

Respass, Charity

From: Theresa Ballinger <tballinger@verizon.net>
Sent: Thursday, May 4, 2023 12:44 PM
To: CouncilMail
Subject: FY 2024 Funding

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

Dear Councilmembers:

As a member of the Howard County Autism Society and parent of an individual with autism I am reaching out to urge your support for funding to make housing more affordable for people of all abilities and incomes in Howard County.

The proposed Fiscal Year 2024 funding for the Department of Housing and Community Development (DHCD) includes \$1 million for Patuxent Commons, a groundbreaking affordable, inclusive housing development that will set aside 25% of its units and make them deeply affordable for adults with disabilities. The budget also includes critical funding of \$15 million for the Housing Opportunities Trust Fund and \$7 million for housing programs and initiatives.

As a lifelong resident of Howard County, I know how innovative and welcoming our community can be. Patuxent Commons is just another example of how Howard County can lead the nation with its inclusive housing initiatives.

Your support for this funding request will help advance a Howard County that is affordable and inclusive for people of all abilities, ages and incomes. Please join your colleagues in voting for the proposed DHCD funding.

Thank you,

Theresa Ballinger
4601 Morning Ride Ct
Ellicott City, MD 21042

Respass, Charity

From: Camille Mazelev <camille@mazeconsultingllc.com>
Sent: Monday, May 8, 2023 6:43 PM
To: CouncilMail
Cc: Jung, Deb; Yungmann, David
Subject: Fund the Lakefront Library

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

I am a resident of Howard County and I am writing in support of the proposed Lakefront Library and construction of mixed-income housing, and I urge you to include its funding in the FY2024 County budget. The County Council already unanimously approved the Downtown Columbia Plan which called for the replacement of the now-outdated Central Library. This project also makes the prior location of the replacement library site available for the construction of mixed-income housing that our county desperately needs. As a resident of Howard County, I understand and recognize the value of a new library that can better meet the needs of our growing community, as well as creating more affordable housing options. I ask you to vote for funding for the construction of the Lakefront Library in the FY2024 County Budget and to support mixed-income housing in the Merriweather District of Downtown Columbia.

Camille Mazelev

From: [Michelle Dunn](#)
To: [CouncilMail](#)
Cc: [Jung, Deb](#); [Yungmann, David](#)
Subject: District 3 resident: lakefront library
Date: Monday, May 8, 2023 9:05:14 PM

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

Howard County Library is central to the growth of our entire community and there couldn't be a better location to house our commitment to education and diversity. This is a critical time in history to make the right choice!

I am a resident of Howard County, Council Member Christiana Rigby is my representative, and I am writing in support of the proposed Lakefront Library and construction of mixed-income housing, and I urge you to include its funding in the FY2024 County budget. The County Council already unanimously approved the Downtown Columbia Plan which called for the replacement of the now-outdated Central Library. This project also makes the prior location of the replacement library site available for the construction of mixed-income housing that our county desperately needs. As a resident of Howard County, I understand and recognize the value of a new library that can better meet the needs of our growing community, as well as creating more affordable housing options. I ask you to vote for funding for the construction of the Lakefront Library in the FY2024 County Budget and to support mixed-income housing in the Merriweather District of Downtown Columbia.

Sent from my iPhone

Respass, Charity

From: Leonardo McClarty <lmccarty@howardchamber.com>
Sent: Monday, May 8, 2023 4:46 PM
To: CouncilMail
Subject: Budget Support for Howard County Library
Attachments: Library Letter of Support_5.11.23.docx

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

Council members:

Please find attached a letter from the Chamber stating our support for the Howard County Library Lakefront project as you deliberate the FY '24 Budget.

Thanks

Leonardo McClarty, CCE
President/CEO
lmccarty@howardchamber.com



Howard County Chamber
410-730-4111 x107
6240 Old Dobbin Lane, Suite 110
Columbia, MD 21045
www.howardchamber.com



*Mission: To accelerate business growth through connections, advocacy, and professional development.
Vision: To lead the way for a vibrant community where business thrives.*

[Click here to join the Chamber](#)



6240 Old Dobbin Lane ■ Suite 110 ■ Columbia, MD 21045

May 8, 2023

The Honorable Christiana Rigby
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

RE: FY'2024 Capital Budget – Support for Howard County Library

Dear Council Chair Rigby:

As an organization, we are dedicated to economic and community development in Howard County and the Central Maryland region. In advancing this mission, we advocate for policies, projects, and initiatives that lead to job creation and investment. Along with various parties, we work to “ensure that Howard County is the best place where everyone can live, work, play, grow, and thrive.”

The economic well-being Howard County seeks will depend upon the willingness to judiciously continue with thoughtful plans for growth and increased opportunity. The Lakefront District’s redevelopment provides significant benefit to the community. Most recently we have seen new businesses moving into the Clyde’s and Sundry space, and new merchants are always looking to move into The Mall in Columbia. Residents have always gathered at the Lake and with a new, state-of-the-art library located at the Lakefront, our citizenry will be transformed by the way we gather in public spaces and hold community forums. Our quality-of-life components are one of the many reasons people choose to move to Howard County.

Besides its impact on learning, the library will further add to the continued reinvigoration of the Downtown area and the implementation of the Downtown Columbia plan. Not to mention, it will further allow Howard Hughes to move forward with plans for the construction of a full spectrum of housing dedicated to all incomes and professions. Housing affordability is one of the county’s major challenges.

With its potential impact substantial, the Chamber would like to formally state our support for the Central Branch project and request this initiative move forward in the FY '24 capital budget which includes accepting of \$10M in state grant funds of which no local match is required.

It is rare that a public facility can spur innovation, spark creativity of thought, and have economic impact simultaneously. The new Central Branch has the potential to do that. Thus, we hope you will support this initiative.

Respectfully,

A handwritten signature in black ink that reads 'Leonardo McClarty'.

Leonardo McClarty, CCE
President, Howard County Chamber

Respass, Charity

From: Julia McCready <jamccready@gmail.com>
Sent: Tuesday, May 9, 2023 7:46 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.]

To members of the Council:

I think the Lakefront Library is worth investing in because it centers

- Accessibility
- Community
- Inclusion

right in the most beloved space in town. It will bring new life to a place that has languished and ought to be full of people.

I know this is a big dream. Having followed the progress of Merriweather Park at Symphony Woods from its first proposal as the Inner Arbor Plan to its ongoing growth as an arts park for the community, I know that the Lakefront Library will go through a painstaking process as it moves forward and that the end result may not look exactly like the beautiful pictures from the announcement.

The community is being invited to share input and participate in the process. I do hope that loud negative voices will not manage to wrestle the project to the ground and break its arm.

We are at the beginning. This will take time. To bring this project into being will take long-term commitment. The end result will be a gift to the entire county.

I hope you will vote to support it.

Thank you,

Julia A McCready

Columbia

From: [Angie Tersiguel](#)
To: [CouncilMail](#)
Subject: Support for the Lakefront Library
Date: Tuesday, May 9, 2023 1:05:44 PM

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

Good Afternoon Councilmembers -

What an honor to reach out to you about BOOKS! And not just books, but community resources, educational tools and programs, workforce development and programs, and equity initiatives! If this doesn't convey, "This is what Howard County is all about," I am not sure what does.

As a resident of Howard County, I am writing in support of the proposed Lakefront Library and construction of mixed-income housing, and I implore you to include its funding in the FY2024 County budget.

The County Council already unanimously approved the Downtown Columbia Plan which called for the replacement of the now-outdated Central Library.

As a resident of Howard County, I understand and recognize the value of a new library that can better meet the needs of our growing community, as well as creating more affordable housing options.

