proposal Components); and
- 10.3 Completed and executed **Document C** (Affidavit).

Each respondent must submit one (1) electronic copy of their proposal and four (4) hard copies. Respondents must comply with each of the following submission guidelines:

- 10.4 The electronic copy of the proposal must be in Adobe PDF format and must be e-mailed to submissions@househoward.org. **NOTE: An e-mail with an attachment that exceeds 35 megabytes (MB) will be rejected by the server.**

If necessary, the electronic copy may be broken into clearly labeled parts (i.e., 1 of 3, 2 of 3, and 3 of 3, etc.) and sent over multiple e-mails.

- 10.5 Proposals must be received by the Commission no later than **2:00 p.m. EPT on October 9, 2019.**

Timely proposals become the property of the Commission. Late submissions will not be considered.

A submission in response to this RFP shall be considered as a representation that the respondent:

- 10.6 Has carefully reviewed the terms and conditions of this RFP;
- 10.7 Has carefully investigated all conditions which affect or may, at some future date, affect the performance of the services covered by the proposal;
- 10.8 Is familiar with the entire area to be serviced as described in the specifications;
- 10.9 Has carefully reviewed all contract documents;
- 10.10 Is fully informed concerning the conditions to be encountered, character, quality and quantity of work to be performed and materials to be furnished;
- 10.11 Is familiar with all applicable federal, state and county laws, codes, and ordinances that in any way affect the prosecution of the work or persons engaged or employed in the work specified herein;
- 10.12 Agrees that the Commission may copy the proposal to facilitate evaluation and/or responding to requests for public records; and
- 10.13 Warrants that any copying of the proposal by the Commission will not violate the rights of any third party.

Respondents may submit a certification of status as a minority-owned business enterprise, women-owned business enterprise, disabled-owned business enterprise, or a HUD-defined Section 3 business concern. Such certifications shall be considered by the Commission in a manner consistent with its Procurement Policy. The Commission accepts certifications from the State of Maryland, Howard County Government, or Baltimore County Government.

11. EVALUATION OF PROPOSALS

The Commission intends to select the responsible respondent whose proposal represents the best combination of qualifications and proposed terms. Proposals will be evaluated based on the following criteria:



11.1 Development Team

- 11.1.1 Development Team qualifications, history, and experience with similar projects and development activities. Please note that all members of the team will be evaluated. The Development Team consists of the Developer, Architect, and Contractor.
- 11.1.2 Evidence that, when partnered with HCHC, the Development Team can expect to be awarded full points for Development Team Experience under DHCD's LIHTC Qualified Allocation Plan and Program Guide.
- 11.1.3 Quality of past developments that are comparable to the Project, with consideration given but not limited to overall design, mixed-use nature, affordability mix, and environmental sustainability.
- 11.1.4 Key Personnel for all members of the Development Team.
- 11.1.5 Financial capacity of the Respondent to carry out its obligations under the award;
- 11.1.6 References for all members of the Development Team.

11.2 Financials/Guarantees

- 11.2.1 Financial strength of the Developer member of the Development Team.
- 11.2.2 Proposed developer fee.
- 11.2.3 Responses to Business Terms (Section 9)

11.3 Conceptual Approach and Schedule

- 11.3.1 The conceptual approach to the Project, including how well the approach meets the Commission's criteria.
- 11.3.2 The Project schedule and phasing plan and how well it demonstrates the ability to implement and complete the Project expeditiously, but realistically.

The Commission may enter into negotiations and interviews with respondents and invite best and final proposals as deemed to be in the best interest of the Commission. Negotiations and interviews may be in the form of face-to-face, telephone, e-mail, or written communications, or any combination thereof, at the Commission's sole discretion. Respondents, however, are strongly advised not to prepare their proposals based on any assumption or understanding that negotiations or interviews will take place. Respondents are advised to respond to this RFP fully and with forthrightness at the time of submission.

Following submission, respondents are strongly cautioned not to contact elected officials or members of the evaluation committee regarding the selection process. Inappropriate

efforts to lobby or influence individuals involved in the selection process may result in dismissal from further consideration, at the Commission’s sole discretion.

The Commission reserves the right, in its sole discretion, to: (1) reject all proposals; (2) select a winning proposal and, if terms cannot be agreed to, select another proposal (this process may be repeated); or (3) proceed in any manner that is advantageous to the Commission.

RFP and Selection Schedule

RFP Issuance Date	September 4, 2019
Pre-Proposal Conference	September 18, 2019
Deadline for Questions	September 25, 2019
Responses to Questions Posted to www.househoward.org/vendors	October 2, 2019
RFP Submission Deadline	October 9, 2019
Interviews and Presentations (at HCHC’s discretion)	October 23 & 24, 2019 (HOLD THESE DATES)
Development Award (tentative)	October 28, 2019

12. QUESTIONS

Questions concerning this RFP must be made in writing and e-mailed to questions@househoward.org. Questions must be received no later than **5:00 p.m. EPT on September 25, 2019** Answers to questions and any addenda/amendments to the RFP will be posted by **October 2, 2019** on the Commission’s website at: www.househoward.org/vendors.

13. PRE-PROPOSAL CONFERENCE

A pre-proposal conference will be held on **September 18, 2019 at 1:00 p.m. EST** at the Commission’s office located at 9770 Patuxent Woods Drive, Columbia, MD 21046. Parties interested in attending the conference must send an **RSVP to rsvp@househoward.org by 5:00 p.m. EPT on September 17, 2019**. For those who cannot attend in person, a call-in number will be circulated to all parties who submit RSVPs. Failing to attend the conference will not be a basis for any later change in the Development Team’s offered terms. Attendance is strongly encouraged as this is an important opportunity to raise questions regarding the RFP, however it is not required.

14. HOLD HARMLESS/INDEMNIFICATION

14.1 The Development Team shall indemnify and hold the Commission and Howard



County, Maryland harmless from and against any and all liability and expenses, including attorney's fees, howsoever arising or incurred, arising out of or attributable to the Development Team's performance of services specified herein, provided that the Development Team shall not be responsible for acts of negligence or willful misconduct committed by the Commission, its employees, agents and officials.

- 14.2 Any property or work to be provided by the Development Team under this contract will remain at the Development Team's risk until written acceptance by the Commission; and the Development Team will replace, at Development Team's expense, all property or work damaged or destroyed by any cause whatsoever.

15. INSURANCE REQUIREMENTS

- 15.1 The Development Team shall purchase and maintain, during the term of the contract, including any extensions thereof, such policies of insurance acceptable to the Commission as will protect the Development Team and the Commission from claims or losses, regardless of whether such claims or losses result from the Development Team's actions or omissions or those of a sub-Development Team or those of anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. The following coverages are mandatory but may not be all-inclusive, based on the parameters of the proposal:
- 15.1.1 Commercial General Liability Insurance: Combined Single Liability limits of \$1,000,000 per occurrence, naming "Howard County Housing Commission, Howard County, MD, their elected and appointed officials, officers, employees, and authorized volunteers" as additional insureds.
- 15.1.2 Professional/Errors and Omissions Liability Insurance: with combined single limits of liability of at least \$100,000 per occurrence.
- 15.2 All policies of insurance shall be underwritten by companies licensed to do business in the State of Maryland.
- 15.3 The Development Team shall assure that all sub-Development Teams performing services in accordance with this solicitation carry identical insurance coverage as required of the contract, either individually or as an Additional Insured on the policies of the Development Team. Exceptions may be made only with the written approval of the Commission. Development Team shall indemnify the Commission for any uninsured losses relating to contractual services involving sub-Development Teams, including workers' compensation claims.
- 15.4 The Development Team shall not commence work under the contract until the Commission receives evidence of all required coverage. Further, the Development Team shall not reduce, cancel, or change any of the required coverages without 60 days' notice of such change to the Commission.

15.5 The Development Team will not hold the Commission or Howard County liable for any injuries to the employees, servants, agents, sub-Development Teams or assignees of the contract arising out of or during the course of services relating to this agreement.

15.6 The providing of any insurance required herein does not relieve the Development Team of any of the responsibilities or obligations assumed by the Development Team in the contract awarded or for which the Development Team may be liable by law or otherwise.

Failure to provide and continue in force such insurance as required above shall be deemed a material breach of the contract for which the Commission may terminate the contract.

16. PUBLIC RECORDS AND REQUESTS FOR CONFIDENTIAL TREATMENT

Timely proposals become the property of the Commission. A proposal will be open to the public under the Maryland Public Information Act (Title 4 of the General Provisions Article of the Annotated Code of Maryland) (the “PIA”) and other applicable laws and rules.

Respondents may request that the Commission treat certain information contained in their proposals as exempt from disclosure. To receive such treatment, the respondent must show the specific grounds in the PIA or other applicable law or rule that support exempt treatment and must submit an additional copy of the proposal with the exempt information deleted. The additional copy must provide the general nature of the material removed and shall retain as much of the original proposal as possible.

A respondent shall be responsible for any costs or damages associated with defending the respondent’s request for exempt treatment.

The other provisions of this Section notwithstanding, the Commission shall retain the ultimate discretion to determine whether any part of any proposal should be disclosed.



DOCUMENT A

PROPOSAL COVER PAGE

TITLE: Real Property Development Services (HCHC RFP No. 01-09-2019)

TO: HOWARD COUNTY HOUSING COMMISSION
9770 Patuxent Woods Drive Suite 100
Columbia, MD 21046

Company Name: _____

Address: _____

(City) (State) (Zip Code)

Phone: _____ Fax: _____ E-Mail: _____

Federal Tax ID No.: _____

MD Dept. of Assessments and Taxation ID No.: _____

Request for Confidential Treatment (check one):

- We are not requesting confidential treatment for this proposal.
- We are requesting confidential treatment for portions of this proposal. We have supplied, as an attachment to this proposal, a list of the provisions identified by section number for which we seek confidential treatment along with the statutory basis under Maryland law for exempting that information from public disclosure. We have supplied an additional copy of the proposal with confidential information deleted. In the event the designation of confidentiality of this information is challenged, the undersigned hereby agrees to provide legal counsel or other necessary assistance to defend the designation of confidentiality and agrees to indemnify and hold the Commission and Howard County, Maryland harmless for any costs or damages arising out of the Commission agreeing to withhold the materials based on our request. Our stated bases for confidential treatment notwithstanding, we understand that the Commission shall have the ultimate discretion to determine whether the information provided in our proposal should be disclosed in accordance with applicable law. We agree that the Commission may deem our request for confidential treatment to be invalid if we fail to include in this submission all information and documentation required by this paragraph.

The undersigned affirms that all statements in this submission are true and accurate to the best of the knowledge and belief of the undersigned:

SIGNATURE

DATE

PRINTED NAME

TITLE



DOCUMENT B

REQUIRED PROPOSAL CONTENT

TITLE: Real Property Development Services (HCHC RFP No. 01-09-2019)

The Proposal must address each of the following items:

1. **Cover Letter/Executive Summary.** Include a cover letter and executive summary that highlights the key components of the submission, including but not limited to the Development Team's approach to the Project and the team's experience with similar projects. An authorized representative of the responding entity must sign the cover letter.
2. **Table of Contents.** Include a table of contents.
3. **Development Team/Organization.** This section must provide information regarding the Development Team's organizational structure including:
 - a. A description of the development entity including identification of the principal representatives and individuals authorized to negotiate on its behalf and the principals, shareholders, partners or members.
 - b. An organizational description and chart that clearly identifies and illustrates all members of the Development Team and the roles of each team member. The development team must include at a minimum: the lead development entity, the architect, and a general contractor.
4. **Development Team's Qualifications and Related Experience.** To substantiate the ability of the development entity and key team members to successfully complete the proposed project, the following information should be provided:
 - a. Qualifications and experience of each Development Team member and key staff people involved in the project.
 - b. Examples of development capability as evidenced through housing projects that are mixed-use and/or include a public facility completed within the last 10 years for each team member.
 - c. Submitted examples should include project identification, a brief description, duration, estimate of total development cost and current status. Include the names and roles of the team and key personnel involved in the design, implementation or management of the project as well as related experience in which team members have worked together.
 - d. Evidence that, when partnered with HCHC, the Development Team can expect to be awarded full points for Development Team Experience under the Maryland Department of Housing and Community Development's Low Income Housing Tax Credit Qualified Allocation Plan and Program Guide.



DOCUMENT B

REQUIRED PROPOSAL CONTENT

- e. Examples of the financial capacity of the entity as evidenced through housing projects that are mixed-use and/or include a public facility completed within the last 10 years. Submitted examples should include project identification, a brief description, current status, project financing, sources of debt financing, public financial support if any, and the size of the equity investment.
 - f. Development and financial references (name, title, entity, telephone number, email address, and relationship to developer) that can be contacted with respect to current and past project experience.
 - g. A listing with dates, project size and type, of all nine percent awards the respondent has received, including the respondent's role, and compliance with schedules and budgets. Also, please provide a selection of images, demonstrating project quality.
 - h. A list of all other projects that the respondent has in active development, including projects that are intended to be submitted in the 2020 Maryland competitive LIHTC round, and 2020 rounds in other states, noting the respondent's role.
5. **Financial Statements.** For the Developer member of the Development Team, provide the most recent consolidated financial statements, including statements of financial position, activities, changes in net assets, and cash flows and any explanatory notes.
6. **References.** List clients or partners with whom the respondent and its key personnel have successfully completed projects similar to the Project within the past five (5) years. Each listed client or partner must be accompanied by each of the following:
- a. Narrative of project, financing, and key participants;
 - b. Project timeline covering pre-development, financing, construction, and stabilization phases (if applicable); and
 - c. Client or partner contact information.
7. **Proposed Business Terms.** Address the Business Terms in Section 9 of the RFP.
8. **Legal Action History.** Provide a listing and brief description of all legal actions for the past three years in which the firm and/or its principals, shareholders, partners or members have been:
- a. A debtor in bankruptcy;
 - b. A defendant in a lawsuit for deficient performance under a contract or failure to comply with Federal, State and/or Local laws, ordinances and/or regulations;
 - c. A defendant in an administrative action for deficient performance on a project or failure to comply with Federal, State and/or Local laws, ordinances or regulations; or

DOCUMENT B

REQUIRED PROPOSAL CONTENT

- d. A defendant in any criminal action or civil citation or violation.
9. **Lost or Adjusted LIHTC.** List the projects and circumstances under which projects developed or co-developed by the respondent lost any LIHTC credits or had any LIHTC credits adjusted.
10. **EBO Information.** Confirm whether any member(s) of the Development Team is a minority-owned business enterprise, women-owned business enterprise, disabled-owned business enterprise, or a HUD-defined Section 3 business concern and, if applicable, provide a copy of valid certification.



DOCUMENT C

AFFIDAVIT

TITLE: Real Property Development Services (HCHC RFP No. 01-09-2019)

Contractor _____

Address _____

I, _____, the undersigned _____, of the above named
(Print Signer's Name) (Print Office Held)

Contractor does declare and affirm this ____ day of _____, _____, that I hold the
aforementioned office in the above-named Contractor and I affirm the following:

AFFIDAVIT I

The Contractor, his Agent, servants and/or employees, have not in any way colluded with anyone for and on behalf of the Contractor or themselves, to obtain information that would give the Contractor an unfair advantage over others, nor have they colluded with anyone for and on behalf of the Contractor, or themselves, to gain any favoritism in the award of the contract herein.

AFFIDAVIT II

No officer or employee of Howard County, Maryland or the Howard County Housing Commission, whether elected or appointed, has in any manner whatsoever, any interest in or has received prior hereto or will receive subsequent hereto any benefit, monetary or material, or consideration from the profits or emoluments of this contract, job, work or service for the Commission, and that no officer or employee has accepted or received or will receive in the future a service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally, nor has any such officer or employee of the County or Commission received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable to the Commission in connection with this contract, job, work, or service for the Commission, excepting, however, the receipt of dividends on corporation stock.

AFFIDAVIT III

Neither I, nor the Contractor, nor any officer, director, or partners, or any of its employees who are directly involved in obtaining contracts with Howard County or the Commission have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state, or of the federal government for acts or omissions committed after July 1, 1977.

AFFIDAVIT IV

Neither I, nor the Contractor, nor any of our agents, partners, or employees who are directly involved in obtaining contracts with Howard County or the Commission have been convicted within the past 12 months of discrimination against any employee or applicant for employment, nor have we engaged in unlawful employment practices as set forth in Section 12.200 of the Howard County Code, or of Section 16 of Article 49B of the Annotated Code of Maryland or, of Sections 703 and 704 of Title VII of the Civil Rights Act of 1964.

I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavits are true and correct to the best of my knowledge, information and belief.

SIGNATURE

DATE

PRINTED NAME

TITLE



EXHIBIT A

THE SITE



EXHIBIT A

THE SITE



Project Site

SDAT Tax ID of Project Site: 15-600865

EXHIBIT A

THE SITE



**Project
Site**

EXHIBIT B

AMENDED FDP

BEGINS ON NEXT PAGE

GENERAL NOTES

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES (NDG)(L 16305 F. 415-511, L. 16306 F. 1-150) NEIGHBORHOOD IMPLEMENTATION PLAN (NIP)(L 16306 F. 151-192) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP)(PN. 23397-23402) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. TO THE EXTENT THAT THERE IS ANY DISCREPANCY AMONG THE NEIGHBORHOOD DOCUMENTS AND THE FDP, THE FDP PLAN SHEETS 1 THRU 8 CONTROL.
- APPLICABLE DPZ FILE NUMBERS: FDP PHASE 105-A, PHASE 115, PHASE 234, PHASE 4-A-V, PHASE 52, AND PHASE 139-A-III, SDP 13-026 AND FDP-DC-CRESCENT-1, ECP 16-041, ECP 16-042, F 15-098, F 15-106 AND SDP 15-068.
- THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED STREETS WITHIN PARCELS A THRU C WILL BE DETERMINED AT SITE DEVELOPMENT AND/OR FINAL PLAN STAGE. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WITHIN PARCEL D WILL BE DETERMINED AT SITE DEVELOPMENT STAGE. RIGHT OF WAY FOR THE FUTURE NORTH/SOUTH CONNECTOR (ROAD D) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS CONCEPTUAL. ULTIMATE RIGHT-OF-WAY AND ROAD DESIGN WILL BE SHOWN ON THE FINAL ROAD PLANS AND WILL BE SUBJECT TO AGREEMENT WITH THE MARYLAND STATE HIGHWAY ADMINISTRATION.
- IN ACCORDANCE WITH CEPPA 9, THE ADMINISTRATION HAS DETERMINED TO RENOVATE THE EXISTING BANNEKER FIRE STATION. A LOCATION FOR A TEMPORARY FIRE STATION IS PROPOSED IN AREA 4 FOR USE WHILE THE BANNEKER FIRE STATION IS BEING REDEVELOPED, SUBJECT TO POTENTIAL RELOCATION TO AREA 2 WITH THE COUNTY'S AGREEMENT.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- AT THIS TIME IT IS BELIEVED THE MOST LIKELY LOCATION FOR A NEW TRANSIT CENTER WILL BE WITHIN THE SYMPHONY OVERLOOK NEIGHBORHOOD. REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- ANY AFFORDABLE HOUSING TO BE PROVIDED WITH THE DRRA WITHIN THE FDP AREA IS TO BE INCLUSIVE AS PART OF THE 2,300 HOUSING UNITS SHOWN IN THIS PLAN. ANY ADDITIONAL DENSITY BEYOND THE 2,300 UNITS WILL REQUIRE AN AMENDMENT TO THIS FDP.