I ask you to vote for funding for the construction of the Lakefront Library in the FY2024 County Budget and to support mixed-income housing in the Merriweather District of Downtown Columbia.

Respectfully,

Angie Tersiguel, Ellicott City

From: [Stephanie Shane](#)
To: [Harrod, Michelle R](#); [CouncilMail](#)
Subject: diagram from HCLS
Date: Tuesday, May 9, 2023 2:20:22 PM
Attachments: [TownCenterDiagram.png](#)

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

Good afternoon,

Attached is the diagram that Tonya Aikens mentioned during today's work session for the library.

Best Regards,
Stephanie

Stephanie M. Shane | Executive Assistant
Howard County Library System | Administrative Branch | 9411 Frederick Road |
Ellicott City, MD 21042
410.313.7772

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our [HiJinx](#) and [HoCoCast](#) podcasts, read our [blog](#), and follow us
on [Facebook](#), [Twitter](#), [Flickr](#), [YouTube](#), [Instagram](#), [issuu](#), and [Spotify](#).

HCLS is a flexible employer with teams working varied hours. Although I have sent this at a time that is convenient for me, I do not expect that you read, respond or follow up on this email outside your hours of work.

RESIDENTIAL VILLAGE

RESIDENTIAL VILLAGE

TOWN CENTER RING ROAD

SPECIAL OFFICES

RESIDENTIAL

COMMUNITY OFFICES

SPECIAL OFFICES

HOSPITAL

GENERAL OFFICES

RETAIL

COLUMBIA MARYLAND ARCHIVES

RESIDENTIAL

TOWN PLAYING
FIELDS
STADIUM

COMMUNITY COLLEGE

TOWN PARK

HOTEL
INN
THEATRE
LIBRARY
EXHIBITION

TIVOLI
RECREATION
GARDEN

GOLF COU

LAKE

WASHINGTON

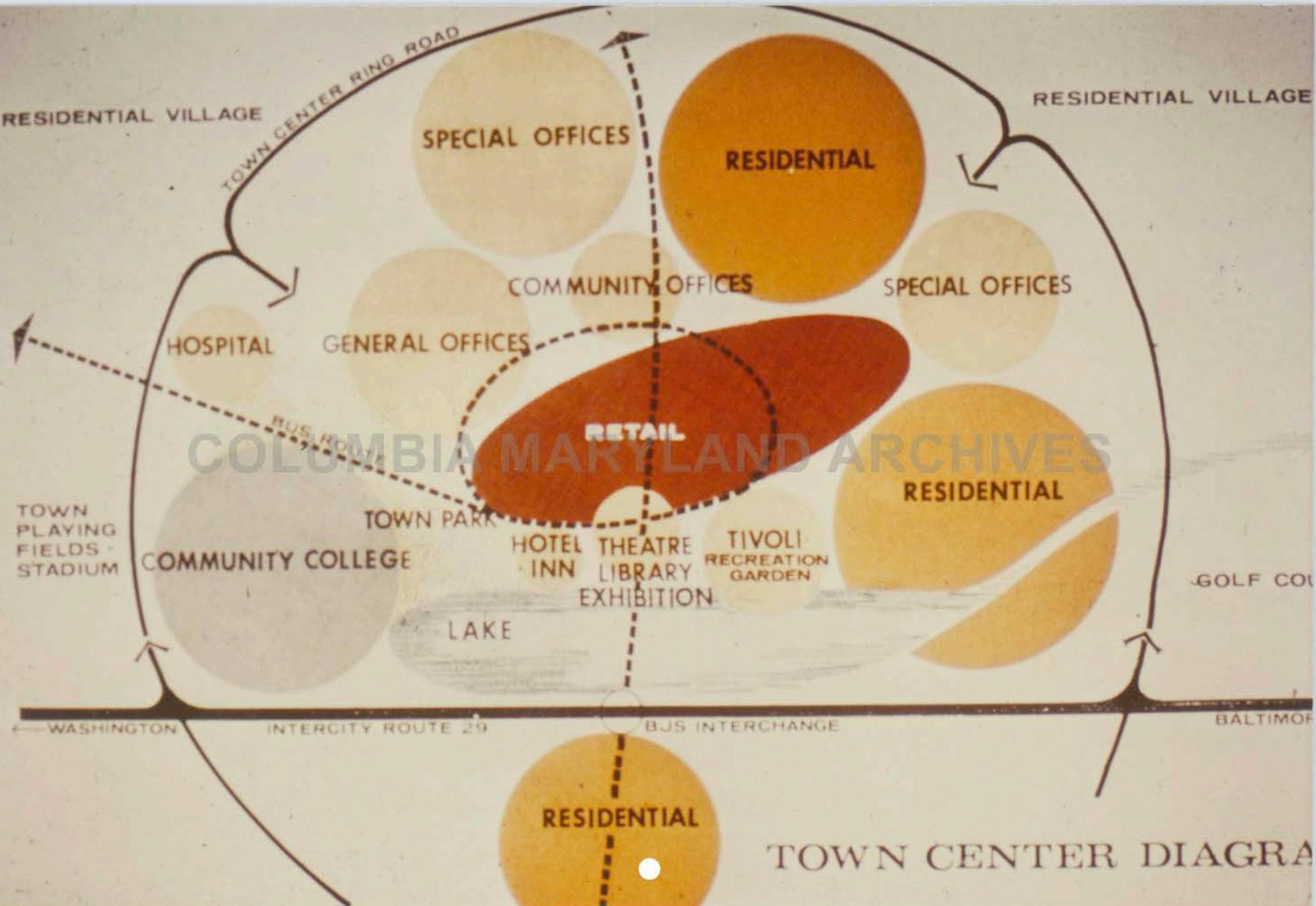
INTERCITY ROUTE 29

BJS INTERCHANGE

BALTIMOR

RESIDENTIAL

TOWN CENTER DIAGRA



Respass, Charity

From: paige getty <p.getty@gmail.com>
Sent: Tuesday, May 9, 2023 2:15 PM
To: CouncilMail
Subject: I SUPPORT the lakefront library and housing plan for Downtown Columbia

[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 President Rigby, Vice President Jung, and Councilmembers Jones, Walsh, and Yungmann:

Since 2007, I have been a homeowner and resident in District 4, and since 2003, I have served as minister of the Unitarian Universalist Congregation of Columbia in District 3.

I wholeheartedly support the County Executive's proposal for a lakefront library and the development of more affordable housing in Downtown Columbia.

From our Hickory Ridge home, we — teenagers and adults — regularly visit the lakefront and patronize its businesses and those in the growing Merriweather district, often on foot or via bicycle.

The area's amenities already benefit our family, and we are eager to welcome an even more vibrant world-class library to downtown. It will serve the whole county as an educational and cultural center.

I am pleased to learn of funding from the state and private sources that will allow for this development without significant increases from Howard County's own budget and without competing with funding for the operations of our school system.

And we have been waiting years to see development of more affordable housing downtown — especially for seniors, for county employees, and for others in our local workforce who cannot afford to live in our county. This affordable housing is critical if we are to embody our stated values in Columbia and Howard County.

Please fully support the County Executive's plan in the final Capital budget.

Thank you,
Paige Getty
10318 Twinedew Place, 21044

--

Paige Getty (she/her)
p.getty@gmail.com

From: [Padraic Kennedy](#)
To: [CouncilMail](#)
Subject: The Lakefront Library
Date: Tuesday, May 9, 2023 1:13:28 PM

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

To: Deb Young I urge you to support the new Lakefront Library. It will bring such life and vitality to the heart of Columbia. was recently visiting my daughter in Missoula, Montana. The new award

winning library there is unbelievably beautiful. It has become THE place to go. The design and overall offerings of Columbia's new library is even more impressive. Do give the Lakefront Library your support .

From: [Alison Hickman](#)
To: [CouncilMail](#)
Subject: Testimony on Library
Date: Tuesday, May 9, 2023 1:12:18 PM

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

Good morning,

I wanted to share my support for the library. Highlighting a few bullet points from my personal perspective.

- I strongly support a library in the center of downtown at that site- I believe a library is preferable to a 15- story mixed-use building.

- The central branch desperately needs to be updated - I have been taking trips with my 7 and 8 year old regularly to the Glenwood Maker Space which is incredible - and at 25 minutes away only accessible to those with a car. My husband has traveled to the Elkridge Branch to borrow tools to make a beautiful wall of built-ins in our home. I grew up in Owen Brown and graduated from Oakland Mills HS - I can clearly see what a valuable space the East Columbia library is in the after-school window for children and teens in the community. It is time for the Central library to evolve to be able to support these things, and what better location than in the center of our community.

-As someone with a background of affordable housing - I have spent over 20 years in the field, though I am writing personally and not professionally - I am strongly supportive of any component of affordable housing, particularly as it relates to the Low-Income Housing Tax Credit program. That is virtually the ONLY effective mechanism in this country that creates affordable housing at scale. As you are likely aware the program houses people who might be in roles such as public servants, teachers, retail and food service workers. It is notable that we already have support from the governor, as gap financing is a critical component of making these developments pencil out. That early support bodes well for partnering with state agencies to navigate challenges as we look to layer in complex funding sources.

I am sure there is opportunity to refine the budget and the parameters to make this project a fiscal fit that balances your desire to navigate fiduciary responsibility to our county, which I know you all take seriously, but achieve some of these larger objectives above.

I'll also share as a parent that as a community we conflate a lot of issues together - people are understandably frustrated over buses at schools, trailers, and I personally have been hopeful we will improve the quality of our school meals. Hopefully we can walk and chew gum at the same time and work on some of these issues together. I think there are those inauthentically presenting these issues as either or, and I urge you not to fall into that trap of discussion as council members.

In closing, I urge you to support the library planned for the Lakefront including its component of affordable housing. Would welcome any questions or the opportunity to chat further.

Sincerely,
Alison Hickman

6454 Red Keel
Columbia, MD 21044
Clemens Crossing
301-580-5442

From: [Claire Lea](#)
To: [CouncilMail](#)
Subject: Lakefront Library
Date: Wednesday, May 10, 2023 12:08:02 PM

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

I enthusiastically support the Lakefront Library.

Thank you
Claire Lea
5400 Vantage Point Road
Apt 405
Columbia, MD 21044

Sent from my iPhone

Respass, Charity

From: Chris Bachmann <chris@chrisbachmann.com>
Sent: Wednesday, May 10, 2023 2:07 PM
To: CouncilMail
Subject: District 4 resident in favor of the proposed new library

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

Hello County Council,

I am a resident of Running Brook and as a professional without a car, I will be happy to have a library that is within walking distance of my residence.

I see this proposed library as filling in some long-overdue roles that the current library system has failed to fulfill. To start with, the lack of meeting spaces for community groups and informal conferences. I often think of the MLK Jr. Library in Washington DC and the number of events that I have attended there over the years. From fandom groups to tech unconferences where I got my current job at the Center for American Progress. Most cities and many counties have similar meeting spaces that foster community and in person social networks. The main problem in Howard County is that spaces large enough are hard to come by and often expensive.

The location is also beneficial to that sort of space. With the transit hub nearby as well as places to hang out afterwards it has a synergistic effect that will only be beneficial to everyone. It's right next to the proposed pathway from the mall to the lakefront so this makes a statement about our priorities as a society.

Furthermore, my mom is looking at moving to downtown because of the library proposal. She feels that as she ages, having the Mall, Library and Whole Foods nearby will be useful as she ages and when driving becomes more difficult.

Thank you for listening to my thoughts,
Christopher Bachmann
Running Brook
District 4

From: [Barbara Schuyler](#)
To: [CouncilMail](#)
Subject: Support for the Library
Date: Wednesday, May 10, 2023 12:08:53 PM

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

I am in enthusiastic support of the proposed library. It is the piece de resistance of Jim Rouse's dream, a magnificent building for EVERYONE. I understand that Deb Jung is opposed and she is my council woman. I hope she can be persuaded that this is a win/win for ALL of us. I have lived here 50 years and I don't know when I or my grown children have been more excited about having moved to Columbia.

Thank you,
Barbara Schuyler
Residences at Vantage Point
5400 Vantage Point Rd.
P11
Columbia, MD 21044

From: [Linda Odum](#)
To: [CouncilMail](#)
Subject: Ms Deb Jung, About the proposed lakefront library
Date: Wednesday, May 10, 2023 8:01:09 PM

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

Dear Ms Jung:

I am your constituent, on Hyla Brook Road, and very eager to hear your endorsement and your support of the proposed Lakefront Library in 21044 zip code. The Central Library should be a county-wide resource, but the current Central Library is smaller than and less richly resourced than the other branches.

The available site for the proposed, architecturally magnificent building is worthy of being its home. It is essentially large scale public art in a highly visible and easily reachable location, dedicated to the deeper and broader education of all segments of the Howard County population. We have staff in the Howard County Library System whose vision and ambition would fully exploit the resources this new plant can supply.

Worthy also of praise and acceptance is the broad base of funding being sought for the Library. Please exert your considerable influence in early support of the project and the site selection. I hope we may hear from you soon!

Respectfully,
Linda Odum



Linda Odum, Associate Broker, ABR
REMAX 100, 10440 Little Patuxent Parkway
Suite 100
Columbia, MD 21044
410-715-3206
443-838-3783



Respass, Charity

From: Katherine Flanagan <katehflanagan@gmail.com>
Sent: Wednesday, May 10, 2023 10:29 AM
To: CouncilMail
Subject: Lakefront Library testimony

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

To Council Chair Jones and Council members Walsh, Rigby, Jung, and Yungmann,

My name is Katherine Flanagan. I am a native of Columbia, I have been a resident of Bryant Woods in Wilde Lake for the vast majority of my life, and I am currently raising three children here with my husband. I am writing in support of the plan for the new central library at the Lakefront in Columbia.

The central library has always been my home branch. I played with toys there as a child and as a tween and teen I would bike over frequently after school to spend hours reading in the stacks. As an adult however I usually found myself choosing to patronize other branches of the library system due to the smaller size of the Central branch collection and the abysmal parking situation.

Needless to say I was excited when a new library building was added to the downtown plan years ago. That was absolutely nothing compared to my reaction to the unveiling of the plans for the Lakefront Library. To make the library the centerpiece of downtown and to do it in such a gorgeous building makes such an important statement about what we value as a community. The addition of features like meeting spaces, a dedicated area for teens, and the ability to use the front as an amphitheater for events makes it clear that this project was envisioned as a true community space.

In addition, the fact that this new plan allows for more affordable housing to be built is an absolute win for the community. It's extremely important that Columbia not forget it's roots as a community designed for people of different socioeconomic backgrounds to live together.

One final note. I read with interest the recent article on The Merriweather Post blog about the new library proposal. I think that his suggestion that Howard Hughes should bear some of the cost of the parking garage at the library is a logical one. It will undoubtedly be used by patrons of their properties, especially once they inevitably develop the lot next door that is currently a two story garage.

Sincerely,
Katherine Flanagan

From: [Randee Wilding](#)
To: [CouncilMail](#)
Subject: Randee Wilding Testimony for New Library 5/11/23
Date: Thursday, May 11, 2023 2:46:44 PM
Attachments: [HoCo New Library Testimony - Randee Wilding-2.pdf](#)

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

Good afternoon,

Thank you for the opportunity to speak with you this morning. Please find my written testimony attached for your reference.