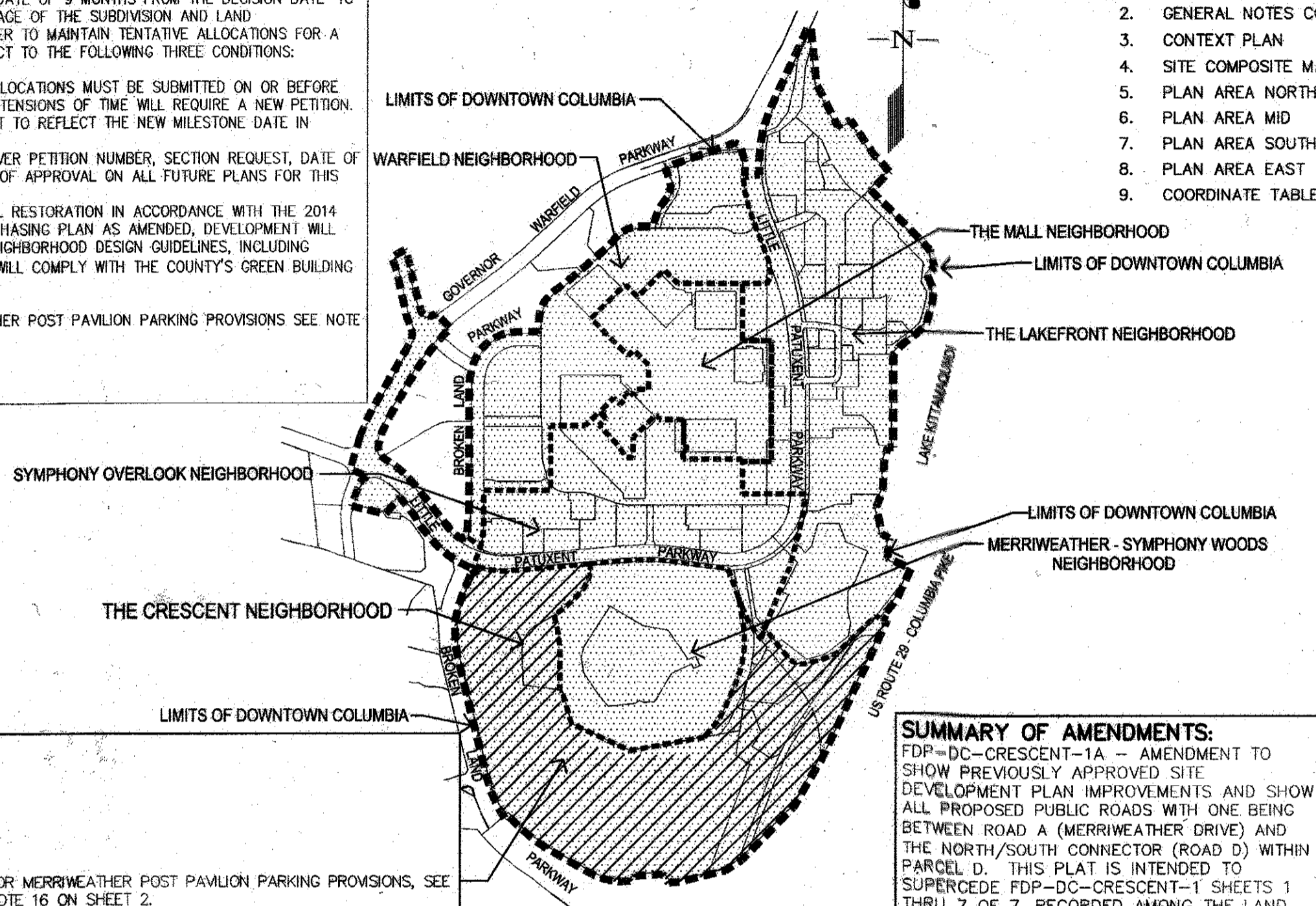
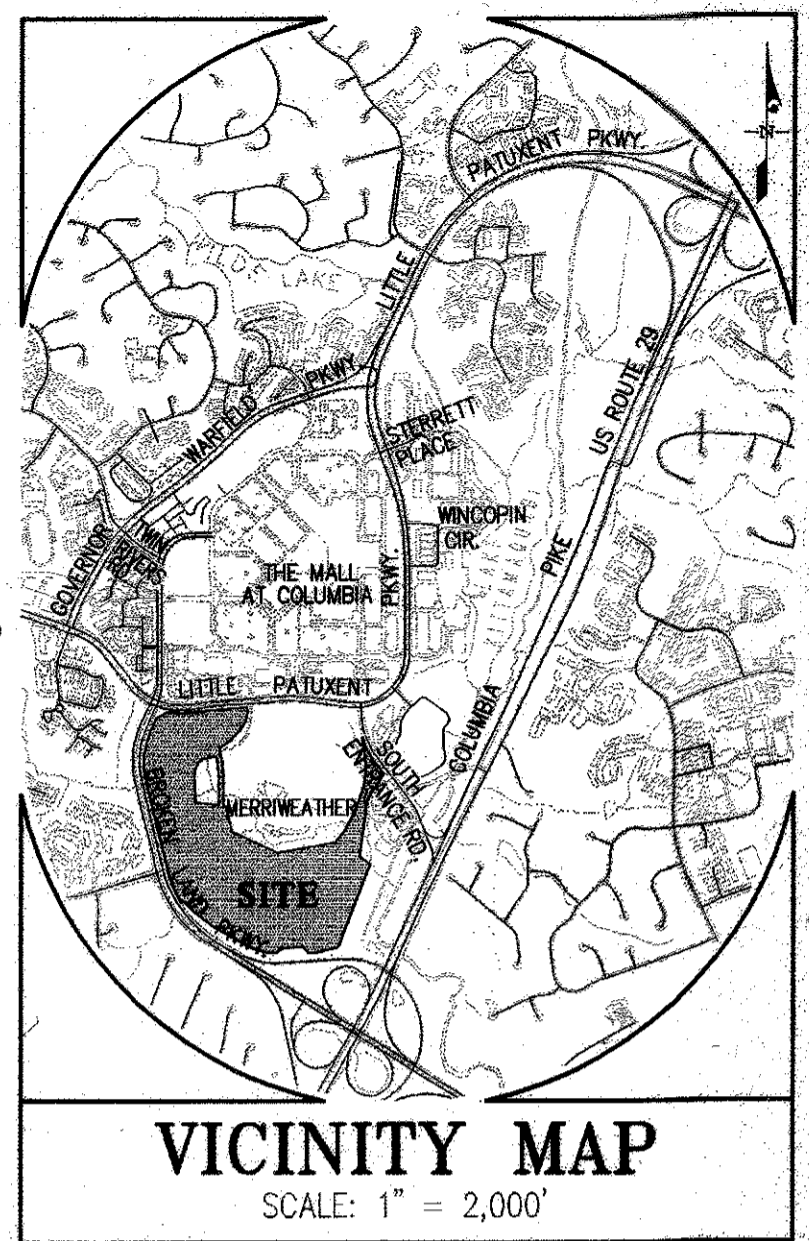
FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD

- 12. SUMMARY OF EXISTING AND PROPOSED DEVELOPMENT:**
PROPOSED: SDP 15-068 OFFICE: 322,036 SF
RESTAURANT/RETAIL: 24,772 SF
- 13. A WAIVER OF SECTION 16.1106 (WP 16-100) WAS APPROVED ON MARCH 17, 2016 WHICH REQUIRES A MILESTONE DATE OF 9 MONTHS FROM THE DECISION DATE TO SUBMIT PLANS IN THE NEXT STAGE OF THE SUBDIVISION AND LAND DEVELOPMENT PROCESS IN ORDER TO MAINTAIN TENTATIVE ALLOCATIONS FOR A PROJECT. APPROVAL IS SUBJECT TO THE FOLLOWING THREE CONDITIONS:**
- THE FIRST PHASE OF 300 ALLOCATIONS MUST BE SUBMITTED ON OR BEFORE JULY 30, 2016. ADDITIONAL EXTENSIONS OF TIME WILL REQUIRE A NEW PETITION.
 - UPDATE THIS PHASING CHART TO REFLECT THE NEW MILESTONE DATE IN ACCORDANCE WITH WP 16-100.
 - PLEASE REFERENCE THE WAIVER PETITION NUMBER, SECTION REQUEST, DATE OF THE DECISION AND CONDITIONS OF APPROVAL ON ALL FUTURE PLANS FOR THIS SITE.
- 14. IN ADDITION TO ENVIRONMENTAL RESTORATION IN ACCORDANCE WITH THE 2014 ENVIRONMENTAL RESTORATION PHASING PLAN AS AMENDED, DEVELOPMENT WILL CONFORM TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES, INCLUDING SUSTAINABILITY CRITERIA, AND WILL COMPLY WITH THE COUNTY'S GREEN BUILDING LAW.**
- FOR CONTINUATION AND MERRIWEATHER POST PAVILION PARKING PROVISIONS SEE NOTE 15 ON SHEET 2.

PHASE I

SHEET INDEX

- COVER SHEET
- GENERAL NOTES CONTINUED
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- PLAN AREA EAST
- COORDINATE TABLES



**THE NEIGHBORHOODS
SCALE: 1" = 1000'
DEVELOPMENT CHART****

FINAL DEVELOPMENT PLAN CRITERIA*

- MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS IS 2,300 UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 1,475,000 SF. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES IS 313,500 SF, INCLUDING RESTAURANT USES.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 250. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 150,000 SF.
- MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHT FOR PARCEL E (BLOCK C4) IS 7 STORIES OR 100 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR PARCELS A-1 THRU A-3, B, C, AND D-7 THRU D-10 (BLOCKS C1.1, C1.2, C2.1, C2.2, C3.7 THRU C3.10) IS 15 STORIES OR 170 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR BLOCKS C3.1 THRU C3.6 AND C3.11 (PARCELS D-1 THRU D-6 AND D-11) IS 20 STORIES OR 250 FEET.
- MAXIMUM SIZE OF RETAIL-USE FOOTPRINT:**
THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 50,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**
THE DEVELOPMENT WILL CONTAIN TWO PRIMARY AMENITY SPACES: SOUTH CRESCENT PARK AND SOUTH CRESCENT PROMENADE. THESE SPACES WILL CONTAIN A MINIMUM OF 36,300 SF. DOWNTOWN COMMUNITY COMMONS WILL ALSO BE CREATED WITHIN PROPOSED PARCELS L, M, P, Q, & R AS A MULTI-USE PATHWAY. THIS PATHWAY WILL REPLACE THE ON-STREET BIKE LANE RECOMMENDED FOR MERRIWEATHER DRIVE AND ROAD D IN THE DOWNTOWN-WIDE DESIGN GUIDELINES. ADDITIONAL COMMUNITY COMMONS (SECONDARY AMENITY SPACES) ARE ANTICIPATED IN THE FORM OF PLAZAS, GREENWAY/PEDESTRIAN PATHWAYS AND OTHER GATHERING AREAS. CONCEPTUAL SECONDARY AMENITY SPACE ACREAGE IS SHOWN HEREON. THE FINAL LOCATION, CONFIGURATION, SIZE, DESIGN AND CHARACTER OF ALL SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SITE DEVELOPMENT PLAN(S). FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.C (4)(G). SEE NOTE 10 SHEET 4.
- A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSSED IN THE DOWNTOWN COLUMBIA PLAN:**
THE PLANNING BOARD HAS APPROVED OF AND BUILDING PERMITS ISSUED FOR ABOUT 1,271,093 SQUARE FEET OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
IN ACCORDANCE WITH SDP 13-026 AND CEPPA 15, PETITIONER WILL BE IMPLEMENTING ENHANCEMENTS TO FOREST RESOURCES, INCLUDING REFORESTATION AND INVASIVE VEGETATION REMOVAL ON DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS. PETITIONER HAS COMPLETED THESE ACTIVITIES IN RESTORATION PHASING SITES 1 AND 2. ENVIRONMENTAL RESTORATION WILL BE PROVIDED WITHIN THE CRESCENT NEIGHBORHOOD AS APPROVED ON THE 2012 ENVIRONMENTAL RESTORATION PHASING PLAN. MODIFICATIONS IN THE 2014 PHASING PLAN UPDATE AND THE PHASING PLAN UPDATE THAT WAS SUBMITTED WITH THIS FDP AMENDMENT APPLICATION. IN ACCORDANCE WITH F 15-106, ENVIRONMENTAL RESTORATION ACTIVITIES WILL BE UNDERTAKEN IN RESTORATION PHASING SITES 3, 5 & 6 ON LOTS 1, 2, 9 AND 10. SEE ALTERNATIVE COMPLIANCE RESTORATION PHASING CHART ON SHEET 2.
- PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:**
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE ORGANIZATION, THE COUNTY, OR OTHER ORGANIZATION. IT IS ANTICIPATED THAT THE PRIVATE STREETS, PRIVATE SIDEWALKS AND DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED. AT THIS TIME IT IS ANTICIPATED THAT RECIPROCAL EASEMENT AGREEMENT(S) WILL BE ENTERED INTO BY THE VARIOUS OWNERS OF INDIVIDUAL PROPERTIES WITHIN THE FDP AREA PROVIDING FOR, AMONG OTHER ITEMS, MAINTENANCE OF PRIVATE ROADWAYS, PRIVATE SIDEWALKS, LAND INTENDED FOR QUASI-PUBLIC AMENITY USE AND PUBLIC ART, AS APPLICABLE.

SUMMARY OF AMENDMENTS:
FDP-DC-CRESCENT-1A - AMENDMENT TO SHOW PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN IMPROVEMENTS AND SHOW ALL PROPOSED PUBLIC ROADS WITH ONE BEING BETWEEN ROAD A (MERRIWEATHER DRIVE) AND THE NORTH/SOUTH CONNECTOR (ROAD D) WITHIN PARCEL D. THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-CRESCENT-1 SHEETS 1 THRU 7 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 2, 2015 AS PLATS NO. 23403-23409.

TENTATIVE ALLOCATIONS*			
Annual Phase	No. Tentative Allocations	Allocation Year	SDP Submission Due Date
1	300	2018	Between 7/1/2015 and 7/30/2016**
2	300	2019	Between 7/1/2016 and 4/1/2017
3	300	2020	Between 7/1/2017 and 4/1/2018
4	300	2021	Between 7/1/2018 and 4/1/2019
5	300	2022	Between 7/1/2019 and 4/1/2020
6	300	2023	Between 7/1/2020 and 4/1/2021
7	300	2024	Between 7/1/2021 and 4/1/2022
8	200	2025	Between 7/1/2022 and 4/1/2023

*The eight annual phases will be developed as Crescent Neighborhood Phase 1
** See General Note 13 for additional information.

Parcel	Area (SF)	Area (Acres)	Uses							Total Development (GFA in SF)		
			Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel Rooms	Residential* DU	Total Development (GFA in SF)	Demolition	New	Net New	
A-1, A-2, A-3 & B (Area 1) (Blocks C1.1 & C1.2)	264,875	6.08	49,772	322,036	25,000	0	0	350	413,000	0	809,808	809,808
C (Area 2) (Blocks C2.1 & C2.2)	282,584	6.49	40,907	0	50,000	0	0	888	1,047,840	0	1,138,747	1,138,747
D-1 thru D-11 (Area 3) (Blocks C3.1 thru C3.11)	904,475	20.76	185,321	1,152,964	150,000	250	150,000	882	1,040,760	0	2,679,045	2,679,045
E (Area 4) (Block C4)	90,012	2.07	37,500	0	0	0	0	180	212,400	0	249,900	249,900
Crescent Total This FDP	1,541,946	35.40	313,500	1,475,000	225,000	250	150,000	2,300	2,714,000	0	4,877,500	4,877,500

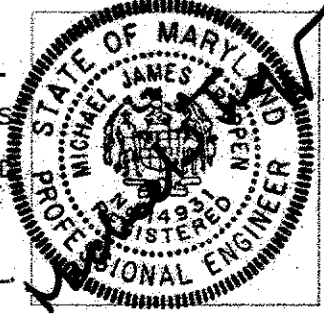
*THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS, NUMBER OF HOTEL ROOMS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE TOTAL NUMBER OF RESIDENTIAL UNITS AND THE TOTAL NUMBER OF HOTEL ROOMS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED; PROVIDED THAT EACH DEVELOPMENT AREA CONTAINS AT MINIMUM TWO USES.

**NO PROGRAM IS ANTICIPATED FOR PARCELS F, G, H & N. THESE PARCELS ARE ANTICIPATED TO PROVIDE POSSIBLE FUTURE ROAD IMPROVEMENTS AND TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS. PARCELS L, M, P, Q, & R ARE ANTICIPATED TO PROVIDE DOWNTOWN COMMUNITY COMMONS (MULTI-USE PATH). SEE FDP CRITERIA NUMBER 6.

RECORDED AS PLAT NUMBER **24102** ON **2/24/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2018.



OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CRESCENT AREA 1-A HOLDINGS, LLC
CRESCENT AREA 1-B HOLDINGS, LLC
CRESCENT AREA 1 PARKING DECK 1, LLC
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN**
LIBER 5289 FOLIO 330,
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
PARCELS A-1 THRU A-3,
COLUMBIA TOWN CENTER
SECTION 1
LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

HOWARD COUNTY PLANNING BOARD
N. J. G. 2-16-17
HO. CO. EXECUTIVE SECRETARY DATE
M. J. W. 2-16-17
HO. CO. PLAN. BD CHAIRPERSON DATE

L:\CADD\DRAWINGS\11071\11071-AREA_3\FDP_Amendments\1071-fdp01-02-Cover.dwg, PLOTTED: 2/9/2017 5:15 PM, LAST SAVED: 12/16/2016 5:31 PM, PLOTTED BY: Mike Treppin

GENERAL NOTES cont'

15. A MINIMUM OF 5,000 PARKING SPACES WILL BE PROVIDED WITHIN EXISTING OR PROPOSED PARKING AREAS LOCATED ON THE MERRIWEATHER POST PAVILION ("MPP") PROPERTY, WITHIN THE CRESCENT NEIGHBORHOOD (VIA A PERMANENT EASEMENT RECORDED IN THE LAND RECORDS) AND WITHIN ANY PUBLIC GARAGE(S), AND ON OTHER DOWNTOWN PROPERTIES (VIA A TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND), TO SERVE MPP EVENTS. THE 5,000 PARKING SPACES SHALL BE NON-EXCLUSIVE, AND THE AVAILABILITY THEREOF SHALL BE DETERMINED BY EVALUATING NON-MPP PARKING DEMAND IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY.

PRIOR TO DEVELOPMENT WITHIN THE CRESCENT NEIGHBORHOOD, THE EXISTING BASELINE OF AVAILABLE SURFACE PARKING IS AS FOLLOWS:

MPP ON-SITE	350
CRESCENT AREA 1	500
AREA 2	730
AREA 3	2,100
CRESCENT SUBTOTAL	3,330
TOTAL CRESCENT AND MPP ON-SITE	3,680
OTHER DOWNTOWN PROPERTIES	1,320
5,000 TOTAL	

IF AND WHEN SUCH SURFACE SPACES ARE DISPLACED BY DEVELOPMENT ACTIVITIES OR CONSTRUCTION STAGING, PARKING MAY BE PROVIDED IN OTHER DOWNTOWN PROPERTIES, VIA THE TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, SO AS TO MAINTAIN THE MINIMUM 5,000 TOTAL REQUIRED SPACES. SPECIFICALLY, FOR EACH SDP OR FINAL ROAD PLAN PROPOSING DISPLACEMENT OR DEMOLITION OF EXISTING MPP PARKING SPACES IN THE CRESCENT NEIGHBORHOOD, THE PETITIONER MUST SUBMIT A PARKING ANALYSIS IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY TO DEMONSTRATE WHERE THE DISPLACED SPACES WILL BE RELOCATED PURSUANT TO THE PERMANENT AND/OR TEMPORARY PARKING EASEMENT(S) REFERRED TO ABOVE.

AS PUBLIC AND PRIVATE PARKING SPACES ARE MADE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MPP EVENTS, THE NUMBER OF PARKING SPACES THAT WERE TEMPORARILY REQUIRED IN OTHER DOWNTOWN PROPERTIES IN ORDER TO PROVIDE THE TOTAL REQUIRED, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, SHALL BE CORRESPONDINGLY REDUCED. IN ADDITION, PETITIONER MAY RECORD A CORRESPONDING RELEASE OF THE TEMPORARY EASEMENT FROM ONE OR MORE OF SUCH OTHER DOWNTOWN PROPERTIES THAT ARE NO LONGER NECESSARY TO PROVIDE THE REQUIRED TOTAL.

WHEN AT LEAST 5,000 PARKING SPACES ARE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MERRIWEATHER POST PAVILION EVENTS, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, PETITIONER MAY RECORD A FULL RELEASE OF THE TEMPORARY EASEMENT FROM ALL OF THE OTHER DOWNTOWN PROPERTIES.

AS WITH PAST PRACTICES, THE MPP OPERATOR SHALL SECURE ADDITIONAL PARKING SPACES LOCATED BOTH WITHIN AND OUTSIDE THE DOWNTOWN AREA FOR ANY EVENTS REQUIRING MORE THAN 5,000 PARKING SPACES. ANY REQUIREMENT FOR SUCH ADDITIONAL PARKING SPACES SHALL BE DETERMINED ON A CASE-BY-CASE BASIS PRIOR TO ISSUANCE OF AN EVENT PERMIT BY THE COUNTY.

16. PER SECTION 125.0.A.99(4)(d) OF THE ZONING REGULATIONS, THE SOUTH CRESCENT PARK (17), A PRIMARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED DOWNTOWN CRESCENT NEIGHBORHOOD SQUARE.

17. THE TIMING FOR CONSTRUCTION OF THE FUTURE NORTH/SOUTH CONNECTOR (ROAD D) WILL BE DETERMINED BY FUTURE PLAN APPROVALS AND CONDITIONS INCLUDING TRAFFIC IMPACT ANALYSES AT THE TIME OF THE SITE DEVELOPMENT PLAN PHASE BASED UPON FINAL USES AND TRIP GENERATION.