And thank you all for your public service.

Warmly,
Randee Wilding
Mobile: 301-537-1025

Randee Wilding, Woodbine, MD

Good morning,

I would like to begin with a quote.

“James Rouse believed that ‘the ultimate test of civilization is whether or not it contributes to the growth — the improvement of [hu]mankind. Does it uplift, inspire, stimulate and develop the best in [everyone]. The most successful community would be that which contributed the most by its physical form, its institutions, and its operation to the growth of people.’”¹

My name is Randee Wilding and I have been a resident of Howard County for the past 19 years. After 13 years in Long Reach, our family moved west to Woodbine in 2016. Today, I’m asking you to fully endorse the plans for the new lakefront library.

When was the first time you were in awe?

As a five year old, I distinctly remember the trips my mother, grandmother and I would take from White Oak to Columbia Mall. Looking up, I stood in awe of the glass pyramids. And, like any five year old, I also tried running through the old stair stepped water fountain.² It was at my childhood library in White Oak that I discovered National Geographic magazine. Those beautiful full color yellow spined treasures.

Architecture and design have the power to stimulate.

Today, as a parent of two teenagers and a designer with over 25 years of experience, I fully appreciate our library system’s offering. Most recently, in January I participated in the screening and discussion of the movie, “Shared Legacies” at the Miller Branch. Last weekend, our eldest, a budding illustrator, checked out several books for inspiration. This Tuesday,

¹ <http://dtcpartnership.com/about-us/the-story-of-columbia/>

² <https://www.columbiaassociation.org/wp-content/uploads/2016/03/7538.pdf>

our youngest walked with his friends to the Glenwood Branch afterschool to take full advantage of the teen hangout space.

Access to programming and resources have the power to develop the best in everyone.

Like many of your children, when both boys were younger, receiving their library cards was not just a sign of maturity and responsibility, but also a key to unlocking a world of knowledge and possibility.

Libraries and their keepers have the power to uplift.

From Frank Gehry, “Architecture should speak of its time and place, but yearn for timelessness.”

What we cannot see yet, are the future five year olds standing in awe. And them becoming the next generation of lawyers, farmers, architects, poets, doctors, parents, librarians and innovators.

What we build today is planting a seed to inspire future generations.

You have the power to inspire.

Today, I’m asking you to fully endorse the plans for the new lakefront library. Thank you for the opportunity to speak today.

Respass, Charity

From: Chris Krupiarz <cjkrup@outlook.com>
Sent: Thursday, May 11, 2023 10:47 PM
To: Rigby, Christiana; CouncilMail
Subject: Heatherwick Studio Concerns

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

Councilwoman Rigby,

Since you mentioned only having one article concerning Heatherwick Studio at Tuesday's capital budget work session, here are additional links, some of which I have already sent. Since both you and Heatherwick's Stuart Wood will be at Books in Bloom (an event sponsored by Howard Hughes and the Howard Hughes run Downtown Columbia Partnership), you can ask him about these issues. In fact, maybe also ask Mr. Wood whether Howard Hughes flew him from London first class in their effort to co-opt Books in Bloom for yet another round of unprecedented marketing for their project. And, yes, it is *their* project no matter what Mr. Fitchett says. There will be only one ultimate decision maker if this project goes through and that will be Howard Hughes.

Thomas Heatherwick

Let's start with some links and quotes about Mr. Heatherwick and his studio on his litany of costly and extravagant projects.

[Thomas Heatherwick: Pied Piper who as the very rich under his spell, The Guardian](#)

"Architects are trained to examine and re-examine their plans, to exercise doubt, to adjust proposals to their surroundings, to reconcile form and function...[Heatherwick] adds to their difficulty with his improbable concepts...Quite often, the difficulty does not go away and returns to bite his clients on the backside – there turn out to be reasons why architects worry about the things that they do. He therefore suits best those global clients for whom money is little object and the statement is almost everything..."

[Thomas Heatherwick, The Spectator](#)

"It is unsurprising that his brand of design, with its strong wow factor and skin-deep social content, should be so popular with tax-avoiding corporations and states built on slave labour....London is not Dubai or Google. Our pockets are not limitless, we live in an age of cuts; public debate and criticism are sacred to us and if we have to pamper ourselves most of us don't book into a suite at Claridge's."

[The Price of Thomas Heatherwick's Imagination, The New York Times](#)

"As Mr. Heatherwick's projects have grown larger, and entangle private wealth with government financing, they present the public with a quandary: Should communities accept the unasked-for gift of a design perhaps more ambitious than what might result from limited public funds, developed in a public process?"

Now let's go over a few of his projects.

Garden Bridge

Heatherwick helped convince then London mayor Boris Johnson of the need for a new bridge across the Thames and that Mr. Heatherwick should build it. Ultimately, this futile effort cost London taxpayers in excess of £53 million. At the core of the issue was that there was a "competitive" bid for the project (keep in mind that Mr. Fitchett indicated bids were beneath Heatherwick) that Heatherwick won. However, let's look at this quote, again from The Guardian.

As luck had it, in 2012 Transport for London (of which Johnson was chair) announced it was now considering plans for a 'new footbridge in central London connecting the South Bank with the Temple area'.

The next usual step would then be to look through TfL's list of trusted contractors for bridge-building. However, Heatherwick Studios was not on this list. The company had previously designed just one small bridge, which crosses a canal near Paddington. (My note: that one small bridge is The Rolling Bridge which really just a kinetic sculpture).

But TfL departed from usual practice and instead invited three firms to submit designs for a potential bridge.

These were: Marks Barfield Architects, a builder of numerous prestigious bridges; Wilkinson Eyre, which has produced more than 25 bridges around the world including the Stirling Prize-winning Gateshead Millennium Bridge; and Heatherwick Studios.

Despite the stiff competition, Heatherwick Studios outscored the other contenders in the all-important "relevant design experience" category and won the contract.

<https://www.theguardian.com/uk-news/2016/apr/21/boris-johnson-garden-bridge-london-heatherwic>

https://www.independent.co.uk/news/long_reads/garden-bridge-london-boris-johnson-thomas-heatherwick-joanna-lumley-timeline-full-story-a8237636.html

Interesting: Heatherwick was chosen to build a structure he had never built before and it turned into a disaster. Sort of like being selected to build a library when he's never built one before that will turn into....?

Olympic Cauldron

Heatherwick was lauded for the design of the Olympic Cauldron for the 2012 London Games. Except it turns out that a company called Atopia had submitted a nearly identical design the London Olympic Committee prior to Heatherwick's involvement. Heatherwick denies he stole the design, despite the Olympic Committee acknowledging the following:

"Atopia came up with several key features, including the real-time construction of a pavilion from more than 200 flower-shaped forms, one for each participating nation; the fact these elements would be brought in by 'bearers' and passed on to the 'next generation' to be planted to form the pavilion; and that the flower-shaped forms be returned to participating nations after the Games. All of these were evident in the cauldron's final form..."

And, as anyone can see, the designs are near mirror images of each other:



Heatherwick's cauldron is on the left, Atopia's is on the right.

The London Olympic Committee settled out of court with Atopia.

<https://www.theguardian.com/artanddesign/2014/jul/23/locog-settle-with-atopia-over-olympic-cauldron-opening-ceremony>

Vessel & Little Island

I won't bore you with the many articles from esteemed architects that look at Vessel and Little Island as abominations (trust me, there exists more than one), but let's look instead at the financing. Vessel was originally costed at \$75 million. It ended up between \$150 and \$200 million. Little Island was estimated to be \$130 million to \$160 million, it ended up being \$380 million including upkeep costs. I would like to draw particular attention to Little Island:



Note the similarities to the fauna here and to the proposed library. That upkeep, as has now been discovered, is not cheap. Yet, if you look at our capital budget, the original estimate of \$600,000 per year remains for maintenance. Once Mr. Heatherwick has his building and the corresponding images on his website, he's not going to be around to pay those increasing maintenance costs. We will.

B of the Bang



This was a nearly £2 million structure (originally estimated at £750,000) that was designed by Heatherwick for the 2002 Commonwealth Games. Turns out the spikes in the sculpture had the potential to fall off and impale people, which resulted in a yearlong road closure, eventual dismantling, and a lawsuit where Heatherwick and his subcontractors had to pay back £1.7 million. Heatherwick's response in the article is quoted here and is consistent when whenever a problem is mentioned or Heatherwick is criticized: He blames someone else.

Mr Heatherwick said: "I am proud of B of the Bang. Although there were structural issues with the project, these could have been resolved."

Note, again, those structural issues were that the spikes might have randomly fallen off and impaled someone.

But not all was lost. The city of Manchester was able to sell the core as scrap for £17,000.

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/b-of-the-bang-ends-with-a-whimper-as-2m-690529>

Councilwoman Rigby, I realize that none of this will influence your vote given you were part of the unveiling of this project. But if it goes through and then the library subsequently ends up on a growing list of Heatherwick's over-budget projects and/or complete failures, you can't say you weren't forewarned.

Sincerely,

Chris Krupiarz
Ellicott City

Respass, Charity

From: Stephanie Shane <stephanie.shane@hclibrary.org>
Sent: Friday, May 12, 2023 8:08 AM
To: CouncilMail
Subject: Answer to Council Member Walsh question

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

Good morning,

During yesterday's hearing, Council Member Walsh asked Antonia Watts, Chair of the HCLS Board of Trustees, about the date Trustees were informed of the budget for the Lakefront Library. That date was April 19.

Best Regards,
Stephanie

Stephanie M. Shane | Executive Assistant
Howard County Library System | Administrative Branch | 9411 Frederick Road | Ellicott City, MD 21042
410.313.7772

[2021 Five Star Library](#) | 2013 Library of the Year | Listen to our [HiJinx](#) and [HoCoCast](#) podcasts, read our [blog](#), and follow us on [Facebook](#), [Twitter](#), [Flickr](#), [YouTube](#), [Instagram](#), [issuu](#), and [Spotify](#).

HCLS is a flexible employer with teams working varied hours. Although I have sent this at a time that is convenient for me, I do not expect that you read, respond or follow up on this email outside your hours of work.

From: [Caroline Sherman](#)
To: [CouncilMail](#)
Subject: Library Lakefront..
Date: Friday, May 12, 2023 6:36:51 PM

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

I use the library and I am so impressed with this new development. Please go forward with this. It is beautiful and will bring great impact to our Lakefront developing community. What we will lose in real estate taxes we will more than gain sales taxes every day from its draw. Let's get more going at Lakefront.

--

Caroline Sherman
410-997-9557
Cell: 443-271-5809

From: [Alyse Carter](#)
To: [CouncilMail](#)
Subject: Testimony from 5/11
Date: Friday, May 12, 2023 12:30:53 PM

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

Dear Council Members,

Thank you so much for listening to testimony on the budget yesterday. I know you have a lot of hard decisions to make and put a lot of consideration into your vote. Below is my verbal testimony from yesterday:

Libraries serve an important part of the community because they have programming that encompasses all of the diversity within their surrounding areas. The Howard County Public Library System does this so beautifully on a daily basis. Ever since I was a child growing up in Ellicott City, my parents would always take me to the library to participate in reading challenges, learning programming. Anything and everything that you could think of, the library offered it.

Public libraries service all age groups - from toddlers and preschool age, children in elementary and middle school, teens, young adults, millennials who are now becoming parents themselves or may choose not to, our parents, grandparents, etc. Public libraries also serve the demographics of their neighborhood. From free programming that removes the barrier of cost for those who cannot afford it to allowing adults to go back and get their GED so they can excel in higher education at a later age. These are all types of programming that without the library, our community could not benefit from.

As a Town Center resident, I want a library that reflects my community. I want a building that is central to the core of Downtown Columbia - which to me is Lake Kittamaqundi. I want a library that encompasses the beauty of the surrounding area in which I chose to live. I want a library that can service and act as a hub for those are coming to visit and choosing to live here. I want a library that can hold programming and inspire the community to come together. I want a library that the staff deserve. Howard County Public Library staff are some of the most hard-working, kind, and creative individuals that you will ever meet and they deserve a vessel that can perpetuate their vision. I want the library that Columbia deserves and will tie the rest of the branches throughout the county together and create one of the best public library systems in the country. We are lucky in Maryland to have so many surrounding public library systems in surrounding counties, some of which have exceeded our own. Carroll County and Baltimore County all have programming that Howard County residents go to. Why can't this programming be in our own backyard?

What I ask of the council today is to approve the upcoming budget for the Lakefront Library. Please show your constituents that you are invested in improving the public library system - which supports education for all ages, creativity and developing passions, literacy and most of all, creating a community space that serves all. The plan for the Lakefront Library supports growth and innovation, and I hope that you would want that for your constituents, too. Thank you.

- Alyse Carter

Current Town Center, District 4 Resident of over 6 years
Former Ellicott City, District 1 Resident of 9 years

--

Alyse Carter

E: carter.alyse7@gmail.com

C: (410) 948-7308

From: [Jeff Baker](#)
To: [CouncilMail](#)
Subject: Please fund the Lakefront Library
Date: Saturday, May 13, 2023 6:51:11 PM

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

I am a resident of Ellicott city Howard County have appreciated the library system and I am writing in support of the proposed Lakefront Library and construction of mixed-income housing, and I urge you to include its funding in the FY2024 County budget.

The County Council already unanimously approved the Downtown Columbia Plan which called for the replacement of the now-outdated Central Library.

The lakefront is one of Columbia and Howard County's favorite gathering spaces and this library will expand community access to one of our best public spaces. The lakefront location will make the new library the centerpiece of our community, as well as creating much needed infrastructure such as additional classrooms, spaces for teenagers, and workforce development and equity initiatives.

This project also makes the prior location of the replacement library site available for the construction of mixed-income housing that our county desperately needs.

As a resident of Howard County, I understand and recognize the value of a new library that can better meet the needs of our growing community, as well as creating more affordable housing options.

I ask you to vote for funding for the construction of the Lakefront Library in the FY2024 County Budget and to support mixed-income housing in the Merriweather District of Downtown Columbia.

Sent from my iPhone

From: [LISA MARKOVITZ](#)
To: [CouncilMail](#)
Subject: Library / Budget written testimony
Date: Sunday, May 14, 2023 10:53:08 PM
Attachments: [budgetlibrary23.docx](#)

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

May 11, 2023

General Budget Testimony

Regarding the new library project:

The new library project is not a question of whether or not a new library is to be built. It is a question of transparency and fiscal responsibility. There are many legitimate concerns that the price projection for the new library is extremely high, specifically even compared to other possible construction estimates. Testimony was given to the Council regarding much cheaper relevant library constructions. Also, there exists an \$80 million Howard County RFP awarded for a new 100,000 square foot library. That RFP plan includes a parking garage, and onsite residential units in a location where there are already 1900 residential units within walking distance of the planned library. Subsequently, and as far as the public is concerned, an out of the blue plan appeared for a \$144 million library at the lakefront with no residential units planned with it, under control of the Howard Hughes Corporation (HHC) thus not County bidding contracting, and using a foreign architect who it seems does not have library construction experience, and has numerous cases of cost overruns and unfinished projects.