Phasing Area	Trigger
1*	Completed
2*	Completed
3	Prior to issuance of use and occupancy certificate for building in Area 3
4	Prior to issuance of use and occupancy certificate for building in Area 3
5	Prior to issuance of use and occupancy certificate for building in Area 1 and 2
6	Prior to issuance of use and occupancy certificate for building in Area 1 and 2
7	Prior to issuance of use and occupancy certificate for building in Area 3
SS-SS*	Prior to issuance of use and occupancy certificate for building in Area 3

*Impacts to Sites 1 and 2 will be mitigated off-site per the approved alternative compliance.

Lot or Parcel	Area (Ac.)
1*	2.28
2*	4.06
6*	0.39
9*	1.91
10*	6.20
Total	14.84*

* Lots are a part of a letter of understanding between the Howard Research and Development Corporation and the Columbia Association, Inc. for a portion of Merriweather Drive of 0.95 Ac. (F 16-106, Sheet 7 of 102) owned by CA, to be exchanged for non-environmental land in Lots 1, 2, 6, 9 and 10 (formerly, lots 1, 2, 3, 5, and 6) owned by HRD. Additionally, for non-credited uses of 0.81 ac. (Merriweather Symphony Woods Neighborhood Lot 1 and Parcel A as shown on F 15-106, Sheet 7 of 102) on Parkland land owned, or formerly owned, by CA, are to be exchanged for non-environmental land in Lots 1, 2, 6, 9 and 10 owned by HRD. **The net new DC Parkland (DPL) by this FDP is 14.84 Ac. - 1.76 Ac. = 13.08 Ac. The net new non-environmental Parkland (DPL) by this FDP is approximately 5.9 Ac. - 1.8 Ac. = 4.1 Ac. (reference F 15-106, Sheet 7 of 102).**

Key	Type	Description	Area (SF)	Area Shown (\$F)
17	Primary	South Crescent Park	25,300 ¹	25,300
18	Primary	South Crescent Promenade	11,000 ¹	11,000
Sub Total:			36,300 ¹	36,300
Area 1	Secondary	Parcels A-1, A-2, A-3 & B	14,000 ²	20,000
Area 2	Secondary	Parcel C	14,000 ²	
Area 3	Secondary	Parcels D-1, thru D-11	23,400 ²	
Area 4	Secondary	Parcel E	6,000 ²	
a	Secondary	Trail	3,700 ²	
b	Secondary	Trail	4,000 ²	
c	Secondary	Multi-use Path	6,500 ²	
d	Secondary	Multi-use Path	28,800 ²	
e	Secondary	Multi-use Path	13,209 ²	
Sub Total:			113,609 ²	20,000
Total:			149,909 ²	56,300

* See Note 3 on the Neighborhood Concept Plan. Chart does not include secondary amenity space for Crescent Neighborhood Area 7 (not included in this FDP)

1 Minimum area.

2 Potential area. Actual area to be determined at SDP stage. An amendment to this FDP will be required, at some point, to provide the secondary amenity space details once known.

Lot or Parcel	Area (Ac.)
1	2.28
2	4.06
6	0.39
7	0.42
9	1.91
10	6.20
11	3.72
Total	18.98

NT Tabulation Notes

- The amount of property added to the NT Tracking Chart shown on this FDP is 65.28 Ac. (18.98 Ac. + 50.06 Ac. - 0.95 Ac. (area of new roads shown on FDP 4-A-V) - 2.81 Ac. (area of previously subdivided property shown on FDP 4-A-V).
- Of this 65.28 Ac., 18.98 Ac. is new Open Space-Credited and 46.30 Ac. is new Employment Center-Commercial.
- Unless otherwise accounted for in 4 and 5 below, the 37.33 ac. shown as Lot 11B on FDP 4-A-V as credited Open Space shall be reallocated into 1.20 Ac. Employment Center-Commercial, 35.57 Ac. Open Space-Credited and 0.56 Ac. of Open Space-Non-credited.
- To adjust the Open Space acreages (from 2 above) to account for the changes to FDP 4-A-V (from 3 above), the 18.98 Ac. of new Open Space-Credited is reduced by the 1.2 Ac. of existing Open Space-Credited becoming Employment Center-Commercial leaving 17.78 Ac. of net new Open Space. Further, the net new Open Space area is refined to account for non-credited uses on Open Space, by separating the 17.78 Ac. into **17.22 Ac of Open Space-Credited and 0.56Ac. Open Space-Non-credited.**
- To adjust the Employment Center-Commercial acreages (from 2 above) to account for the changes to FDP 4-A-V (from 3 above), the 46.30 ac. of Employment Center-Commercial is increased by 1.20 Ac of new Employment Center-Commercial becoming **47.50 Ac. Employment Center-Commercial.**

Parcel	Area (Ac.)
A-1	1.33
A-2	1.17
A-3	1.59
B	1.99
C	6.49
D-1	2.05
D-2	3.36
D-3	1.67
D-4	2.02
D-5	1.49
D-6	0.35
D-7	1.30
D-8	4.00
D-9	2.65
D-10	1.76
D-11	0.11
E	2.07
F	0.04
G	0.01
H	0.28
L	0.16
M-1	0.65
N-1	3.36
P	0.15
Q	0.03
R	0.15
Roads	9.83
Total	50.06

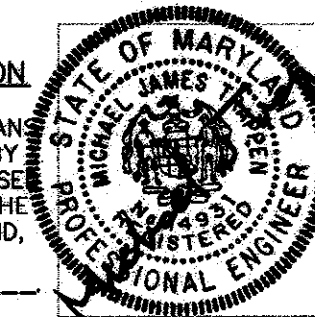
OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
 TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: AS SHOWN SHEET 2 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

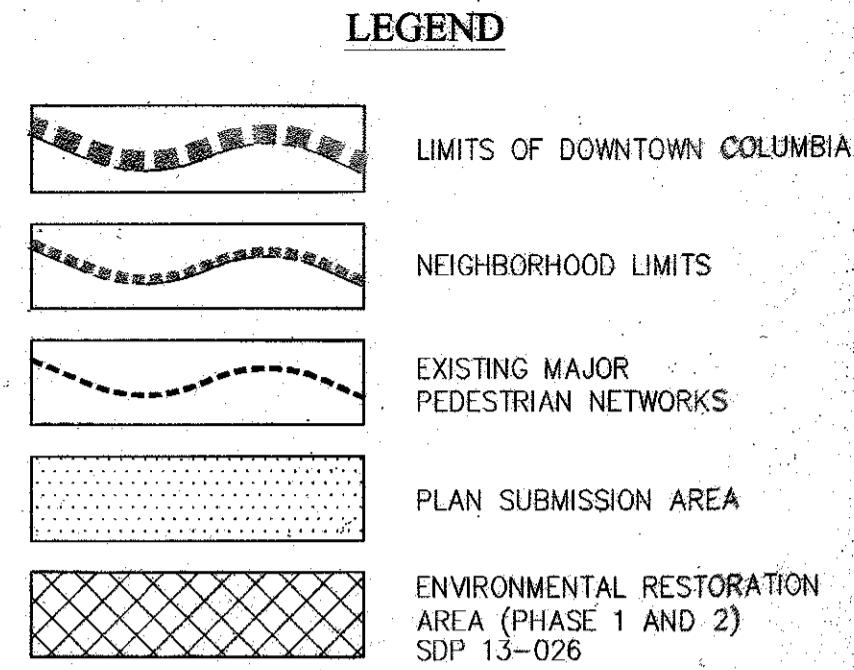
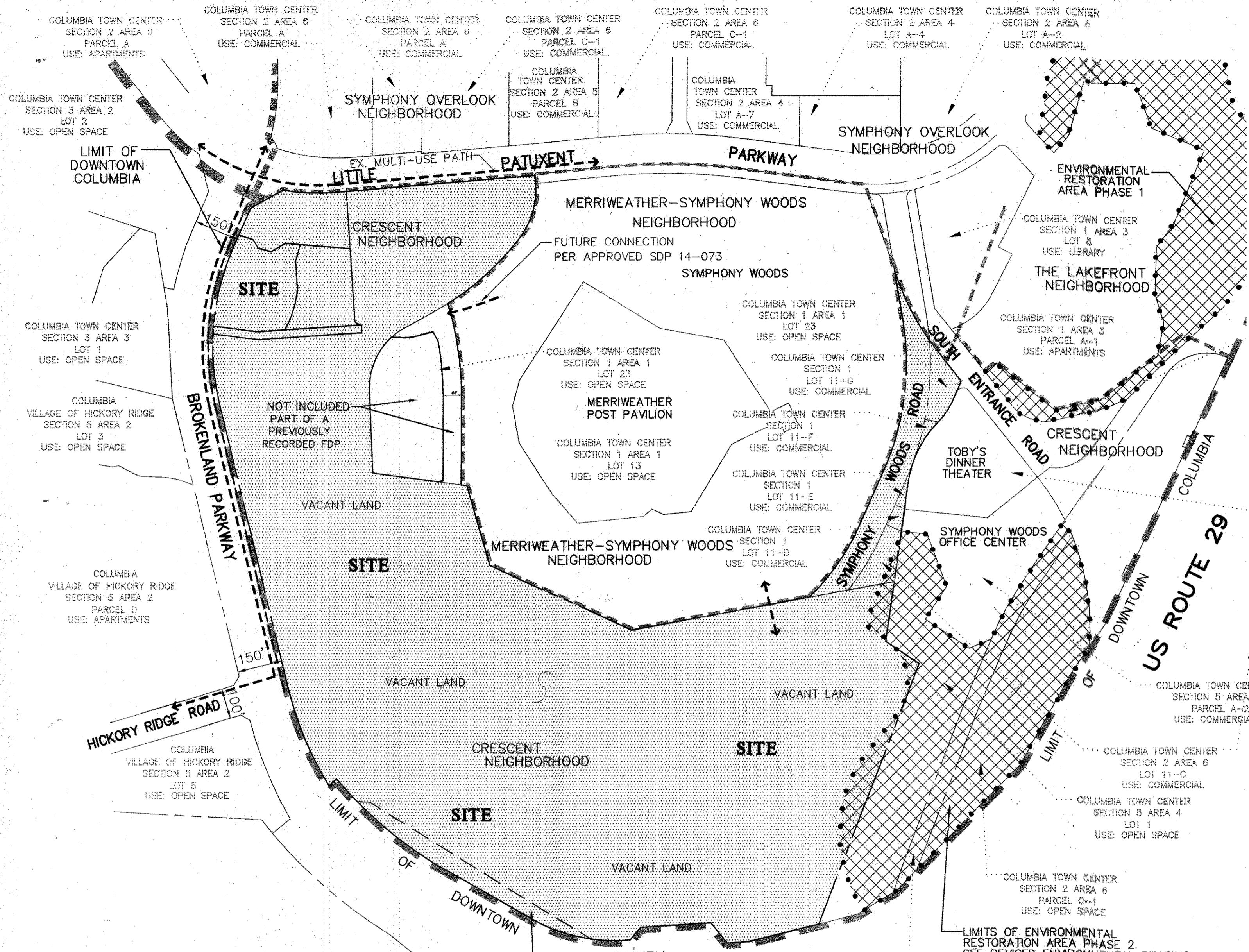
RECORDED AS PLAT NUMBER 24103 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD

[Signature] 2-16-17 HO. CO. EXECUTIVE SECRETARY DATE
[Signature] 2-10-17 HO. CO. PLAN. BD CHAIRPERSON DATE



RECORDED AS PLAT NUMBER 24104 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**

LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD

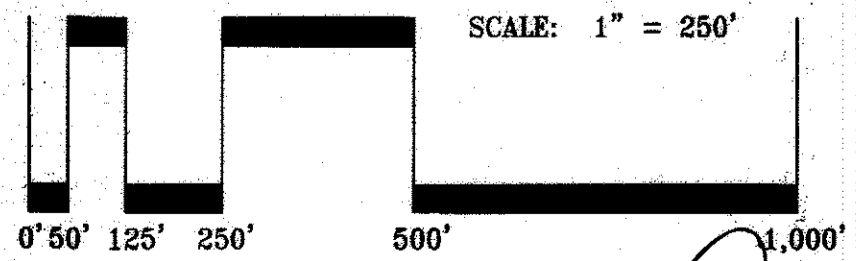
SCALE: 1" = 250' SHEET 3 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: *mj* CHECK BY: *MJT* DATE: NOVEMBER, 2016

CONTEXT PLAN
 SCALE: 1" = 250'

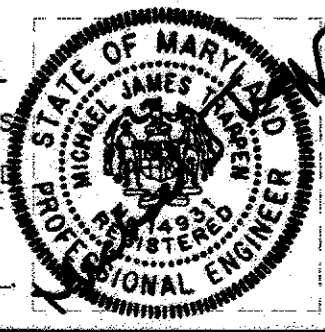
- NOTES**
1. A PORTION OF THE DOWNTOWN MULTI-USE PATHWAY IS WITHIN THE LIMITS OF THE PLAN AREA AND ADJOINING LANDS.
 2. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR THE ADJOINING LANDS.

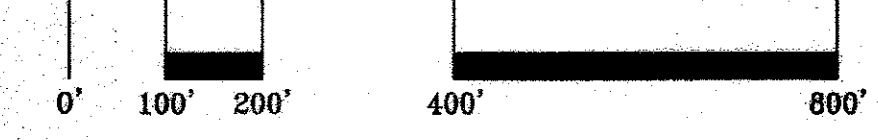
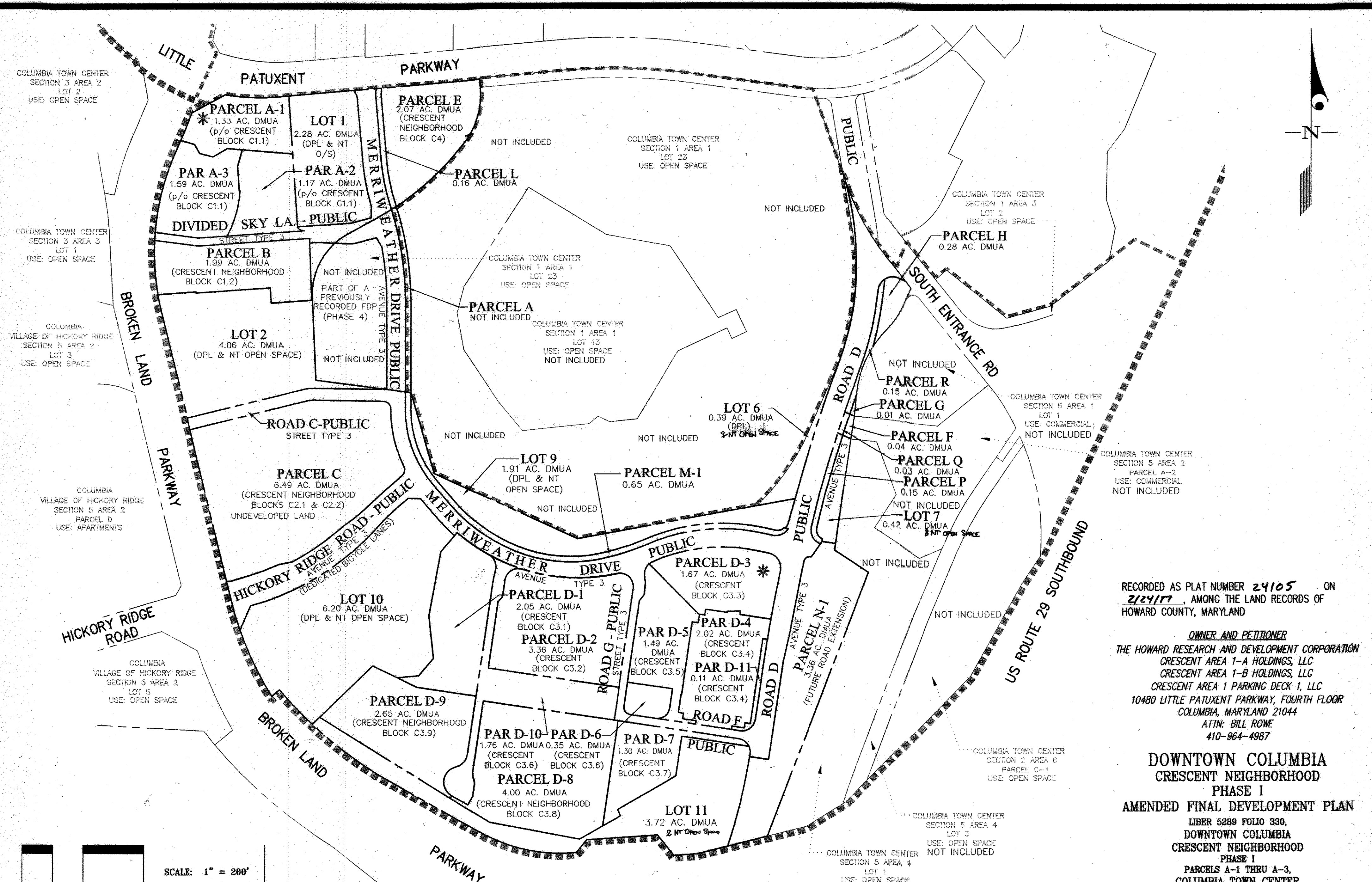


HOWARD COUNTY PLANNING BOARD
Valerie J. ... 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 9-16-17
 HO. CO. PLANN. BD. CHAIRPERSON DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2018.





NOTE: THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 5 THRU 7.

SITE COMPOSITE LOT AND PARCEL MAP
SCALE: 1" = 250'

RECORDED AS PLAT NUMBER 24105 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CRESCENT AREA 1-A HOLDINGS, LLC
CRESCENT AREA 1-B HOLDINGS, LLC
CRESCENT AREA 1 PARKING DECK 1, LLC
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN**
LIBER 5289 FOLIO 330,
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
PARCELS A-1 THRU A-3,
COLUMBIA TOWN CENTER
SECTION 1
LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1" = 200' SHEET 4 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

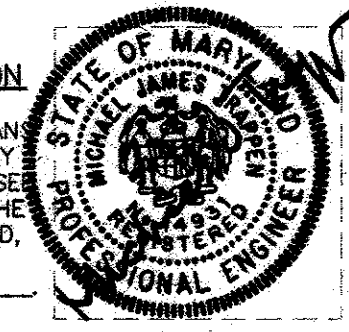
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

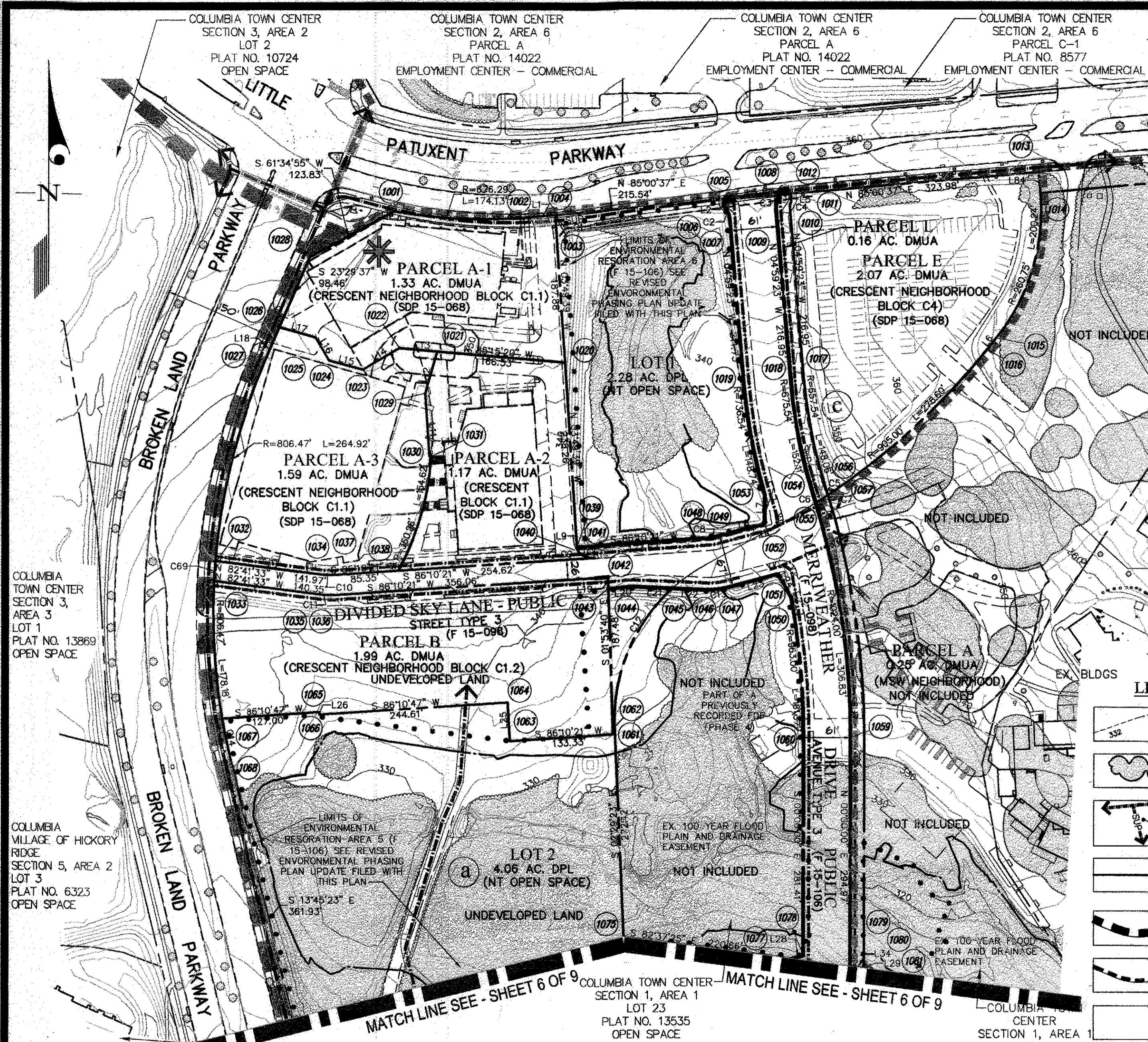
DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931
EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD
H.C.P.B. EXECUTIVE SECRETARY DATE: 2-16-17
HO. CO. PLAN. COM. CHAIRPERSON DATE: 2-16-17