There are concerns that taking this much money from the TIF could cause delay issues with other proposed uses for TIF funds, such as a desperately needed new school. Other TIF concerns include its ability to maintain this expensive design. Other locations should at least be considered, which could provide community ease of use and parking, but with far less cost.

Regarding the parking garage aspect of the plan, HHC should be paying a significant portion of the expense for that garage, as they will reap much benefit to their other properties from it.

The People's Voice does not oppose building a new library, even at the Lakefront, if other location possibilities do not end up feasible, but it needs to be done economically. In any event, foregoing the use of GO bonds should occur to save some funds for other County needs.

Lastly, the HHC DRRA could be amended to finish their projects as desired, and that opportunity could be used to stick with a competitively bid and transparent process for a contract to build a library designed by a Maryland-based architect who has experience with building libraries.

Thank you for your work in this matter.

Lisa Markovitz
President

From: [Leigh Roberts](#)
To: [CouncilMail](#)
Cc: [Rigby, Christiana](#)
Subject: not in favor of current proposed library
Date: Monday, May 15, 2023 2:55:51 PM

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

Hello Howard County Council,

I am writing as a lifelong resident of Maryland and a 24-year resident of Howard County. My husband and I chose to live in HoCo when we married even though we were both from other parts of Maryland. We are raising our three children here, all of whom have attended/ are attending HCPSS.

I love architecture; my husband is an architect. I love libraries; my mother worked for AACPLS for 20+ years. However, I don't support the new proposed library on the Lakefront.

The new library was conceived in 2010 and updated in 2016, however, the digital footprint has expanded tremendously in the past 13 years at faster rate than anyone could have predicted. Howard County already has multiple amazing libraries, do we need another one? Are libraries really gathering places anymore in this digital age?

The Central Library was build more recently (in the 80's) than many of our schools; Central Library has been renovated more than one, which is better than many of our schools which are facing deferred maintenance. Couldn't we put THIS MUCH money - \$143 million - into better resources? Our county continues to grow at a rate faster than our schools can support from an infrastructure perspective. Please, re-think spending this much money and how it can serve more people in our community.

I do not support the Library Proposal in its current form. Thank you for serving on the County Council.

Leigh Roberts
Kings Contrivance

From: [Robert Hartranft](#)
To: CouncilBoard@howardcountymd.gov
Subject: Central Library
Date: Monday, May 15, 2023 8:51:31 PM

[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 my opposition to the plan for a new central library. This plan was done in secret and submitted too late and seems to be much more expensive than it should be.

Howard county doesn't need this expensive Library and instead should focus on improving the schools.

Robert Hartranft

From: joel.hurewitz
To: howard-citizen@googlegroups.com
Cc: [CouncilMail](#)
Subject: Re: [HOWARD-CITIZEN] HCCA Agrees with the TPV Position Regarding the Library Funding
Date: Monday, May 15, 2023 9:40:17 AM

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

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.**

The Court also noted that when the General Assembly was considering 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[.]**

(Calvin Ball is now serving as the President of the Maryland Association of Counties).

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).

LU § 7-305 (f) states:

[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 in quotations added).

Joel Hurewitz

On Mon, May 15, 2023 at 8:19 AM 'STUART KOHN' via Howard-Citizen <howard-citizen@googlegroups.com> wrote:

FYI,

The Howard County Citizens Association, HCCA fully agrees with the position of The People's Voice (TPV) (see below) regarding the proposed library funding which was sent to the County Council. HCCA like TPV is in no way against the Library. We have major concerns with the funding. Taxpayer's monies does not grow on trees and the County needs to be extremely cautious of any and all proposed expenditures.

Stu Kohn
HCCA President

Date: May 11 2023

General Budget Testimony

Regarding the new library project:

The new library project is not a question of whether or not a new library is to be built. It is a question of transparency and fiscal responsibility. There are many legitimate concerns that the price projection for the new library is extremely high, specifically even compared to other possible construction estimates. Testimony was given to the Council regarding much cheaper relevant library constructions. Also, there exists an \$80 million Howard County RFP awarded for a new 100,000 square foot library. That RFP plan includes a parking garage, and onsite residential units in a location where there are already 1900 residential units within walking distance of the planned library. Subsequently, and as far as the public is concerned, an out of the blue plan appeared for a \$144 million library at the lakefront with no residential units planned with it, under control of the Howard Hughes Corporation (HHC) thus not County bidding contracting, and using a foreign architect who it seems does not have library construction experience, and has numerous cases of cost overruns and unfinished projects.

There are concerns that taking this much money from the TIF could cause delay issues with other proposed uses for TIF funds, such as a desperately needed new school. Other TIF concerns include its ability to maintain this expensive design. Other locations should at least be considered, which could provide community ease of use and parking, but with far less cost.

Regarding the parking garage aspect of the plan, HHC should be paying a significant portion of the expense for that garage, as they will reap much benefit to their other properties from it.

The People's Voice does not oppose building a new library, even at the Lakefront, if other location possibilities do not end up feasible, but it needs to be done economically. In any event, foregoing the use of GO bonds should occur to save some funds for other County needs.

Lastly, the HHC DRRA could be amended to finish their projects as desired, and that opportunity could be used to stick with a competitively bid and transparent process for a contract to build a library designed by a Maryland-based architect who has experience with building libraries.

Thank you for your work in this matter.

Lisa Markovitz
President

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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/994F1B82-8133-49F9-898B-0BCFEDAB5013%40verizon.net>.

From: [Bibi Foston](#)
To: [CouncilMail](#); [Jung, Deb](#); [Christiana Rigby](#)
Cc: [Deleme, Raul](#); [Lyon, Anthony](#); whcampbell@verizon.net; brentloveless@aol.com; [Pravin Ponnuri](#); kgasirn@gmail.com; TLcarney5Z@verizon.net; vincez2@verizon.net
Subject: Library Down-town-Lake Front Columbia - 144 Million +
Date: Monday, May 15, 2023 10:56:59 AM

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

We here are **angry** about this **unnecessary** proposal for an **unnecessary** library. We were told that there is no money for the **promised swimming facility** at the North Laurel Community Center, North Laurel, Md. 20723. Yet for all, money is there for a library?!

Want is far from necessities. You already have a **functional** library. Most people in Columbia have two and three computers in their home. Most research are done in homes. Books (paper) are soon to be out-of-fashion. Hello, the young ones are reading from their phones where ever they are.

Who is paying for this library? Whose names would be on the library?

Whoever made this proposal can pay for the library from their pocket with no strings attached and their name should **NOT** be used (named) on any part of the building.

Laurel Woods Elementary school building can benefit from a **new and modern school building**. Presently, the building is deplorable. The schools I went to, New Amsterdam, Guyana, the buildings were far better than Laurel Woods Elementary School building.

Hopefully, Christiana and Deb rise up and represent us here. Christiana, Columbia new library proposal is an insulting slap in your face. ***Want is far from necessary.***

Bibi H. Foston
Concerned

From: [STUART KOHN](#)
To: [via Howard-Citizen](#); [CouncilMail](#)
Subject: HCCA Agrees with the TPV Position Regarding the Library Funding
Date: Monday, May 15, 2023 8:19:51 AM

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

FYI,

The Howard County Citizens Association, HCCA fully agrees with the position of The People's Voice (TPV) (see below) regarding the proposed library funding which was sent to the County Council. HCCA like TPV is in no way against the Library. We have major concerns with the funding. Taxpayer's monies does not grow on trees and the County needs to be extremely cautious of any and all proposed expenditures.