NOTES

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 69.04 ACRES.
- DEVELOPMENT WITHIN AREA 1 IS OCCURRING IN ACCORDANCE WITH APPROVED SDP 15-068 WHICH ARE WITHIN THE APPROVED DEVELOPMENT QUANTITIES IDENTIFIED ON FDP-DC-CRESCENT-1. SEE NOTE 13 ON THE COVER SHEET.
- THERE ARE APPROVED PLANS FOR ENVIRONMENTAL RESTORATION, SDP 13-026 AND F 15-106, WITHIN THE SITE AREA.
- PROPOSED DOWNTOWN MIXED USE AREA IS 53.99 ACRES.
- THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA. SIGNATURE BUILDINGS ARE PROPOSED IN THE GENERAL AREA NEAR THE INTERSECTION OF BROKEN LAND PARKWAY AND LITTLE PATUXENT PARKWAY ON PARCEL A-1 AND NEAR THE INTERSECTION OF MERRIWEATHER DRIVE AND ROAD D ON PARCEL D-3.
- THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:
 - AREA OF FDP: 2,998,185 SF
 - REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: 149,909 SF
 - PROPOSED AREA OF NEW DOWNTOWN COMMUNITY COMMONS: 149,909 SF
 - PROPOSED AS PRIMARY AMENITY SPACE (17 & 18): 36,300 SF*
 - PROPOSED AS SECONDARY AMENITY SPACE: 113,609 SF**
 - SURPLUS AREA PROVIDED BY THIS FDP: 0 SF
- *PER SECTION 125.0.A.9(C)(4)(D) OF THE ZONING REGULATIONS, THE SOUTH CRESCENT PARK (17), A PRIMARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED DOWNTOWN CRESCENT NEIGHBORHOOD SQUARE.
- **SECONDARY AMENITY SPACE OF 113,609 SF IS REQUIRED, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9(C)(4)(G).
- THE SECONDARY AMENITY SPACES SHOWN IN THE TABLE BELOW ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LOCATION, CONFIGURATION, SIZE, DESIGN, AND CHARACTER OF ALL SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SITE DEVELOPMENT PLAN(S) AND WILL VARY FROM WHAT IS SHOWN HEREON. SEE SHEET 2 FOR AN APPROXIMATE TABULATION OF THE AMENITY SPACES.
- TO ADDRESS AFFORDABLE HOUSING, EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25). REGARDING AFFORDABLE HOUSING, EACH DEVELOPER AND OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ONE TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA 26 AND CEPPA 27 ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE, OR IF APPROVED BY THE COUNTY, MEET ALTERNATIVE COMPLIANCE AS SET FORTH IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT WITH THE COUNTY. AFFORDABLE HOUSING WILL BE MET EITHER BY MAKING ALL REQUISITE CEPPA PAYMENTS OR BY COMPLYING WITH ANY APPLICABLE LAWS THAT ADDRESS AFFORDABLE HOUSING.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.A.9(F)(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD NETWORK (FINAL PLANS) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- AS OUTLINED IN A LETTER OF UNDERSTANDING BETWEEN THE COLUMBIA ASSOCIATION (CA) AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION (HRD) LAND REQUIRED FOR A PORTION OF MERRIWEATHER DRIVE OF APPROXIMATELY 0.95 ACRES OWNED BY CA, WILL BE EXCHANGED FOR LAND IN LOTS 1, 2, 3, 5 AND 6 OWNED BY HRD IN THE APPROXIMATE AREA OF 14.84 ACRES. FINAL ACREAGE WILL BE BASED ON COUNTY APPROVAL OF RIGHT-OF-WAY ALIGNMENTS AND RECORD PLATS.

- COLUMBIA TOWN CENTER SECTION 3, AREA 2 LOT 2 PLAT NO. 10724 OPEN SPACE
- COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL A PLAT NO. 14022 EMPLOYMENT CENTER - COMMERCIAL
- COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL C-1 PLAT NO. 8577 EMPLOYMENT CENTER - COMMERCIAL
- COLUMBIA TOWN CENTER SECTION 1, AREA 1 LOT 23 PLAT NO. 13535 OPEN SPACE
- COLUMBIA TOWN CENTER SECTION 1, AREA 1 LOT 13 PLAT NO. 13536 OPEN SPACE

LEGEND

- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- SHARROW USE PATH (SUP)
- PRELIMINARY FLOOD PLAIN BASED ON FEMA
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- SIGNATURE BUILDINGS SEE NDG FOR MORE INFO.
- PRIMARY AMENITY SPACE IDENTIFICATION
- POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
- PRIMARY PEDESTRIAN ST.
- STREET
- POTENTIAL PRIMARY PEDESTRIAN ST.
- LIMITS OF ENVIRONMENTAL RESTORATION AREA

RECORDED AS PLAT NUMBER 24106 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I AMENDED FINAL DEVELOPMENT PLAN
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I
 PARCELS A-1 THRU A-3, COLUMBIA TOWN CENTER SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
 TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100'
 SHEET 5 OF 9

TABULATION OF LAND USE

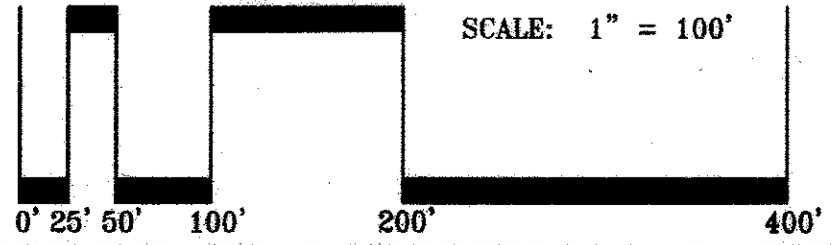
EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.95 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	68.09 AC.
ROADS - 9.83 AC.	50.76 AC.
TOTAL	69.04 AC.

* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
 ** INCLUDES 0.83 AC. (36,300 SF) PRIMARY AMENITY SPACE ON PARCELS D-1, D-9 & D-10 AND 2.61 AC. (113,609 SF) OF SECONDARY AMENITY SPACE AS SHOWN IN THE POTENTIAL NEW SECONDARY AMENITY SPACE CHART ON SHEET 2.

PLAN AREA-NORTH PARCELS A-1 thru A-3, B, E, L, LOT 1, & DIVIDED SKY LA. AND PART OF LOT 2 & MERRIWEATHER DR.

NOTE: FOR COORDINATE TABLE, SEE SHEETS 9

SCALE: 1" = 100'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2018.



HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE: 2-16-17
 HO. GOV. PLAN. BD. CHAIRPERSON DATE: 2-20-17

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS\BY GLW\FDP Amended\11071-fdp05-09-Plan-4.dwg
 PLOTTED: 2/19/2017 5:52 PM, LAST SAVED: 2/19/2017 5:51 PM, PLOTTED BY: Mike Trapani

LINE	BEARING	LENGTH
L1	N 85°00'37" E	38.80'
L2	N 04°59'23" W	9.09'
L3	N 85°00'37" E	72.50'
L4	N 85°00'37" E	15.08'
L5	N 04°59'23" W	9.83'
L6	S 39°00'37" W	20.04'
L7	N 00°29'19" E	37.18'
L8	N 75°10'32" E	67.13'
L9	N 03°49'39" W	2.62'
L10	N 85°22'55" W	2.74'
L11	N 03°49'39" W	80.51'
L12	N 15°52'18" E	56.36'
L13	N 85°15'20" W	49.46'
L14	S 59°45'09" W	54.61'
L15	N 75°14'13" W	45.26'
L16	N 30°13'35" W	34.02'
L17	N 74°07'18" W	49.23'
L18	S 23°29'37" W	48.54'
L19	S 01°53'40" E	15.01'
L20	S 86°10'21" W	31.55'

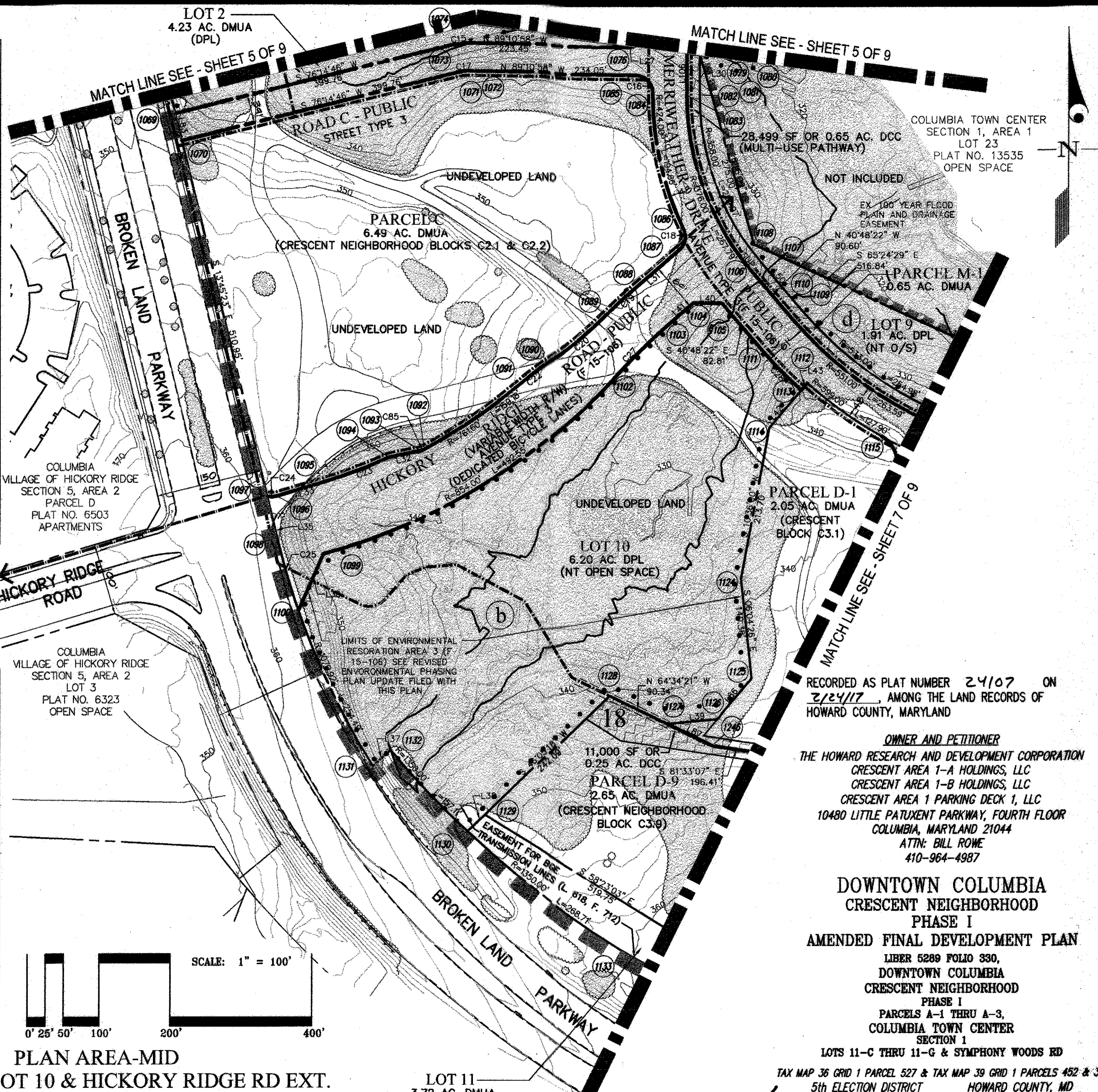
LINE	BEARING	LENGTH
L21	N 87°33'14" W	96.17'
L22	N 87°33'14" W	96.17'
L23	S 75°10'32" W	67.67'
L24	S 30°13'14" E	34.72'
L25	N 03°48'37" W	49.82'
L26	N 03°49'13" W	3.45'
L27	N 76°00'03" E	5.91'
L28	N 76°00'03" E	15.42'
L29	S 82°37'25" E	0.51'
L30	N 00°00'00" E	54.56'
L31	N 49°11'38" E	80.10'
L32	N 78°07'40" E	46.67'
L33	N 73°29'41" E	60.24'
L34	S 82°37'25" E	18.15'
L35	S 13°45'23" E	60.83'
L36	S 23°41'22" W	86.43'
L37	N 47°39'37" E	33.39'
L38	S 46°05'18" W	33.70'
L39	S 84°41'09" W	70.35'
L40	S 89°11'13" E	40.61'

LINE	BEARING	LENGTH
L41	N 49°11'38" E	46.50'
L42	S 40°31'40" W	69.17'
L43	N 40°31'40" E	13.00'
L44	N 39°29'07" E	53.89'
L45	S 39°12'54" E	86.02'
L46	N 86°19'22" E	75.00'
L47	N 60°32'24" E	68.60'
L48	S 29°38'37" E	21.60'
L49	S 80°41'04" E	63.19'
L50	N 40°48'22" W	90.60'
L51	N 75°13'44" E	36.33'
L52	N 75°13'44" E	36.33'
L53	S 77°38'52" E	37.26'
L54	S 77°38'52" E	37.26'
L55	S 76°15'56" E	14.56'
L56	S 76°15'56" E	14.56'
L57	S 77°38'52" E	32.74'
L58	S 34°59'01" W	51.96'
L59	N 08°22'14" E	21.94'
L60	S 81°37'06" E	44.62'

LINE	BEARING	LENGTH
L61	N 07°13'52" E	8.62'
L62	N 34°59'01" E	9.91'
L64	N 66°13'54" W	29.35'
L65	N 66°13'54" W	18.09'
L66	N 06°00'23" E	70.99'
L67	N 66°13'54" W	18.07'
L68	N 66°13'54" W	16.27'
L69	S 06°58'28" W	29.49'
L70	N 23°45'52" E	30.00'
L71	N 23°45'52" E	40.49'
L72	N 38°51'46" W	29.63'
L73	N 19°29'23" W	23.26'
L74	N 19°29'23" W	13.94'
L82	N 15°48'31" E	86.41'
L83	S 13°45'23" E	39.00'
L84	N 04°59'23" W	27.00'
L85	N 15°49'04" E	6.22'
L86	S 40°29'36" W	74.84'
L87	S 64°34'21" E	70.66'
L91	N 81°35'42" W	99.71'

LINE	BEARING	LENGTH
L93	N 08°24'18" E	64.70'
L100	N 81°35'42" W	2.47'
L101	N 37°32'52" E	24.65'
L102	N 81°35'42" W	40.53'
L103	N 08°24'39" E	18.95'
L105	S 08°33'35" W	84.71'
L106	N 00°00'00" E	56.89'
L107	N 81°35'42" W	80.49'
L109	S 08°22'14" W	75.00'
L110	N 09°38'21" W	170.84'
L111	N 06°00'23" E	3.12'
L112	N 81°35'42" W	186.20'
L114	N 08°24'33" E	48.91'
L115	S 81°35'42" E	19.75'
L116	N 08°17'29" E	28.41'
L117	N 08°24'18" E	19.01'
L118	S 81°35'42" E	17.80'
L119	S 81°35'42" E	72.43'
L120	N 01°49'13" W	3.45'
L121	N 88°14'04" E	42.23'

LINE	BEARING	LENGTH
L122	S 01°49'11" E	11.36'
L123	N 81°35'42" W	15.35'
L124	N 81°35'42" W	17.67'
L125	S 08°24'18" W	16.69'
L126	S 08°24'18" W	11.32'
L127	N 81°35'42" W	186.20'
L128	N 08°24'18" E	11.32'
L129	N 81°35'42" W	45.00'
L130	N 08°24'18" E	18.42'
L131	N 81°35'42" W	16.50'
L132	N 08°24'18" E	60.17'
L133	S 81°35'42" E	1.65'
L134	N 41°16'46" E	22.11'



PLAN AREA-MID
 PARCEL C, LOT 10 & HICKORY RIDGE RD EXT.
 and part of PARCELS D-1 & M-1, LOTS 2, 9, 11, & MERRIWEATHER DRIVE

NOTE: FOR LEGEND, SEE SHEET 5
 NOTE: FOR COORDINATE TABLES, SEE SHEET 9

RECORDED AS PLAT NUMBER 24107 ON
 2/24/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
 TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 6 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: *mt* CHECK BY: *mt* DATE: NOVEMBER, 2016

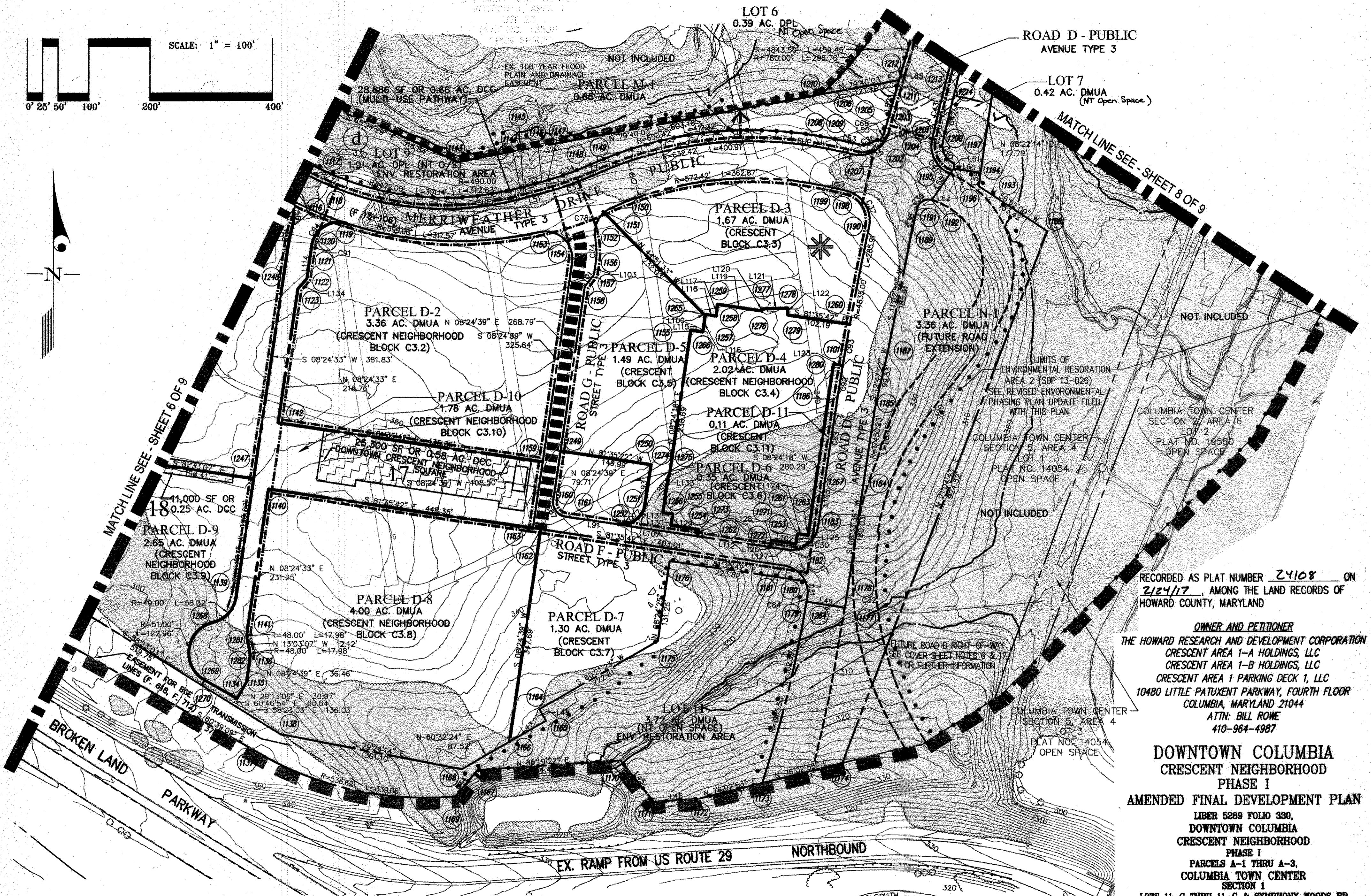
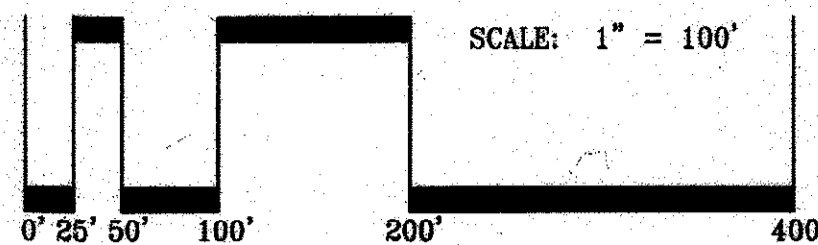