Stu Kohn
HCCA President

Date: May 11 2023

General Budget Testimony

Regarding the new library project:

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Lastly, the HHC DRRA could be amended to finish their projects as desired, and that opportunity could be used to stick with a competitively bid and transparent process for a contract to build a library designed by a Maryland-based architect who has experience with building libraries.

Thank you for your work in this matter.

Lisa Markovitz
President

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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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.

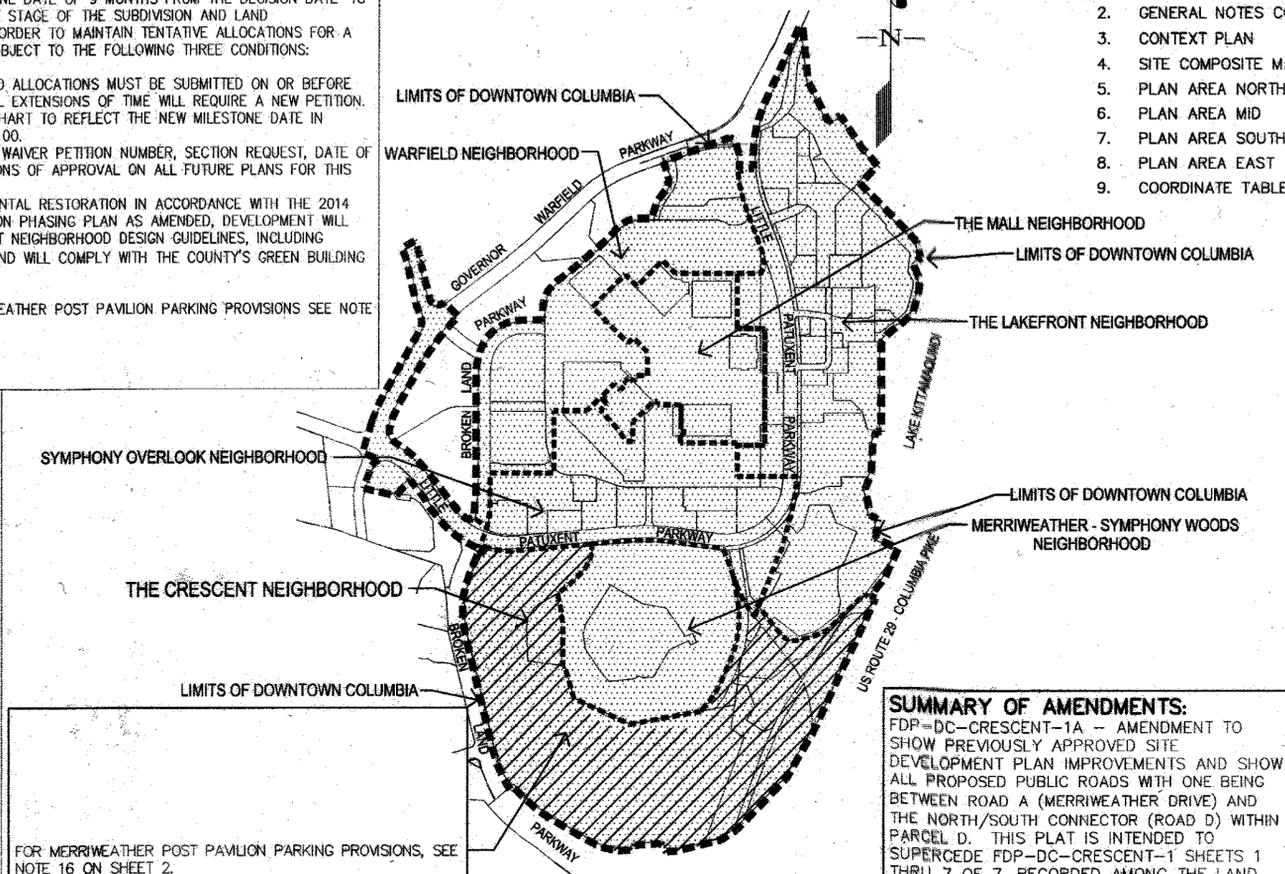
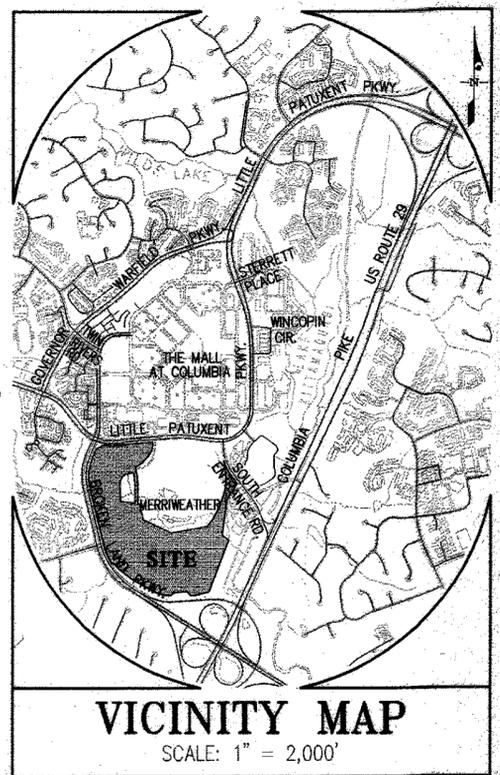
FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD

- 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.

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

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



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 BALT: 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 SAVER: 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

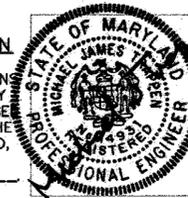
OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**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