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2018

TABULATION OF LAND USE
 SEE SHEET 5 OF 9

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE: *2-16-17*
 HO. CO. PLAN. BD. CHAIRPERSON DATE: *2-16-17*

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS BY: G.W.F.D.P. Amended\11071-fcp05-06-Plan.dwg
 PLOTTED: 2/9/2017 5:43 PM. LAST SAVED: 2/9/2017 5:42 PM. PLOTTED BY: Mike Treppen
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MATCH LINE SEE SHEET 6 OF 9

MATCH LINE SEE SHEET 8 OF 9

18

BROKEN LAND PARKWAY

EX. RAMP FROM US ROUTE 29 NORTHBOUND

EX. RAMP TO 29 SOUTH

TABULATION OF LAND USE
SEE SHEET 5 OF 9

PLAN AREA-SOUTH
PARCELS N-1, D-2 thru D-8, D-10, D-11 & ROADS F and G & part of PARCELS D-1, D-9, M-1
LOTS 6, 7, 9 & 11, MERRIWEATHER DR. AND ROAD D

NOTE: FOR LEGEND, SEE SHEET 5
 NOTE: FOR COORDINATE TABLE, SEE SHEET 9

RECORDED AS PLAT NUMBER 24108 ON
2/24/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS ED

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1"=100' SHEET 7 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186
 DRAWN BY: *mjt* CHECK BY: *mjt* DATE: **NOVEMBER, 2016**

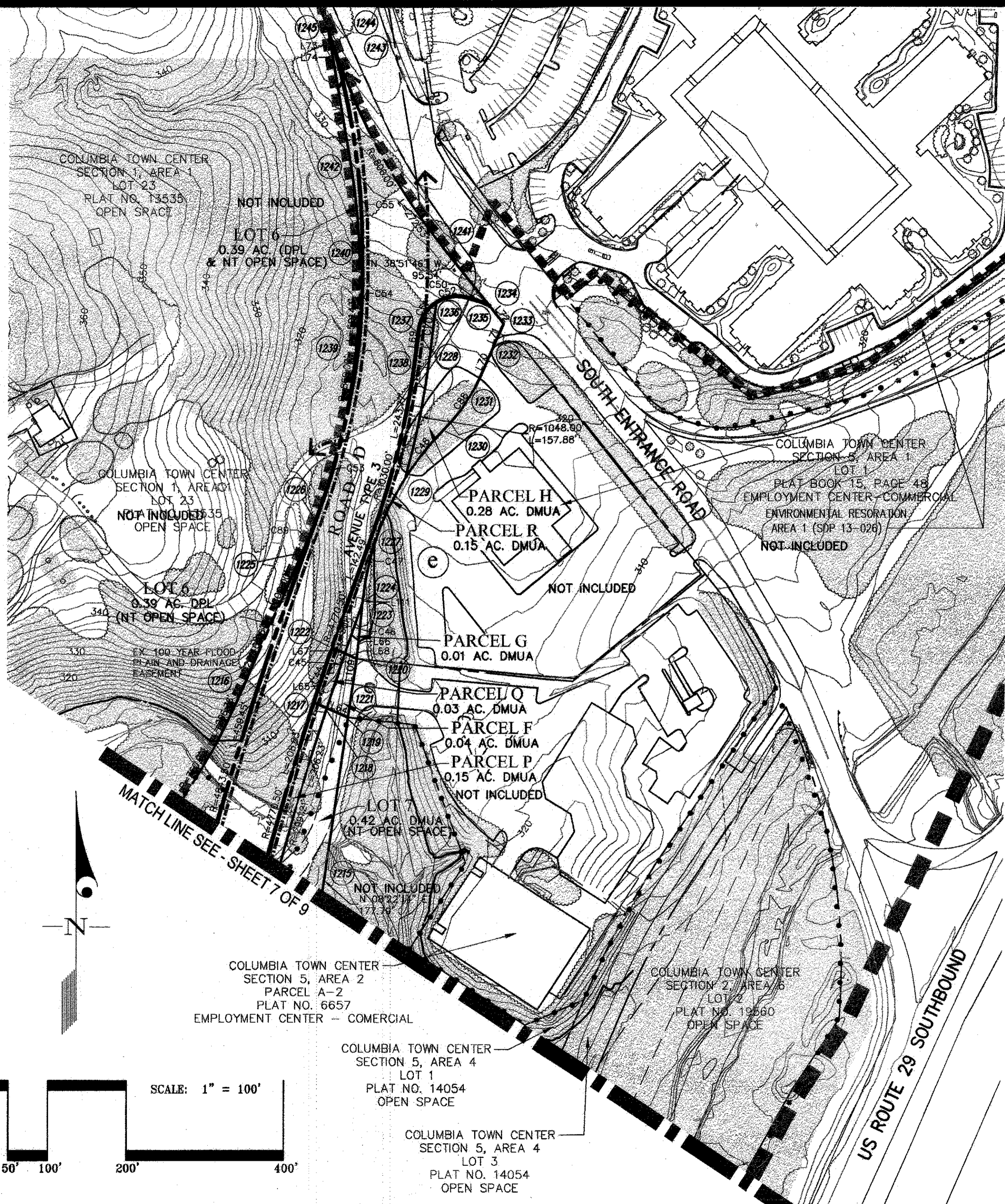
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD
N. Williams 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BO. CHAIRPERSON DATE

L:\CAD\DRAWINGS\11071\11071-AREA_3\PLANS BY GLW\FDP_Amendment\11071-16p05-09-Plan.dwg
 PLOTTED: 2/8/2017 5:44 PM, LAST SAVED: 2/9/2017 5:42 PM, PLOTTED BY: Mike Treppan
 © GLW 2016



CURVE TABULATION		
CURVE	RADIUS	LENGTH
C1	19.00'	3.44'
C2	21.00'	16.26'
C3	34.00'	19.63'
C4	16.00'	9.24'
C5	1,042.00'	8.13'
C6	1,024.00'	12.92'
C7	905.00'	18.68'
C8	22.00'	4.22'
C9	24.00'	25.57'
C10	62.00'	12.05'
C11	88.00'	17.10'
C12	225.00'	198.26'
C13	89.00'	26.83'
C14	806.47'	55.17'
C15	101.00'	25.69'
C16	24.00'	37.36'
C17	62.00'	15.77'
C18	24.00'	31.62'
C19	841.00'	51.41'
C20	804.98'	117.38'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C22	801.00'	48.75'
C23	758.00'	104.12'
C24	34.00'	15.46'
C25	1,070.92'	91.56'
C27	772.00'	97.69'
C28	612.00'	82.57'
C29	44.04'	43.73'
C30	44.00'	69.00'
C31	44.04'	24.65'
C32	2,436.01'	27.76'
C33	539.00'	86.53'
C34	521.00'	83.64'
C35	50.26'	52.91'
C36	31.00'	29.77'
C37	49.00'	76.81'
C38	4,766.00'	47.47'
C39	19.00'	31.08'
C40	31.00'	43.70'
C41	49.00'	69.08'
C42	3,554.66'	109.16'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C43	3,572.66'	109.97'
C44	4,770.50'	72.62'
C45	4,752.50'	72.63'
C46	4,752.50'	67.82'
C47	355.63'	164.21'
C48	355.63'	77.45'
C50	177.00'	30.12'
C51	49.00'	43.41'
C52	49.00'	39.94'
C53	957.00'	226.50'
C54	955.50'	119.47'
C55	954.50'	260.32'
C56	44.00'	59.83'
C64	44.00'	85.18'
C68	36.00'	16.57'
C69	806.47'	26.05'
C70	6,034,789.89'	67.42'
C71	213.00'	32.53'
C74	125.00'	40.82'
C77	39.00'	61.26'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C78	44.26'	55.86'
C83	17,513.25'	121.86'
C84	1,965.50'	9.02'
C85	14.00'	3.96'
C87	24.00'	37.70'
C88	230.00'	85.00'
C89	860.00'	501.43'
C91	175.00'	7.71'
C92	4,835.00'	285.91'
C93	4,835.00'	285.91'
C94	44.00'	74.44'

RECORDED AS PLAT NUMBER 24109 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

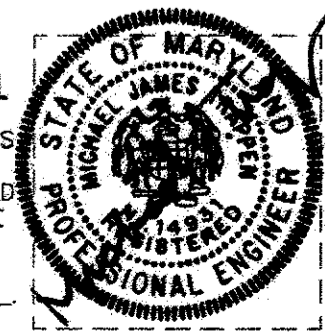
TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 8 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: *mf* CHECK BY: *MJT* DATE: **NOVEMBER, 2016**

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2018



**PLAN AREA-EAST
 PARCELS F, G, H, Q, R, part of LOTS 6 & 7, PARCEL P
 AND PART OF ROAD D**

NOTE: FOR LEGEND, SEE SHEET 5
 NOTE: FOR COORDINATE TABLES, SEE SHEET 9

TABULATION OF LAND USE
 SEE SHEET 5 OF 9

HOWARD COUNTY PLANNING BOARD

William J. Little 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE
Michael J. Little 2-16-17
 HO. CO. PLANN. BD. CHAIRPERSON DATE

L:\CAD\DRAWINGS\11071\11071-AREA 3\PLANS BY GUYLOP Amendment\11071-6605-09-Plan.dwg
 PLOTTED 2/9/2017 5:45 PM, LAST SAVED 2/9/2017 5:42 PM, PLOTTED BY: Mike Droppert
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COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1001	562,569.0776	1,350,166.5950
1002	562,561.8473	1,350,340.0910
1003	562,562.5580	1,350,376.5670
1004	562,565.2218	1,350,378.7420
1005	562,583.9684	1,350,593.4610
1006	562,574.9112	1,350,594.2520
1007	562,560.8013	1,350,601.4960
1008	562,590.2745	1,350,665.6890
1009	562,571.3045	1,350,661.8110
1010	562,572.8701	1,350,679.7430
1011	562,581.7972	1,350,681.5680
1012	562,591.5863	1,350,680.7130
1013	562,619.7652	1,351,003.4680
1014	562,592.8676	1,351,005.8160
1015	562,406.0567	1,350,948.6660
1016	562,390.4849	1,350,936.0510
1017	562,356.7425	1,350,698.6130
1018	562,355.1769	1,350,680.6810
1019	562,349.8713	1,350,619.9120
1020	562,375.0971	1,350,389.1090

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1021	562,388.8712	1,350,223.1500
1022	562,392.9623	1,350,173.8590
1023	562,365.4509	1,350,126.6800
1024	562,376.9845	1,350,082.9120
1025	562,406.3810	1,350,065.7850
1026	562,419.8500	1,350,018.4340
1027	562,375.3307	1,349,999.0820
1028	562,510.1450	1,350,057.6830
1029	562,334.6600	1,350,207.7370
1030	562,254.3294	1,350,213.1110
1031	562,254.1085	1,350,215.8460
1032	562,119.5299	1,349,934.9090
1033	562,093.5353	1,349,933.2060
1034	562,101.4719	1,350,075.7250
1035	562,075.6831	1,350,072.4180
1036	562,075.1646	1,350,089.4860
1037	562,101.1066	1,350,087.7500
1038	562,106.8043	1,350,172.9130
1039	562,137.3663	1,350,405.0140
1040	562,134.7532	1,350,405.1890

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1041	562,123.8016	1,350,426.9690
1042	562,098.9333	1,350,444.7530
1043	562,083.9330	1,350,445.2500
1044	562,086.0389	1,350,476.7270
1045	562,083.8527	1,350,527.9070
1046	562,081.9344	1,350,572.8140
1047	562,084.8157	1,350,599.3830
1048	562,148.9595	1,350,578.2970
1049	562,149.6427	1,350,582.4570
1050	562,072.1240	1,350,682.2760
1051	562,102.1288	1,350,664.7980
1052	562,166.8191	1,350,647.3550
1053	562,204.0019	1,350,647.6720
1054	562,206.4051	1,350,710.7870
1055	562,194.0833	1,350,714.6790
1056	562,211.9348	1,350,727.9170
1057	562,204.1890	1,350,730.3840
1059	561,891.8272	1,350,760.3050
1060	561,891.8272	1,350,699.3050
1061	561,896.5565	1,350,461.4470

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1062	561,906.8803	1,350,453.6840
1063	561,887.6562	1,350,318.4160
1064	561,937.3656	1,350,315.1060
1065	561,924.5130	1,350,070.8080
1066	561,921.0677	1,350,071.0380
1067	561,916.0510	1,349,944.0850
1068	561,862.0602	1,349,955.3610
1069	561,510.5150	1,350,041.4250
1070	561,472.6337	1,350,050.6990
1071	561,567.6775	1,350,438.9930
1072	561,569.4490	1,350,454.6180
1073	561,605.5592	1,350,429.7210
1074	561,608.4450	1,350,455.1740
1075	561,635.0172	1,350,465.5050
1076	561,605.2582	1,350,678.6060
1077	561,606.6874	1,350,684.3380
1078	561,610.4187	1,350,699.3050
1079	561,596.8529	1,350,760.3050
1080	561,594.4572	1,350,778.8100
1081	561,594.5227	1,350,778.3050

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1082	561,539.9614	1,350,778.3050
1083	561,539.9614	1,350,760.3050
1084	561,539.9614	1,350,712.3050
1085	561,566.1110	1,350,688.6470
1086	561,352.0654	1,350,756.2110
1087	561,323.2636	1,350,750.3800
1088	561,270.9185	1,350,689.7510
1089	561,236.1552	1,350,651.8870
1090	561,160.5939	1,350,562.2020
1091	561,130.4759	1,350,523.8770
1092	561,041.6638	1,350,392.1250
1093	561,040.3175	1,350,388.4200
1094	561,030.7157	1,350,342.7460
1095	560,994.3803	1,350,245.2550
1096	560,977.2656	1,350,187.4970
1097	560,976.3352	1,350,172.2000
1098	560,917.2514	1,350,186.6640
1099	560,896.3557	1,350,251.1201
1100	560,817.2061	1,350,216.3931
1101	560,785.3338	1,351,952.9588

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1102	561,180.3296	1,350,665.1110
1103	561,218.6694	1,350,734.8210
1104	561,249.0545	1,350,770.0150
1105	561,248.4782	1,350,810.6220
1106	561,294.2445	1,350,851.7010
1107	561,306.0075	1,350,865.3260
1108	561,330.4435	1,350,855.7630
1109	561,237.4287	1,350,924.5340
1110	561,225.6657	1,350,910.9100
1111	561,185.8009	1,350,864.7360
1112	561,137.0117	1,350,931.1890
1113	561,127.1278	1,350,922.7390
1114	561,074.5526	1,350,877.7920
1115	561,063.1211	1,351,035.2891
1116	561,011.7491	1,351,055.8313
1117	561,090.8088	1,351,130.1700
1118	561,074.0942	1,351,123.4900
1119	561,015.6256	1,351,144.2236
1120	560,982.0915	1,351,087.5244
1121	560,974.4958	1,351,086.2301

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1122	560,926.1081	1,351,079.0769
1123	560,909.4922	1,351,064.4901
1124	560,864.4956	1,350,838.4810
1125	560,724.9063	1,350,853.3343
1126	560,667.9943	1,350,804.7380
1127	560,661.4789	1,350,734.6930
1128	560,700.2683	1,350,653.1030
1129	560,532.3648	1,350,478.6960
1130	560,508.9911	1,350,454.4170
1131	560,600.1262	1,350,321.3630
1132	560,622.6177	1,350,346.0470
1133	560,346.3469	1,350,667.7630
1134	560,246.3640	1,350,966.5458
1135	560,273.3928	1,350,981.6630
1136	560,309.4606	1,350,986.9960
1137	560,160.9932	1,350,997.4170
1138	560,188.5919	1,351,037.1460
1139	560,410.7468	1,350,964.4774
1140	560,585.7501	1,351,016.6314
1141	560,356.9837	1,350,982.8126

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1142	560,693.0800	1,351,032.4975
1143	561,115.3589	1,351,325.7230
1144	561,072.7001	1,351,425.6780
1145	561,055.2950	1,351,430.2670
1146	561,081.9633	1,351,460.8090
1147	561,064.5581	1,351,465.3980
1148	561,109.6733	1,351,539.6270
1149	561,093.2256	1,351,546.9400
1150	561,038.3996	1,351,571.3140
1151	561,032.5071	1,351,562.7714
1152	560,991.4488	1,351,548.4378
1153	561,000.9717	1,351,457.7483
1154	560,951.5809	1,351,510.8076
1155	560,842.4465	1,351,705.2410
1156	560,950.8172	1,351,549.1073
1157	560,932.0704	1,351,546.3355
1158	560,912.5303	1,351,531.3158
1159	560,629.4453	1,351,463.1765
1160	560,567.7802	1,351,480.3413
1161	560,540.5275	1,351,500.5752

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1162	560,520.2157	1,351,460.1671
1163	560,522.1159	1,351,447.3072
1164	560,228.7765	1,351,458.3600
1165	560,210.0063	1,351,469.0410
1166	560,176.2679	1,351,409.3113
1167	560,131.1441	1,351,357.3890
1168	560,133.2244	1,351,333.1080
1169	560,089.5558	1,351,323.1240
1170	560,146.1776	1,351,591.3160
1171	560,079.5310	1,351,645.7010
1172	560,084.3409	1,351,720.5460
1173	560,109.7460	1,351,822.8070
1174	560,142.0812	1,351,952.9620
1175	560,338.9768	1,351,652.0048
1176	560,468.8184	1,351,671.1939
1177	560,392.9510	1,351,956.9815
1178	560,420.4053	1,351,961.1100
1179	560,412.0794	1,351,896.0649
1180	560,436.1331	1,351,892.4072
1181	560,461.3087	1,351,858.8485

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1182	560,486.9711	1,351,863.0442
1183	560,523.9496	1,351,912.9852
1184	560,598.4344	1,351,987.9060
1185	560,715.5574	1,352,005.5580
1186	560,728.2069	1,351,943.7640
1187	560,812.6213	1,352,027.5940
1188	561,004.7352	1,352,285.4630
1189	560,994.7895	1,352,063.1610
1190	561,009.3180	1,351,995.7080
1191	561,041.1476	1,352,073.3950
1192	561,055.1799	1,352,097.3140
1193	561,077.6612	1,352,173.7370
1194	561,099.3669	1,352,176.9310
1195	561,097.7483	1,352,127.1030
1196	561,105.8710	1,352,132.7870
1197	561,114.4267	1,352,133.8730
1198	561,067.5078	1,351,958.2900
1199	561,074.5109	1,351,926.3110
1200	561,150.0554	1,352,115.3100
1201	561,154.0645	1,352,097.7630

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1202	561,145.4584	1,352,026.5400
1203	561,163.2101	1,352,020.6630
1204	561,148.8413	1,352,012.6990
1205	561,150.2251	1,352,007.0370
1206	561,142.7349	1,351,979.3930
1207	561,125.1516	1,351,975.5420
1208	561,133.1220	1,351,939.1470
1209	561,150.7053	1,351,942.9970
1210	561,223.5418	1,351,919.1020
1211	561,246.3496	1,352,044.2020
1212	561,252.3335	1,352,045.8970
1213	561,260.8804	1,352,123.9030
1214	561,256.0874	1,352,141.2530
1215	561,275.2672	1,352,202.8140
1216	561,465.2261	1,352,088.0480
1217	561,460.8909	1,352,183.8970
1218	561,453.5985	1,352,200.4560
1219	561,441.7706	1,352,227.3130
1220	561,515.9676	1,352,238.2310
1221	561,522.5252	1,352,223.3400

COORDINATE TABLE FOR ALL SHEETS		
	NORTHING	EASTING
1222	561,529.8072	1,352,206.8050
1223	561,586.5687	1,352,245.6590
1224	561,5	

Respass, Charity

From: jetaylor91 <jetaylor91@comcast.net>
Sent: Thursday, May 18, 2023 3:31 PM
To: CouncilMail
Subject: Please consider the following concerns as you consider your vote on the lakefront library proposal:

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

Dear Councilmembers,

Please consider the following concerns as you consider your vote on the lakefront library proposal:

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is bascially attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

Thank you!

John Taylor
6032 Montgomery Rd
Elkridge, MD 21075

Sent from my Verizon, Samsung Galaxy smartphone

Respass, Charity

From: Evelyn Mogren <calibercarvings@verizon.net>
Sent: Thursday, May 18, 2023 11:31 PM
To: CouncilMail
Subject: 144M Lakefront Central Library

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

All Council Members,

SUDDENLY, I see these slick ads about a library building project and hear they are demolishing the old central library. I saw the picture and I thought -that is an appalling placement (on the lake?!!-global warming/climate change/impermeable surfaces/no more fireworks?) and a very fanciful but, not very practical building for a library-and it will cost 144M! I love libraries and I read lots of planning documents put out by Calvin Ball and others in local political offices and I did not see a hint of discussion about this project. Where was the discussion that takes place on projects like this?

I am appalled at how little community input was allocated to/"allowed" in the planning of this building! It came out of the blue and it is voted on within 2 months that I hear about it?! What happened to the ideas I kept hearing from librarians at my library on improving our access to library materials by buying more ebooks, audio books and valuable resources like programs of the DIY tool library and family learning classes, or building small libraries in remoter locations and improving roving library services. This overpriced "grand" structure is a REAL WASTE of taxpayer resources and does NOT deliver better library services! I love libraries but this project is ill conceived! This is about development dollars and the prestige of grand building projects not what is useful to our county.

If you want the prestige/respect for your elected office, use our bonds and capital to improve our library RESOURCES or our SCHOOLS (too many mobile classrooms around the county!) or our LOW INCOME HOUSING or STORM WATER problems and INFRASTRUCTURE (sidewalks and water/sewer or electrical grid) or at least ASK the public whether they WANT this monstrosity of a library before the rush to vote it in!

Please vote NO on this library project.

Evelyn Mogren
Scoutmaster Troop 75G
Oakland Mills, Columbia, Howard County Resident

Respass, Charity

From: DeSales Lacy <fdcl2@verizon.net>
Sent: Thursday, May 18, 2023 5:00 PM
To: CouncilMail
Subject: New Columbia Library

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

All,

It has been reported that the new Columbia library will cost \$143M. This seems exorbitant. There are many needs in the County, and a new Columbia library at that price shouldn't be at the top of the list. How does this cost compare to the cost to build the Miller branch in Ellicott City? That branch is lovely. If the cost of the new Columbia library exceeds the cost of the Miller branch (adjusted for inflation), a closer look of the design should be taken.

It has been reported that the contract was awarded via a "No Bid" process. Is that correct? If true, is that a violation of procurement rules? Even if it isn't a violation of the rules, it violates common sense for such a large expenditure.

The Central library was renovated in 2016. Is that building going to be repurposed? If it isn't repurposed, the money spent on the renovation was wasted.

Please do not approve the new Columbia library without a closer examination of the costs, design, and the procurement process. If you decide to approve it, the public deserves a clear and detailed explanation of the approval.

Regards,

Frances DeSales Lacy
3437 Jay Drive
Ellicott City, MD 21042

Respass, Charity

From: Esen Paradiso <columbiacreative@verizon.net>
Sent: Thursday, May 18, 2023 5:12 PM
To: CouncilMail
Subject: New Howard County Library

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

To Members of the Howard County Council:

My husband and I have lived in Howard County since 1976, along with my daughter, her husband, and 19-year-old son. During our grandson's younger years, our daughter took him to the Howard County Library regularly for attending both informational and entertainment programs, as well as checking out children's books that he selected with the assistance of excellent library staff.

Last week we attended the meeting for the proposed new library at Columbia Town Center. The new vision for the building is a very exciting one for Howard County, recognizing that libraries are more than places for borrowing books. Aside from being a space for reading and research, the new library offers the opportunity to provide a number of hands-on activities, meeting spaces, community connections, and a beautiful architectural landmark that will attract visitors from all over.

We urge you to vote for this new high-tech, Howard County landmark for education, arts and nature. It will have huge benefits for generations to come.

Thank you for your consideration,

Esen & Ralph Paradiso

Respass, Charity

From: tcfulch@verizon.net
Sent: Thursday, May 18, 2023 3:28 PM
To: CouncilMail
Subject: Proposed New Library on Columbia Lakefront

[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,

I am writing to express my opposition to the proposed new \$144 million library in downtown Columbia. I have followed this issue closely since this proposal was made public and have yet to see any rationale for this facility. If there are capacity issues with the existing libraries, I have to believe they could be renovated to address these issues for far less than \$144 million. There are far more pressing issues that these funds could be used for.

Sincerely,
Thomas Fulcher
9291 Broken Timber Way
Columbia, 21045

Respass, Charity

From: Alice Gibson <gibbyhoot@gmail.com>
Sent: Thursday, May 18, 2023 3:27 PM
To: CouncilMail
Subject: NO new library

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

Money needs to be spent on improving Howard County Hospital it's not capable of handling the population of the county. It's rating has dropped to a C this is a priority over a new library.

Alice Gibson
8270 Stone Crop Dr, Ellicott City, MD 21043

Respass, Charity

From: Jennifer Wilder <jennifer.s.wilder@gmail.com>
Sent: Friday, May 19, 2023 1:45 PM
To: CouncilMail
Subject: In support of Lakefront Library

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

Good afternoon,

As a resident of Columbia and Howard County for the past 17 years, I am writing to express my support for the Lakefront Library. Howard County is one of the most highly educated counties in the country, so it makes sense that a library be a centerpiece of the downtown community. I love the idea of meeting friends at the library for a book club, then walking around the lake and stopping somewhere for lunch and a beverage.

My three kids have spent countless hours at the many HoCo libraries over the years - they have nicknames for them or refer to them by "the one near [insert restaurant/ice cream place name here]." We use the libraries for books, studying, meeting spots, passport services, tutoring, and we always stop at the pet therapy group when they're around. HoCo libraries, open spaces/paths, and the school system are why we came to this area, and they are why we stay. I fully support the concept of building a destination library at the Downtown Columbia Lakefront.

Respectfully,
Jennifer Wilder
7229 Second Time Lane
Columbia MD 21046

Respass, Charity

From: Allison Decker <baderadecker@gmail.com>
Sent: Friday, May 19, 2023 2:08 PM
To: CouncilMail
Subject: Yes! to the new library

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

As a Columbia resident and mother of 6, I am strongly in favor of the new lakefront library and urge you to approve it in the upcoming vote on the budget. The library system is one of the tremendous resources my family has taken advantage of in Columbia. What a wonderful opportunity we have to bring such a state of the art community facility to the lakefront area. This mix of uses will serve to further energize the lakefront and downtown areas.

Thank you very much-

Allison Decker

Respass, Charity

From: Rishi Thakur <thakur.rishi@gmail.com>
Sent: Friday, May 19, 2023 8:48 AM
To: CouncilMail
Subject: Regarding Lake front library proposal

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

Dear Councilmembers,

Please consider the following concerns as you consider your vote on the lakefront library proposal:

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

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The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

Rishi Thakur

6215 Flutie lane

clarksville MD

Sent from my iPhone

Respass, Charity

From: STUART KOHN <stukohn@verizon.net>
Sent: Friday, May 19, 2023 7:50 AM
To: Ball, Calvin; CouncilMail; via Howard-Citizen
Subject: Had the Past Become the Present Where Would We Be?

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

FYI,

Good morning.

Take a look at CB74-2017 which was
AN ACT to repeal Council Bill 56-2016, which authorized and empowered the County to issue up to \$90,000,000 of special obligation bonds and levied and provided for the collection of a special tax on property known as the "Crescent Special Taxing District". It was introduced by then Council-members Calvin Ball and Jen Terrasa refer to - <https://apps.howardcountymd.gov/olis/api/Documents/LegislationDocument?documentId=14090>. The Bill Failed as Greg Fox, Mary Kay Sigaty, and Jon Weinstein voted NO. Calvin Ball and Jen Terrasa voted YES. I wonder had the Bill passed would we be discussing the TIF and the Library Funding using TIF monies?

The Howard County Citizens Association, HCCA testified in September 2017 see - <https://howardcountyhcca.org/wp-content/uploads/2017/10/HCCA-Testimony-CB74-2017-TIF-Repeal.pdf>. We were in Favor of the TIF appeal as were several corporations.

Had the past passed (CB74-2017) I wonder where we would be in the controversial discussion regarding the funding of the Library.

Stu Kohn
HCCA President

Sent from my iPhone

Respass, Charity

From: Karen Stafford <kstaff49@yahoo.com>
Sent: Saturday, May 20, 2023 12:35 PM
To: CouncilMail
Subject: Library vs Hospital

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

This is a no-brainer. Howard County needs another hospital. Why is this even an issue? Please do the right thing.

Thank you.

Karen Stafford
Woodstock, Md.

Sent from my iPhone

Respass, Charity

From: tlentscher@aol.com
Sent: Tuesday, May 23, 2023 9:19 AM
To: CouncilMail
Subject: Stop the Out of Control Spending

[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'm writing this note to express my serious concerns with the mis-guided priorities and spending in Howard County. Our property taxes have increased significantly over the past couple of years and it appears that all Howard County wants to do is spend, spend, spend. The recent proposal to get rid of an existing library and build a \$143 million dollar library on the lake front is just one example of totally mis-guided priorities.

Crime: Particularly juvenile crime is ballooning in Howard county. Car break-ins, vandalism, drugs and open and brazen shoplifting are rampant. There is no respect for private property or the law. This is reinforced by the lack of accountability for juvenile criminals and the non-support of our police officers by politicians all the way up to the State Legislator. Stores are closing all over due to the unchecked stealing by juveniles & adults. I was in a CVS last week when a group of teenagers came in and spread out throughout the store. A few bought things while several others carried items straight out the door. I was at a Harris Teeter when several teenagers came in, grabbed food items and walked straight out. This cannot continue unchecked. This lack of respect for the law will only elevate to the "serious crime" level, especially when there is no accountability for committing these crimes. We need to make an investment in our police now both financially and "politically". This is what a majority of the "tax paying" residents of Howard County are most concerned about. This NEEDS to be the #1 Priority of the County Council. Lip service will NOT fix it.

We DO NOT need a "trophy" library on the lakefront. We need to fix the crime problem.

Respectfully,
Tom Lentscher
10826 Green View Way
Columbia, MD

Respass, Charity

From: RoseMarie Meservey <rmmeserv@gmail.com>
Sent: Tuesday, May 23, 2023 11:39 AM
To: CouncilMail; calviball@howardcountymd.gov
Subject: Please support Amendment 14 to Council Bill No. 21-2023

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

We'd like to thank Liz Walsh and Deb Jung for introducing Amendment 14 to Council Bill No. 21-2023.

We hope that our whole County Council will vote for it. The lack of transparency surrounding the Lakefront Library Project and the fact that it didn't include an open bidding process is unconscionable to us.

It seems to us that the existing Central Library is serviceable and that for a small fraction of the cost of the proposed Lakefront Library, it could be upgraded, if needed.

We've been very disappointed that little of the promised affordable housing in Howard County has been built so far and worry that with the huge expense of a Lakefront Library, there will be new excuses for delaying affordable housing in Howard County.

Please vote in favor of Amendment 14 to Council Bill No. 21-2023.

Sincerely,
Ronald and RoseMarie Meservey

Respass, Charity

From: taralcapino@yahoo.com
Sent: Sunday, May 21, 2023 6:35 PM
To: CouncilMail
Subject: Library Proposal

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

To all Members of Howard County Council:

I am writing to state my objection to the 143 million dollar library proposal. The pricetag is excessive with the many competing needs in our county and it is important that the project not be a sole source bid and that the process for the entire project is transparent- which has not been the case with this proposal. I would ask the CC to vote no to the entire project / proposal and start over with a transparent process that the community is part of.

Sincerely,
Tara Capino

Respass, Charity

From: Wendy Baird <wenbaird@verizon.net>
Sent: Tuesday, May 23, 2023 8:06 AM
To: CouncilMail
Subject: in support of the library

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

Please move forward with the new HC Central Library at the Lakefront. It looks like a fabulous project that will benefit the entire community!

Wendy Baird
Long Reach

From: [Shelley Korch](#)
To: [CouncilMail](#)
Subject: I support the appropriation for the rebuilding of the Columbia Library
Date: Tuesday, May 23, 2023 11:57:38 AM

I fully support the funding of the relocation and re-building of our Columbia Library. It is a vital resource and needs to be recognized as such.

Shelley Korch
11700 Morningmist Ln
Columbia MD 21044

Respass, Charity

From: Rosemary Noble <roronoble@icloud.com>
Sent: Tuesday, May 23, 2023 9:37 PM
To: CouncilMail
Cc: Mike Noble
Subject: Proposed Lake front Library

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

May 23, 2023

I am in favor of Budget Amendment 14 introduced by Deb Jung and Liz Walsh. The County Council will vote on this tomorrow. I am concerned about the lack of public information on this project and recommend passing Amendment 14 to allow time for further review and information for public response.

Rosemary Noble
Ellicott City
Sent from my iPhone

Respass, Charity

From: Georgette M <georgettemmc@gmail.com>
Sent: Sunday, May 21, 2023 8:02 PM
To: CouncilMail
Subject: New \$143m library

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

Im totally against the planned exorbitant new library. It's abusive use of our funds it's fraud to misuse our tax dollars so fraudulently. It is insanity to pay millions of dollars just for plans let alone a plan to build it at a cost of 143 million dollars on a over the moon, fancy -wancy architect's wet dream of a structure only to satisfy a few egos and greae a few palms. Who the heck gave you the authority to spend an outrageous \$11 million just for the architects plans? You people are plain fraudsters and possess no morals or have a conscience. This money isn't yours to "blow".

If you can't have every school age kid in HC attend a brick and mortar school building to learn (and there are thousands who don't have a real school to attend just a trailer) then you have zero business overspending by a multiple of 20 to build a library. You are thieves. Just stop!

Sign me shocked appalled and dismayed.

Georgette McLean
Ellicott city, Maryland 21043

Respass, Charity

From: Diane <dndbus@diadav.com>
Sent: Monday, May 22, 2023 11:24 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: New Lake Front Library

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

Dear County Council Members and County Executive:

As residents of Howard County, we have some serious concerns about spending \$144 million on a new lake front library. While the artist representation of the new library looks beautiful, we believe the design is a lot fancier than it needs to be and the money could better be spent elsewhere.

We understand that there was a contract awarded for either a new library in the Merriweather district or remodeling the current Central Library for a lot less cost leaving more money available for other needs in the county such as more affordable housing, more teachers and counselors and having students not have to have classes in trailers. What happened to that contract? The new lakefront library proposal came out of the blue and the community was given very little time to review it. There needs to be better transparency.

There needs to be more time for review of the new Lakefront proposal. Liz Walsh and Deb Jung have proposed an amendment to move the \$10 million in state funding for the Lakefront Library proposal in Contingency to give time for community members to address serious concerns. Please vote for their amendment, Budget Amendment 14.

Sincerely,

Diane Buckley-Maidt and Dave Maidt

Respass, Charity

From: Hillary Ogg <hillaryaogg@gmail.com>
Sent: Monday, May 22, 2023 7:09 PM
To: CouncilMail
Subject: Budget Amendment 14

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

As a teacher and parent in the county, I am extremely concerned that our schools need 8 million to not cut teachers and increase class sizes. This problem could be solved and we would still have 90% of the TIF revenue remaining.

Thank you for your consideration,

Hillary

Respass, Charity

From: Sos Aloha <sos.aloha@yahoo.com>
Sent: Monday, May 22, 2023 11:16 AM
To: CouncilMail
Subject: County Priorities - Hospitals and Schools, not an unnecessary library

[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.

I am an Air Force veteran, Air Force Spouse, and Air Force mom. I am also a community volunteer, long serving those in need in Howard County.

We do NOT need a new library on the lakefront. The current library is more than sufficient.

We do NOT need more "economic development" - we have plenty of empty store space at each village that should be filled first.

We do NOT need to fill in every inch of green space around Columbia.

We DO NEED a hospital which can serve the needs of the county. Our current hospital does not.

We also NEED a better plan for school expansion (I realize this is the responsibility of the Board of Education, but certainly your council could send a memo to the Superintendent with your concerns).

We also NEED to hold current housing projects accountable for their failure to NOT OFFER affordable housing. Likewise, let us teach those in need to help themselves rather than continuing the chain of welfare.

Finally, we also NEED to clean up the county, including Columbia Association.

Thank you for your consideration of my email.

Sincerely,

Kim Lowe
6072 Sunny Spring
Columbia, MD 21044

Respass, Charity

From: Kim P <glissando77@gmail.com>
Sent: Tuesday, May 23, 2023 10:43 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote for Budget Amendment 14

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

Respass, Charity

From: Mother Bear <bearcarolina@gmail.com>
Sent: Tuesday, May 23, 2023 11:20 PM
To: CouncilMail
Subject: Library costs too much. Pause. Dial it back? We have other needs.

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

Hello:

That library pic was lovely, however it is expensive. Slow down and consider other pressing issues. Our county is growing, and the library was just redone?

“**TIF** revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.”

Also consider aggressive solar subsidies for HoCo. Electric costs are awful here. Should we also explore how we source our water since Baltimore has had some bad water issues?

We also need some pedestrian/bike paths straight up 175 and Broken Land connecting Kings Contrivance, Owen Brown etc to the Town Center. We need more sidewalks for the people who work in our stores. I fear for them crossing our busier roads.

How about a centralized covered Farmer's Market in the vicinity of Merriweather District? A roof and running water will do it. Walls if we can swing that. This will build long term resilience and a sense of place into the community.

R/

Melissa Carolina
20 Year Columbia Resident

Respass, Charity

From: Patricia Hooker <patricia_wills@verizon.net>
Sent: Tuesday, May 23, 2023 2:55 PM
To: CouncilMail
Subject: Proposed Central Library

[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 Members

May 23, 2023

I am in favor of Budget Amendment 14 introduced by Deb Jung and Liz Walsh. The County Council will vote on this budget May 24, 2023. I firmly believe there has been an extreme lack of public information about the proposed lakeside Central Library. Budget Amendment 14 will slow down the process and give time for needed transparency about this project.

Thank you,
Patricia Hooker
1175 Hoods Mill Rd (Rte 97)
Cooksville, MD 21723
410-489-4314

Respass, Charity

From: Jake Burdett <jakeburdett11@gmail.com>
Sent: Tuesday, May 23, 2023 12:02 PM
To: CouncilMail
Subject: Vote for Amendment 14, not 15

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

Sincerely,

Jake Burdett

Respass, Charity

From: Iris Calabrese <iriscalabrese@gmail.com>
Sent: Tuesday, May 23, 2023 9:58 PM
To: Ball, Calvin; CouncilMail
Subject: For Budget amendment 14

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

There are many other communities in Howard County that need funding. This new library is a terrible use of resources at this time.

Iris Calabrese

Respass, Charity

From: JoAnne Elms <joanneelms@yahoo.com>
Sent: Tuesday, May 23, 2023 8:56 AM
To: CouncilMail
Subject: Against New Library

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

How about spending that money for sidewalks for all the kids that will be walking now? Or to get rid of some of the trailers and actually build onto the school buildings?

Sent from [Mail](#) for Windows

Respass, Charity

From: joel hurewitz <joelhurewitz@gmail.com>
Sent: Tuesday, May 23, 2023 8:05 PM
To: CouncilMail
Subject: Lakefront Library Amendments to CB21-2023

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

Dear Councilmembers,

The Lakefront Library Should be Constructed at a Lower Cost and the DRRRA Should be Amended to Give More Clarity to the Financial and Legal Details

I have long-favored a lakefront library and have opposed the location in the Merriweather District; I objected at the Planning Board to HRD's plans for the former American City Building parcel. In fact, in 2017 I proposed a plan for the lakefront with a library on the site of the Lakefront proposal.

However, there are too many unresolved issues with the Lakefront Library to grant the Administration the full budget request at this time. Thus, I hope that by putting it into contingency will give time to resolve the financial and legal issues including most importantly amending the Development Rights and Responsibilities Agreement (DRRA).

It appears that the purpose of Amendment 15 to CB21-2023 is to spend \$2.5M of the State grant to conduct engineering and architectural design. This might be beneficial when DPW Facilities said that they were guessing at the marginal operational costs of \$600,000 because there are no drawings.

More important is the question of why the garage costs \$38M. Greg Fitchitt told the Council that it has to be cast-in-place construction which is more expensive than precast. But why is this necessary? Shockey Precast states on their website that they constructed a 67-foot underground parking garage using precast construction:

An underground parking structure would typically be constructed as a cast-in-place, monolithic structure, but Shockey Precast engineers offered a new twist to the design: cast-in-place concrete emulation with precast elements. The PennFIRST Patient Pavilion Parking Structure was designed and detailed to meet the requirements of the applicable building code as if it were to be constructed of monolithic cast-in-place reinforced concrete; however, the structure was divided into structural elements of sizes and shapes that Shockey Precast could plant fabricate, transport, and safely and efficiently erect onsite.

<https://shockeyprecast.com/projects/pennfirst-patient-pavilion-parking-structure/> Shockey also constructed the precast Crescent and Merriweather garages for Howard Hughes. <https://shockeyprecast.com/precast-concrete-parking-decks/> (Additionally, SDAT assesses the Crescent Garage improvements at \$18,116,900).

The community outreach requirement in Amendment 15 is a start, but without more specificity it is weak tea. Like the outreach for HoCo By Design, the public could be involved through open houses and be encouraged to place Post-its or stickers on boards, online surveys, or a one-hour meeting where those who do not get a chance to speak will be told to email LakefrontLibrary@howardcountymd.gov. The provision should be strengthened and amended to require amendments to the DRRRA. This would give the public opportunities to be heard through a pre-submission meeting, hearing before the Planning board and hearing and approval by the Council.

In summary, the Council should make proceeding on the Lakefront Library contingent on mutually agreed amendments to the DRRA

The Maryland Courts Have Recognized the Need to Amend DRRAs

The DRRA needs to be amended to comply with State and county law and to provide the public with the transparency and opportunity for hearings that the laws require. The Court of Special Appeals (now the Appellate Court) stated in 2021 in *K. HOVNANIAN'S FOUR SEASONS AT KENT ISLAND, LLC v. ROBERT FOLEY*, Circuit Court for Queen Anne's County Case No.: C-17-CV-20-000077

We infer that the General Assembly set forth a specific administrative procedure for amending DRRAs in order to balance the "freezing" of relevant land use laws during the course of the Agreement for the benefit of the developer/property owner and **the democratic, public right to voice objections or recommendations to the use of land in their community.**

<https://mdcourts.gov/sites/default/files/unreported-opinions/1078s20.pdf> (Emphasis added). The Court also noted that when the General Assembly considered the legislation

the file contains a letter of support from the Maryland Association of Counties, Incorporated, noting: **"The DRRA occurs in an open public environment. Development review is subject to public hearing and comment. Public hearings are required at all approval stages and for exercise of termination and modification rights[.]"**

(Emphasis added). (Calvin Ball is now serving as the President of the Maryland Association of Counties) (I have the legislative file and can provide the letter on request).

Furthermore, the Court stated that

In § 7-305, the statute explicitly sets forth the administrative procedure that must be followed to amend a DRRA: 1) the parties to the DRRA must mutually agree to the amendment, 2) **a public hearing must be held**, and 3) **the planning commission of the local jurisdiction must determine whether the proposed amendment is consistent with the comprehensive plan of the local jurisdiction.** See LU § 7-305(f).

(Emphasis added). The Court also noted that in LU § 7-305(f) [t]he General Assembly provided for a specific mechanism to amend a DRRA:

- (1) Subject to paragraph (2) of this subsection and after **a public hearing**, the parties to an agreement may amend the agreement by mutual consent.
- (2) **Unless the planning commission of the local jurisdiction determines whether the proposed amendment is consistent with the comprehensive plan of the local jurisdiction, the parties may not amend an agreement.**

(Emphasis added).

Determining consistency with the General Plan would include an analysis of 8.10b:

Libraries as Educational and Community Focal Points - Enhance the design of existing and any future libraries to both optimize the delivery of service at each library branch and help create a civic focal point. **WHERE FEASIBLE, INTEGRATE LIBRARIES WITH OTHER COMPLEMENTARY PUBLIC OR PRIVATE FACILITIES."**

PlanHoward 2030 (emphasis added). This concept is included in Section 12 - 3. of Amendment 15 to CB21-2023 for combining the library with the New Cultural Center/Toby's.

Issues to be Addressed in an Amended DRRA

The legal and practical details of the planning, construction, and transfer of the Lakefront Library are nowhere to be found in the DRRA.

Councilmember Yungmann asked at a work session about the tracking of the MOU. Similar questions should be asked about the tracking of the DRRA. The terms of Section 4.4.C will not be fulfilled with the Lakefront Library. The same can be said for Section 4.4.A. for Banneker Station 7. Thus, consistency with the General Plan would also include consideration of the fire stations, affordable housing, transportation and other issues.

The MOU documents also included an agreement for the management of the TIF garage; how will the Lakefront Library garage be managed with benefits to HRD and CA?

The DRRA has two parcels for the Library - the Existing Site and the Crescent Site. Now there is a third Lakefront site. Under the DRRA, HRD will convey the Crescent site to the Housing Commission for construction of housing and a Library. It is the "site shown on Exhibit C or a similar site that accommodates a similar development plan in Crescent Area 3 as mutually agreed by the Parties." DRRA Section 4.4.C i. Apparently, the myopic County Solicitor believes that no DRRA amendments are necessary and that the land swap provision will apply even though it is quite clear that the Lakefront property is not in the Crescent.

The DRRA plan has up to 120 units at the Crescent site, but now without the Library it will, have as the Director of the Housing Commission told the Council, 240-300 units. Under the DRRA the existing site is to be conveyed to HRD which will place covenants on the land before conveying it to the Housing Commission. The Lakefront Plan was presented with the claim that HRD will be donating the property to the County. Yet, now HRD is to retain the Existing Library Site for its own uses. So it is actually not a donation of the lakefront but a trade of properties seemingly without the usual land appraisal process. No covenants running with land will be placed on the property as required in the DRRA. So how is HRD to be relieved of any further obligations under Section 4.4.C iv. of the DRRA?

Fitchitt told Councilmember Jung that HRD would not sell the property to the County. HRD demands that it be the developer, but what is the legal framework? At one work session, Fitchitt said that HRD would demand the standard 5% developer fee. Yet, at the earlier work session he said that he would agree to just be reimbursed for his team's expenses.

HRD plans to build the Library the way that they built the Merriweather infrastructure - roads, bridges, sidewalks, storm water systems. All of these are built subject to the County's design manual for construction; yet there is not a design manual for libraries. Instead this seems like some hybrid of the Construction Manager at Risk for the Tunnel and the Courthouse 3P. But in both of these projects the County controls the specifications. When HRD objects to the county's needs and demands, what is going to happen?

Section 4.4.A of the DRRA requires that the Banneker Station 7 be reconstructed by the Housing Commission with Senior Housing. With the Fire Department desiring to move the Station to Hickory Ridge this provision of the DRRA will also never be fulfilled.

Apparently, the Administration and Solicitor believes that all of these issues, problems, concerns, and legalities can be made in a number of side agreements, contracts, and MOUs between the County Executive and HRD--all outside of transparency of the public and even the Council. Will the public only find out the details when a press conference is announced for yet another signing ceremony that can be watched on Facebook?

The Administration and Solicitor apparently do not care that all of these side agreements will be de facto amendments to the DRRA in violation of the Section 9.4 of the DRRA which mandates that amendments be made in compliance with State and county law - including a pre-submission meeting, Planning Board determination of consistency with the General Plan and approval by the Council.

Sincerely,

Joel Hurewitz
Columbia, MD

Respass, Charity

From: Progressive Democrats of Howard County <progressivedemsofhoco@gmail.com>
Sent: Tuesday, May 23, 2023 11:28 PM
To: CouncilMail
Subject: PDHC Testimony on Lakefront Library

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

Greetings,

Please find our testimony on the proposed lakefront library below.

Hiruy Hadgu,
PDHC President.

On Monday, May 15, our organizations came together to hold a townhall on the proposed Lakefront Library proposal. Everyone who spoke was in support of libraries and especially expressed support for the Howard County Library System.

Community members who spoke also shared several concerns about the proposal to demolish the existing library to make an exit ramp for Howard Hughes Corporation and build what some described as the “Pyramid at Lake Kittamaqundi” and the “Taj Garage” at the Lakefront.

The proposal to build this massive \$144 million library and garage has raised several legitimate concerns. First, the lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a request for proposal process for the Merriweather location the library system and Howard Hughes Corporation, (HHC) appear to have completely changed the plan without any stakeholder engagement process. In fact, many are not convinced that the existing library needs to be moved and feel that It is still in good shape and much of the needed upgrades could be made for much less money. Those who support a new library being built still have concerns about the incredibly large price tag and HHC control of the project.

Second, who will benefit from the proposal? The proposal to move the library greatly benefits HHC and the taxpayer should not be saddled with costs to accommodate a corporate entity’s needs. Accordingly, if HHC - a \$4 Billion corporation - wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it, including new parking where their existing structures enormously benefit.

The very small amount of “affordable housing” associated with the library project can be accommodated without such a highly priced library. This issue begs the question, where are 1000 affordable units that HHC has previously promised? To date only 24 have come online. Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million.

Third, tax increment financing or TIF revenue can be used for other projects in the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred

maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors. \$144 Million could go a long way to addressing these needs.

Lastly, HHC proposes to unilaterally amend the Development Rights and Responsibilities Agreement, (DRRA) by changing the plans, budget, and location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the DRRA.

This is extremely wasteful. Noting an example within the parking garage plans, while standard parking garages cost anywhere from \$15k to \$30k per space, the proposed library garage at \$39 million for 500 spaces, would cost \$78k per space.

We urge the County Council and County Executive to reconsider this proposal and reallocate such a large amount of taxpayer dollars to meet the immediate, pressing needs of our county. Further, we ask the County Council to call on strict oversight over the DRRA and amend it to put in place better accountability mechanisms to prevent HHC from making unilateral changes.

Respass, Charity

From: Peter Engel <pengel@househoward.org>
Sent: Tuesday, May 23, 2023 5:06 PM
To: CouncilMail; Rigby, Christiana
Cc: Tonya Aikens; Alastair Smith; Delorenzo, Carl
Subject: Lakefront and Merriweather Library Issues

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

Dear Council Chair Rigby and Council Members:

I am writing to clarify a couple of issues that relate to the budget request for planning money for the lakefront library. It is my understanding that there has been some speculation regarding the consequences of moving the library from the Merriweather site to the lakefront site.

As background, in 2019 the Housing Commission issued an RFP for development partners to develop a new library and mixed income housing on the Merriweather site. After receiving a number of high-quality responses and a thorough review process involving staff from the Commission, the Library, and DPW, a highly qualified team lead by Enterprise Homes was selected for the project. The County parties – the Commission, Library, and DPW – began working with the Enterprise team to create a concept plan for the combination library and mixed income housing. The Commission has not signed a development agreement with the Enterprise team, but rather we have been working under a Letter of Intent that indicated who would be paying for what during the preliminary pre-development work.

When funding for further planning was put on hold by the County, the team largely stopped moving forward since it was unclear if the County would ultimately support the project or not. No development agreement has been signed. The Commission's RFP allows a wide-degree of latitude in how the process moves forward.

We published our RFP and selected a team without any guaranty that the County would fund the library, which was obviously a condition of the project actually moving forward. We do not anticipate any issues between the Commission and the development team if the original project does change, moving the library to the lakefront and the housing proceeding on the Merriweather site.

On a second point, the Commission's Board approved the new concept that moves the library to the lakefront. Given the difficulties with the public portion of our mixed-use developments, it would be a great benefit to be able to develop the housing without concerns about the library portion of the project. We would need to review any other approach.

Thank you for your patient consideration of the housing and library projects. I would be happy to answer any questions or discuss concerns.

Peter Engel
Executive Director
Howard County Housing Commission
443-518-8725

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Respass, Charity

From: ljeoma Mbadiwe <lynnmbadiwe@gmail.com>
Sent: Tuesday, May 23, 2023 10:49 AM
To: Yi, Katherine
Cc: Royalty, Wendy; CouncilMail
Subject: Re: LakeFront Library

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

Thank you for your response Katherine. I would like a vote For Budget Amendment 14 proposed by Council-members Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

Cheers,
ljeoma Mbadiwe

“Courage does not always roar. Sometimes, courage is the quiet voice at the end of the day that says: I will try again tomorrow.”

On May 18, 2023, at 16:59, Yi, Katherine <kyi@howardcountymd.gov> wrote:

Hello Ms.Mbadiwe,

Thank you for contacting the office of Councilmember Liz Walsh. We appreciate hearing from you and your concerns about the proposed library on Columbia’s Lakefront. As you may know, we had our Capital Budget

Work Session #3 Part 2 on May 9th . I have attached a link to the recorded meeting for you to view the discussions and get an understanding of Councilmember Walsh’s concerns and questions with regard to the development, implementation and cost of the project.

[May 9th](#) (The library discussion starts at 2:40 and Liz asks her first question at 5:54)

Thank you again for contacting our office and please don’t hesitate to contact us again.
Katherine

Katherine Yi

District Aide | Communication and Community Engagement Specialist
Councilmember Liz Walsh (D1)
3430 Court House Drive, Ellicott City, MD 21043
(410)-313-2001

Stay connected



[Sign up for our newsletter!](#)

From: Ijeoma Mbadiwe <lynnmbadiwe@gmail.com>
Sent: Monday, May 15, 2023 8:52 PM
To: CouncilMail <CouncilMail@howardcountymd.gov>
Subject: LakeFront Library

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

Good Evening,

As a resident of the Town Center/Merriweather District, I am against the \$144M library project. Other areas of the county are in desperate need of resources: Elkrige. I am also concerned with the lack of transparency associated with this vanity project. This area is becoming crowded, there is more trash and during concert days, it’s just a mess.

No to this project.

“Courage does not always roar. Sometimes, courage is the quiet voice at the end of the day that says: I will try again tomorrow.”

Respass, Charity

From: Celia Kurisch <ckurisch@yahoo.com>
Sent: Tuesday, May 23, 2023 12:35 PM
To: CouncilMail
Subject: No to the new library

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

Please accept the responsibility given to you by the citizens of Howard County and veto this new library plan. Your reputation as friendly to developers at the expense of your constituencies is well known. Will you continue to allow developers, (and an out of control library head) to guide your votes, or will you do what is right for Howard Countians?

Sent from [Mail](#) for Windows

Respass, Charity

From: Dan Kramer <dan.hcrcpresident@gmail.com>
Sent: Tuesday, May 23, 2023 12:53 PM
To: Ball, Calvin B; CouncilMail
Subject: Lakefront Library Project

[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 and County Executive Ball,

As a large group of bipartisan residents of Howard County, we strongly oppose the construction of a new \$144 million library along the Columbia Lakefront and find this proposal to be an egregious misappropriation of public trust and resources. The overt backroom deal making and lack of transparency surrounding this project's unveiling is cause for alarm. As you are aware, Howard County has already accrued \$1.5 billion in deferred maintenance and new construction costs for its current educational assets and this clearly should be your top priority.

After engaging in an RFP process for the Merriweather location, the Library System and Howard Hughes Corporation appear to have completely changed this plan without any transparency of stakeholder involvement or disclosure. The DTC Master Plan was approved 12 years ago and should be aligned with current needs. Many believe the current library does not need to be moved and can be more cost effectively upgraded.

TIF revenues may be used for any project in Howard County with the County Council's appropriate action. The proposed \$80 million in TIF revenue should include targeting the growing differed school maintenance liability and eliminating school classroom trailers.

The Howard Hughes Corporation proposes to unilaterally amend the developer Rights and Responsibilities Agreement by changing the plans, budget and location of the central library, while rejecting the notion that Howard County can also make changes to the agreement. Based on the County Solicitor's advice, the County has declined to exercise its right under the agreement.

This plan is extremely wasteful and reckless to the County's fiscal needs and clearly must be rejected as a political perk at the expense of its citizens.

Sincerely,

Dan Kramer, President
Howard County Republican Club

Sent from my iPhone

Sent from my iPhone

Respass, Charity

From: CLAIRE ALBERT <ecalbert@comcast.net>
Sent: Tuesday, May 23, 2023 8:16 AM
To: CouncilMail; Jung, Deb
Subject: I love the idea of the new library

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

Those people who keep complaining about it do not understand that the county does not own the hospital, nor build them. I hope you vote to build the proposed new library.
Elizabeth Claire Albert, 5392 Eliots Oak Road, Columbia MD 21044

Respass, Charity

From: Amanda Davis <amanda.mr.davis@gmail.com>
Sent: Tuesday, May 23, 2023 1:52 PM
To: CouncilMail
Subject: Library support

[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 express that as resident of Columbia, MD, I am in favor of the Lakefront Library.

I urge the council to move the budget and process for this project forward.

Thank you,

Amanda Davis, Ph.D.

Respass, Charity

From: Amanda Hof <amanda@howardcountytourism.com>
Sent: Tuesday, May 23, 2023 12:33 PM
To: CouncilMail
Subject: Tourism Council: Lakefront Library Support
Attachments: Tourism Council Lakefront Library Support 05.23.2023 .pdf

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

Dear Honorable Members of the Howard County Council:

On behalf of the board of directors for Howard County Tourism Council, Inc., I write in support of Howard County Executive Calvin Ball's proposed FY24 Capital Budget funding for the construction of the Lakefront Library and affordable housing.

The 100,000-square-foot library will become the centerpiece of the Columbia lakefront, a location already cherished by many in the Howard County community. In addition to state-of-the-art amenities that will encourage all walks of life to visit the library, the Lakefront Library will include much-needed public parking and meeting space.

The Lakefront Library will attract hundreds of thousands of people to our region and boost business for Columbia's restaurants, retail shops, entertainment venues, and hotels.

Additionally, the central location of the library, coupled with the fact that mixed-income housing will be developed nearby, will bring new businesses to downtown along with the workforce to support them and existing businesses.

Restaurants, shops, entertainment venues, and libraries all serve as a location for families, friends, coworkers, and visitors to interact and be present within our community. Funding the Lakefront Library benefits the entire community, especially the businesses that call downtown Columbia their home.

We urge the members of the Howard County Council to approve this budget and include appropriate funding for Columbia's future downtown destination.

Respectfully,

Amanda Hof
Executive Director, Howard County Tourism Council, Inc.

Attached: Letter version of this position of support



Respass, Charity

From: Carla Tevelow <perlpubl@gmail.com>
Sent: Tuesday, May 23, 2023 9:03 PM
To: CouncilMail
Subject: capital budget for Amendment 14

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

Hello Council Members,

As i have stated before, the process of the new central library location was done through an undemocratic non-transparent process. This is a non-compete project, which seems to be against the standards of our government's procedures. Voting for the Jung/Walsh Amendment 14 to the budget, gives everyone a chance to actually listen to taxpayers throughout the community as opposed to spending \$144 million on a building which demonstrates overpayment. Reports from many sources shows the garage costs of \$77,000/space are double the standard costs. Makes you wonder what other aspects of this building are over priced.

By voting for amendment 14 we can put a pause on the project. It doesn't mean we won't get a new beautiful library, just more consideration about the money being spent and rethinking the location.

Thank you!

peace,
carla tevelow

Respass, Charity

From: ann bracken <anniebluepoet@gmail.com>
Sent: Tuesday, May 23, 2023 8:42 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please vote for Amendment 14

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

Dear Councilmembers and Mr. Ball:

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

We deserve an open and honest process in our government. Do your jobs.

Ann Bracken

Columbia, MD

Respass, Charity

From: BRENDA HUGHES <mydogrhett@msn.com>
Sent: Tuesday, May 23, 2023 8:57 PM
To: CouncilMail; Ball, Calvin
Subject: Stop the \$144 Million Lakefront Library! O

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the

notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful.

Thank you

Brenda Hughes, 10703 Harding Road, Laurel, MD 20723

Respass, Charity

From: Christopher Gran <christopher_gran@yahoo.com>
Sent: Tuesday, May 23, 2023 9:08 PM
To: CouncilMail
Subject: I oppose the Lakefront Library proposal

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

Dear Councilmembers,

I am opposed to the Lakefront Library proposal that was presented by Calvin Ball and supported by Howard Hughes Corporation.

It is disturbing that Howard Hughes Corporation, the head of HCLS, and others have been planning to introduce this proposal for possibly a year and surprise the County Council while there is already an RFP for a library in the Merriweather District from 2019 that still exists.

The existing Central Branch is a good library and nobody has said it was insufficient until some of our currently elected leaders and developers wanted something else. It was renovated 7 years ago and it has a good selection of materials and resources. But if the town center needs a new library, it should be the concept that was generated and supported in 2019.

There are many elements of the Lakefront Library proposal that don't add up, mostly related to expenses. The cost of that proposal is astronomical and no reasonable thought was given to how that building would be maintained and secured.

I appreciate County Council members Jung, Walsh, and Yungmann for introducing amendments to withhold all or a portion of the state grants to make sure prudent alternatives are explored.

Personally, I think the County Council should pass the proposal for the Merriweather District library that occurred in 2019.

Sincerely,

Christopher Gran

Respass, Charity

From: Carol Haddaway <cfung26ster@gmail.com>
Sent: Tuesday, May 23, 2023 8:55 PM
To: CouncilMail
Subject: 144 million library project.

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

Stop the totally unnecessary move of the central library to the lakefront. This is a waste of money, disruption, and inconvenience.

Respass, Charity

From: Dan H <westphillydan@yahoo.com>
Sent: Tuesday, May 23, 2023 3:10 PM
To: CouncilMail
Subject: Budget and Proposed Lakefront Library
Attachments: Budget and Lakefront Library Statement.odt

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

County Council

Please find attached my statement on the budget in general and the proposed lakefront library in particular.

Dan Hajdo
Oakland Mills

My name is Dan Hajdo, Oakland Mills, and I am writing to make my voice heard on the upcoming budget vote and, in particular, the proposed downtown library.

With all the emails and statements made about the budget and the proposed lakefront library in general, the only specific statement on the budget I can make is that I support Liz Walsh and Deb Young's Amendment 14. And I probably agree with most of the reasons other have given in opposition to the lakefront library plan. Rather than re-iterate, I want to state a general perspective that, if nothing else, will hopefully provide some variety to your reading.

Some years ago I ran across one of those “life hack” tidbits that advised all to, instead of saying “I don't have time for that,” to say “that's not a priority.” Doing this, they say, would usefully change our perspective and help manage our time better.

I think this exercise works even better for writing a capital budget. After all, you can't create more hours in the day, you can generate more revenue. Let's try some hypothetical examples with the proposed capital budget.

Instead of, “we can't afford to allocate more resources to failing elementary schools, let alone the HCPSS in general,” try “education is not a priority for me.”

No need to keep going. You get the idea. So what are the priorities in this budget?

If the proposed lakefront library is an indication, the public good is not a priority. The library should rightly be named the Howard Hughes Profit Margin Library. That library name gives us the answer to the question “why has Howard Hughes Corporation worked so hard to make this happen; and, make it happen in a secretive way that minimizes public input let alone legislative oversight”?

Howard Hughes Corporation (HHC), like all giant, billion dollar corporations, has one motive, maximizing its profit. For developers, big, expensive signature buildings like the proposed library are meant to create demand, raise land value, and corporate valuation.

In a fantasy world, if HHC wanted to gift our community a library, they could put pay the 144 million and build it. We don't live in a fantasy world. HHC didn't become a multi-billion dollar corporation by giving gifts. They profit from buying land and boosting their land value.

If that's what HHC wants, couldn't we still benefit? We already have a central library and, more importantly, an award winning library system. For those of us who frequent the library, we've already seen how libraries can serve our communities. And if that's somehow not enough, we also already have a proposal for a new library in Merriweather for 60 million dollars less than the lakefront library.

The budget should support our library system, maybe give it more resources and pay its workers better. But the proposed special, signature building for the “downtown” enclave doesn't make our library system better.

So, for those of you still reading, what should this budget prioritize?

First, raising revenue by making Howard Hughes Corporation (and similar others) pay their fair share. They have made enormous profit off of our community. They have reaped the benefits while we have

paid the costs. Promises of riches for the county in 10 or 20 years is, as any economist will tell you, dubious speculation at best, a con job at worst. The only thing to count on 20 years from now is that the already disastrous effects of climate change will be worse.

There is a difference between a wealth county and a county with wealth in it. We should be the former, not the later.

Second, third, and fourth? I'm sure you've heard from the rest of the community and I believe in listening to their collective voice, but favor education, health care, and other public goods over subsidizing private profit. The county executive has made his priorities clear in submitting this budget. Your vote will make your priorities clear.

Respass, Charity

From: Alan Baker <alanbaker1009@gmail.com>
Sent: Tuesday, May 23, 2023 8:37 PM
To: CouncilMail
Subject: Support for new Lakefront Library

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

Greetings,

There has been so much attention to a few people who are concerned about the cost and location of a new Lakefront Library. I don't think anyone knows for sure how many support the project or oppose it.

So I just wanted to weigh in that some of us do support the project. It would be the crown jewel in Columbia and take the previous number 1 ranked library system into the future. Many of us who have lived here a long time know the Central Library has been planned for replacement for years.

Thank you for your consideration.

Alan Baker
9524 Nightsong Ln,
Columbia, MD 21046

Please excuse typos
Sent from my mobile phone

Respass, Charity

From: Linda Wengel <lwengel35@gmail.com>
Sent: Wednesday, May 24, 2023 4:18 PM
To: CouncilMail
Subject: CB21-23 amendment 15

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

Well done. It was reassuring to see the Council work collaboratively on such a significant matter.. Thank you.

Linda Wengel
Town Center

Respass, Charity

From: Maria David <vivez.le.moment@gmail.com>
Sent: Wednesday, May 24, 2023 5:05 PM
To: CouncilMail
Subject: Columbia Lakefront Library Project

[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:

As concerned citizens of Howard county, it seems as though moving forward with the Columbia Lakefront Library isn't in the best interest for the county. We feel that there are more pressing issues that need to be addressed before spending the money on new library, which many residents feel is unnecessary. We, like many others, purposefully moved to Howard county for the schools and are concerned in the direction things are headed. Many schools need renovations and overcrowding desperately needs to be addressed. This type of projects' price tag seems frivolous when so many students will lose bus services for the upcoming year causing hardships for many hard working families. Thank you for your consideration in the matter.

Sincerely,

Jason and Maria David

Respass, Charity

From: Rachel Thompson <rachelwthompson@gmail.com>
Sent: Wednesday, May 24, 2023 9:57 AM
To: CouncilMail; Ball, Calvin
Subject: Please vote for Budget Amendment 14

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

Dear Councilmembers,

I'm writing to urge you to vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until the serious concerns raised by community members have been addressed in a substantive way.

Sincerely,

Rachel Thompson (Howard County parent and resident)

Respass, Charity

From: STUART KOHN <stukohn@verizon.net>
Sent: Wednesday, May 24, 2023 5:10 PM
To: via Howard-Citizen; CouncilMail
Subject: County Council Does Right Regarding the Proposed Library Funding

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

FYI,

Our County Council did Good. This afternoon the Budget was passed by the County Council. It included putting on emergency brakes regarding the proposed Library funding because of the passage of Amendment 15 by a 5 to 0 vote. At this time there is a halt to the \$144 million for the Library. See Amendment 15 for details

- <https://apps.howardcountymd.gov/olis/api/Documents/LegislationDocument?documentId=34405>. Included in the Amendment was Amendment 4 with major conditions introduced - see

- <https://apps.howardcountymd.gov/olis/api/Documents/LegislationDocument?documentId=34438>. A compelling condition in the Amendment is if the contract were to be awarded it shall be by competitive bid not sole source. Another feature is there will be public engagement.

Our Council should be Congratulated as they obviously heard and acted on the public's concerns. It is appreciated that at times voices do matter and action was appropriately taken.

We THANK those who were very involved in expressing your concerns with the proposed Library funding.

Stu Kohn
HCCA President

Sent from my iPhone

Respass, Charity

From: Susan Garber <buzysusan23@yahoo.com>
Sent: Wednesday, May 24, 2023 9:45 AM
To: CouncilMail
Cc: Rigby, Christiana
Subject: In OPPOSITION to inclusion of Lakefront library in budget: In FAVOR of Amendment 14

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

In order to best put necessary oversight on the proposed Lakefront Library project I urge County Councilmembers to **vote for** Councilmembers Liz Walsh and Deb Jung's Amendment to the Budget: **Amendment 14.**

There are too many other pressing needs in this county--throughout this county--to even consider a 'tourist attraction library.'
It is so disappointing to see DDSS!

Susan Garber

Respass, Charity

From: Antoinette Lakis <annelakis@comcast.net>
Sent: Wednesday, May 24, 2023 5:23 PM
To: CouncilMail
Subject: New library

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

I am vehemently opposed to a new library.

Our county schools are in need of repairs and expansion. We also need more busing.

Please take my consideration in this matter.

Thank you,

Anne Lakis

Sent from my iPhone

Respass, Charity

From: debbie.photog@gmail.com
Sent: Wednesday, May 24, 2023 7:02 AM
To: CouncilMail
Subject: library development

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

"Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until **serious concerns by community members** have been addressed in a substantive way.

The **lack of transparency** surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the **library system and Howard Hughes Corporation appear to be seeking to change the plan** without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library **would only serve Howard Hughes Corporation** and the taxpayer should not be saddled with costs to accommodate their needs.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

If your job is to be responsible for the county, then take care of the entire county and not just Columbia and a major developer. We don't need another showpiece building in Columbia that will only be used by a few people at a ridiculous cost.

Debbie MacArthur
6275 Centre Stone Ring
Columbia, MD 21044

Respass, Charity

From: F Keenan <chettyoak@gmail.com>
Sent: Wednesday, May 24, 2023 11:47 AM
To: CouncilMail
Subject: Lakefront Library Not a Priority For County

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

Dear Elected Officials-

I am having trouble believing that I am having to express concerns about a \$100m+ Lakefront library when our county is simultaneously facing a school transportation catastrophe, yet again increasing classroom sizes, 200+ portable classrooms, and nowhere near the recommended ratio of counselors/mental health professionals to students in our school system. And that just one example of declining critical infrastructure in Howard County

While the plans for the Lakefront Library seem lovely, it is not a priority for the County. It is a nice-to-have for Columbia.

Affordable housing can (and should) be addressed via other mechanisms. Specifically:

- Raising fees-in-lieu
- Eliminating the option for fees-in-lieu on certain projects, especially if they are asking for several waivers
- Ensuring that zoning creates true 'senior housing' for people who want to age in place -- communities, amenities, single story living, small scale -- and not simply luxury three-story townhomes that seem to be the norm for 55+ zoning.

Finally, as you are reviewing the budget, I ask that you look at how infrastructure investments are made throughout the County and that Columbia is not disproportionately favored.

Thank you,
Frances Keenan
D1

Respass, Charity

From: Brian Lynch <blynch1@gmail.com>
Sent: Wednesday, May 24, 2023 10:43 AM
To: CouncilMail
Subject: Today's Funding Vote

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

Dear Councilmembers,

Today, please vote for **Budget Amendment 14** proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been adequately addressed.

Building a High School in Elkridge would add an additional library while helping to meet the growing need for another Howard County High School.

Many are not convinced that the existing library needs to be moved. And the proposed budget for making these changes is much higher than necessary. As one example, standard parking garages cost anywhere from \$15k to \$30k per space, while the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful when your constituents throughout the county have other priorities that should be addressed.

TIF revenue can be used for any project in any part of the county. So the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, especially in light of school start time changes coming this fall, school classroom trailers, and shortages of teachers and counselors.

Budget Amendment 14 would provide time to listen and address constituent concerns to ensure needs across all of Howard County are met.

- Brian Lynch

Respass, Charity

From: Kevin Burke <k.a.burke82@gmail.com>
Sent: Wednesday, May 24, 2023 11:14 AM
To: CouncilMail
Subject: County Budget, opposition to the \$144 million proposed Lakefront Library

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

To the members of the County Council,

I am opposed to the proposed Lakefront Library in its current form and cost. In my opinion, spending 144 million dollars on a 100,000 square foot space for a library is tantamount to fraud, waste, and abuse. For reference, the primary building of the Mall in Columbia is valued at 338 million dollars and it has 994,000 square feet of space
<https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=14&SearchType=ACCT&District=15&AccountNumber=126248>.

Why should a new library cost so much per square foot compared to a commercial space located in the same neighborhood? It is made worse by the fact that there was already a proposal for a much more affordable Library project that appears to have been overlooked or ignored. I would not be opposed to improvements to the existing library in Columbia, or a more affordable replacement incorporating feedback from the community and taxpayers who's resources will be used to fund the project.

If Howard County was absolutely flush with cash and resources, perhaps an eye wateringly expensive project like the proposed Lakefront Library could be excused or appreciated as an artistic or engineering showpiece, but our County is not flush with cash. There are other community infrastructure needs and services that would be much more efficient uses of the money if the goal is to use County resources to improve the quality of life for County residents and visitors.

Please table or reject funding for the Lakefront Library until you receive community input from groups that don't include individuals with obvious conflicts of interest due to influence or compensation from the Howard Hughes Corporation, or consider putting this up for a referendum on the next election cycle.

Kevin Burke
k.a.burke82@gmail.com

667-319-9460

9074 Washington St. Savage MD, 20763

Respass, Charity

From: Joel Broida <jbroida1@gmail.com>
Sent: Wednesday, May 24, 2023 5:47 PM
To: howard-citizen@googlegroups.com
Cc: CouncilMail
Subject: Re: [HOWARD-CITIZEN] County Council Does Right Regarding the Proposed Library Funding

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

Stu Kohn..."Our County Council did Good" because of your never ending effort followed by the voices and words continued to support the tenants of HCCA.

They are to study, analyze, and really act to see that issues are handled properly and justly in behalf of the Howard County Citizenry 24/7.

A tall order that continues to occur ...bravo!!

Thank you many times and more.

Joel Broida, a Howard County Resident since 1970

Sent from my iPhone

On May 24, 2023, at 5:10 PM, 'STUART KOHN' via Howard-Citizen <howard-citizen@googlegroups.com> wrote:

FYI,

Our County Council did Good. This afternoon the Budget was passed by the County Council. It included putting on emergency brakes regarding the proposed Library funding because of the passage of Amendment 15 by a 5 to 0 vote. At this time there is a halt to the \$144 million for the Library. See Amendment 15 for details - <https://apps.howardcountymd.gov/olis/api/Documents/LegislationDocument?documentId=34405>. Included in the Amendment was Amendment 4 with major conditions introduced - see - <https://apps.howardciountymd.gov/olis/api/Documents/LegislationDocument?documentId=34438>. A compelling condition in the Amendment is if the contract were to be awarded it shall be by competitive bid not sole source. Another feature is there will be public engagement.

Our Council should be Congratulated as they obviously heard and acted on the public's concerns. It is appreciated that at times voices do matter and action was appropriately taken.

We THANK those who were very involved in expressing your concerns with the proposed Library funding.

Stu Kohn
HCCA President

Sent from my iPhone

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NOTE 1: When you choose REPLY, it will go to the entire group.
To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserv; assertions should be verified before placing reliance on them.

You received this message because you are subscribed to the Google Groups "Howard-Citizen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to howard-citizen+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/howard-citizen/B8CA6803-635F-4D58-A5AC-F2848A74F160%40verizon.net>.

Respass, Charity

From: Karen Lynch <karen.elkridge@gmail.com>
Sent: Wednesday, May 24, 2023 10:37 AM
To: CouncilMail
Subject: Howard County funding vote today

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

Dear Councilmembers,

Today, please vote for **Budget Amendment 14** proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been adequately addressed.

Many are not convinced that the existing library needs to be moved. And the proposed budget for making these changes is much higher than necessary. As one example, standard parking garages cost anywhere from \$15k to \$30k per space, while the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful when your constituents throughout the county have other priorities that should be addressed.

TIF revenue can be used for any project in any part of the county. So the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, especially in light of school start time changes coming this fall, school classroom trailers, and shortages of teachers and counselors.

Budget Amendment 14 would provide time to listen and address constituent concerns to ensure needs across all of Howard County are met.

- Karen Lynch
karen.elkridge@gmail.com

Respass, Charity

From: Jessica Patterson <jpatterson974@gmail.com>
Sent: Wednesday, May 24, 2023 6:42 AM
To: CouncilMail
Subject: Library amendment vote today

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

Dear Councilmembers,

Please vote for Budget Amendment 14 proposed by Councilmembers Liz Walsh and Deb Jung to move the \$10 million in state funding for the Lakefront Library proposal into Contingency, until serious concerns by community members have been addressed in a substantive way.

The lack of transparency surrounding the project unveiling is cause for alarm. After engaging in a RFP process for the Merriweather location the library system and Howard Hughes Corporation appear to be seeking to change the plan without any stakeholder engagement process.

Many are not convinced that the existing library needs to be moved. It is still in good shape and much of the needed upgrades could be made for much less money.

The proposal to move the library would only serve Howard Hughes Corporation and the taxpayer should not be saddled with costs to accommodate their needs. If a private corporation wants the existing library site for an exit ramp, then it should pay for all the costs associated with moving it.

TIF revenue can be used for any project in any part of the county. Accordingly, the \$80 million TIF revenue should be used to meet Howard County's many urgent needs: ballooning deferred maintenance of the school system, declining level of school bus service, school classroom trailers, shortage of teachers and counselors.

Solving and addressing homelessness in Howard County would require just a fraction of the \$144 Million. The downtown plan had included over 900 affordable units. To date, a small fraction have been built. When plans for affordable housing are in place, the county must start ensuring that these units are built and delivered as promised.

The Howard Hughes Corp. is basically attempting to unilaterally amend the Developer Rights and Responsibilities Agreement by changing the plans, budget, location of the central library, while it rejects the notion that the County can also make changes to agreement. Based on the County Solicitor's advice the County has declined to exercise its rights under the agreement.

While standard parking garages cost anywhere from \$15k to \$30k per space, the proposed parking garage at \$38.5 million for 500 spaces would cost \$77k per space. This is extremely wasteful."

Jessica Patterson Stoddard
240.626.4119

Respass, Charity

From: Council Web Inquiry <councilmail@howardcountymd.gov>
Sent: Wednesday, May 24, 2023 10:08 AM
To: CouncilMail
Subject: Lakeside Library

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

Name Julian Levy
Email julianlevy@comcast.net
Number 410-730-8812
Address 5060 W Running Brook Rd Columbia, Maryland. 21044
Subject Lakeside Library

Message What is happening with the proposed Lakeside library is just wrong. The original plan for Columbia already addresses upgrades to our Central Library. Without any public involvement, Howard Hughes Corporation decides it will unilaterally change the plan, lets a sole-source contract, and works to commit County taxpayer money to its design. And, the state General Assembly goes along with the concept. Now, it appears the the County Council will, too! It is said that this will be the most expensive county building ever built at \$144 million, which will likely end up costing much more when completed. The citizens have had virtually no input into this palatial, expensive structure--in fact, we have virtually no knowledge about it. At the very least, we should slow the plan down. I urge the Council to adopt Liz Walsh's and Deb Jung's amendment (No. 14). Or, preferably, stop the project altogether until the public has the opportunity to review, understand, and provide input on the plan. If the Council goes ahead and rubber stamps this plan, we will have given over our government to the Howard Hughes Corporation. In that case, I propose an amendment of my own. Let's rename Howard County. Let's change the name to Howard Hughes County.

Respass, Charity

From: KENNETH BUCK <kpbuck@verizon.net>
Sent: Wednesday, May 24, 2023 2:49 PM
To: CouncilMail
Subject: Library

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

I fully support the new library. For those who are interested in our future and in our children there is no better way to show that interest than through building that new and beautiful library. Libraries are community centers and certainly Howard County has one of the best library systems in the nation. Let's keep it that way!

Ken Buck

Sent from my iPhone

Respass, Charity

From: Judi <judismith440@yahoo.com>
Sent: Wednesday, May 24, 2023 10:21 PM
To: CouncilMail
Subject: Outrageous Library funds

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

good evening,

how in the world can we justify spending \$143 million dollars for a library.

How does this help our youth who look for direction for a future.

Money would be better well spent to bring our Votech school back to the community. The library will not help them learn skills to allow them to prepare for their future and learn a living to provide for themselves and a future family.

I do not oppose renovating the current Columbia library, but not at that expense.

We need to look to the future of our current hospital. Recently I was in need of medical attention and was told by the paramedics that came to my home that it would be best that I did not go to the emergency room because there would be at least an eight hour wait. I did not go I have a friend who also took a serious fall, hitting her face on the sidewalk after tripping on a brick she too, was told by paramedics that she too would be better off going to urgent care because the emergency room will be at least 7 to 8 hour wait.

We need to take a look

at this situation..

Please consider taking a hard look at what our community really needs to better community.

Thank you

Judi Smith

Sent from my iPhone

Respass, Charity

From: paradoxal1 <aaarrington@gmail.com>
Sent: Thursday, May 25, 2023 7:57 AM
To: CouncilMail
Subject: \$144 million

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

Please don't. Let's try to get as many of our kids as possible out of those trailers. We have libraries and an approved plan to upgrade our current system.

April Arrington
Columbia, MD

Respass, Charity

From: BARRY PETROFF <bkpetroff@aol.com>
Sent: Thursday, May 25, 2023 3:50 PM
To: CouncilMail
Subject: New Library on the lake front

[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,

The proposed new library on the lakefront for \$144,000,000 is a waste of tax payer dollars. Libraries are becoming obsolete due to the availability of books on the Internet. Rooms for special functions are already available in each Columbia village. I worked for the Federal government for over 30 years and, I can tell you, we were not allowed to do sole source procurements. Something smells about awarding this contract to the Hughes Corporation. Especially since they own the land.

Also, the construction of the building is not supposed to start until 2026. There is no mention of increased costs due to inflation. Is the contract to Hugh's a firm, fixed price contract? There is no mention of furnishing the building with the latest computer technology. And, the other furniture and equipment that will be needed for the building. What about maintenance cost for the building? Since the new library is a Howard County project the County will lose tax revenue.

The funds set aside for the new library would be better spent to upgrade our schools and increase pay for our underpaid teachers. Educating our children should be the number one goal for the county.

Sincerely,

Patricia and Barry Petroff
10084 Cape Ann Drive
Columbia, Md 21046