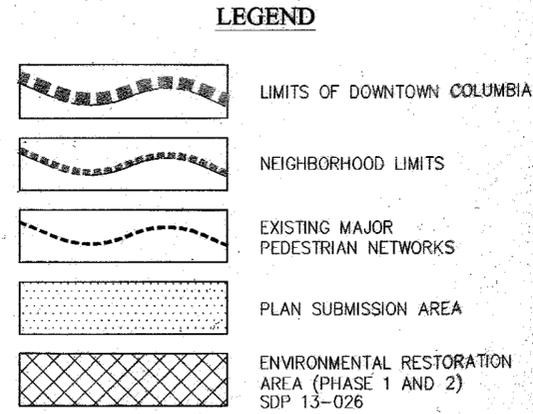
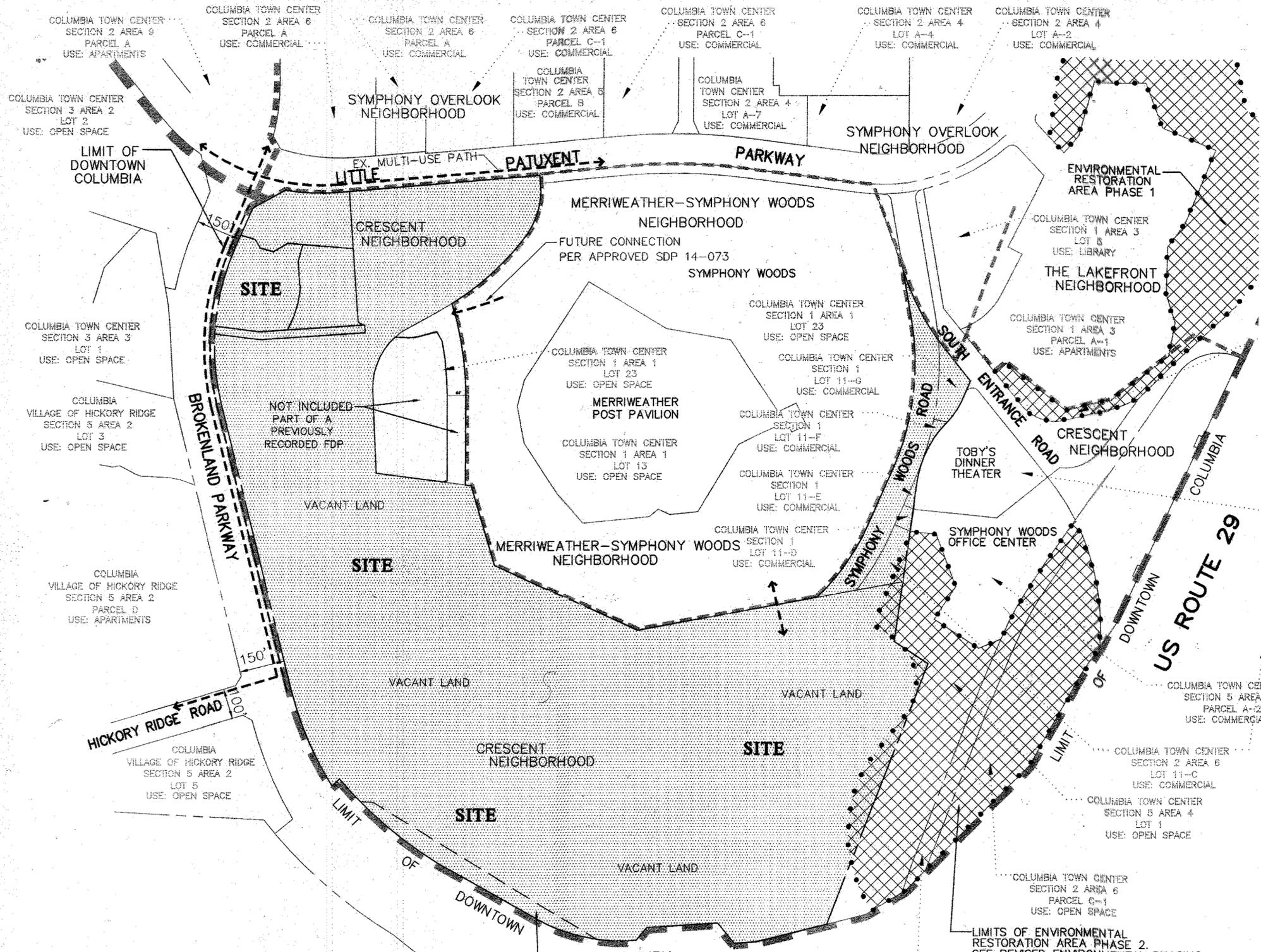
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: mjt CHECK BY: MJT DATE: 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
 HO. CO. EXECUTIVE SECRETARY DATE: 2-16-17
 HO. CO. PLAN. BD CHAIRPERSON DATE: 2-10-17



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

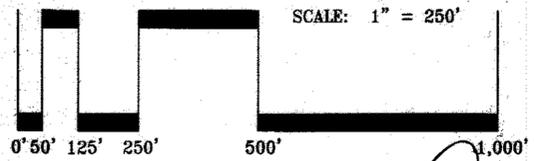
SCALE: 1" = 250' SHEET 3 OF 9

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: *mjt* CHECK BY: *MJT* DATE: NOVEMBER, 2016

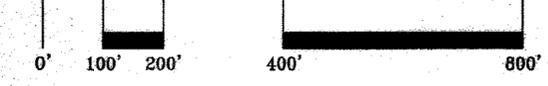
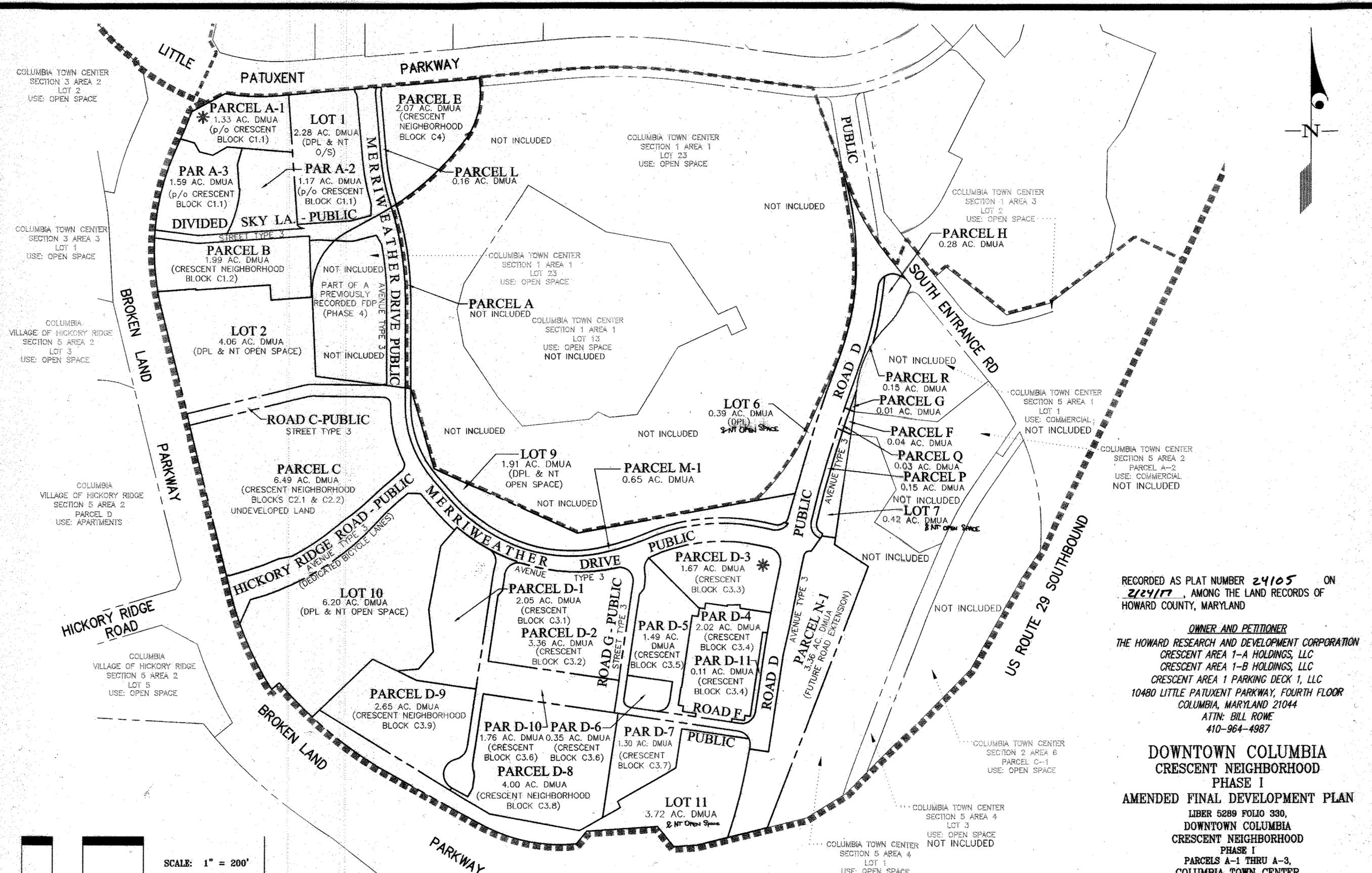
CONTEXT PLAN
 SCALE: 1" = 250'

- 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

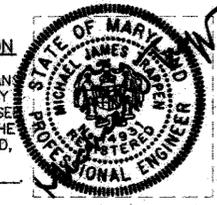
TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=200' SHEET 4 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

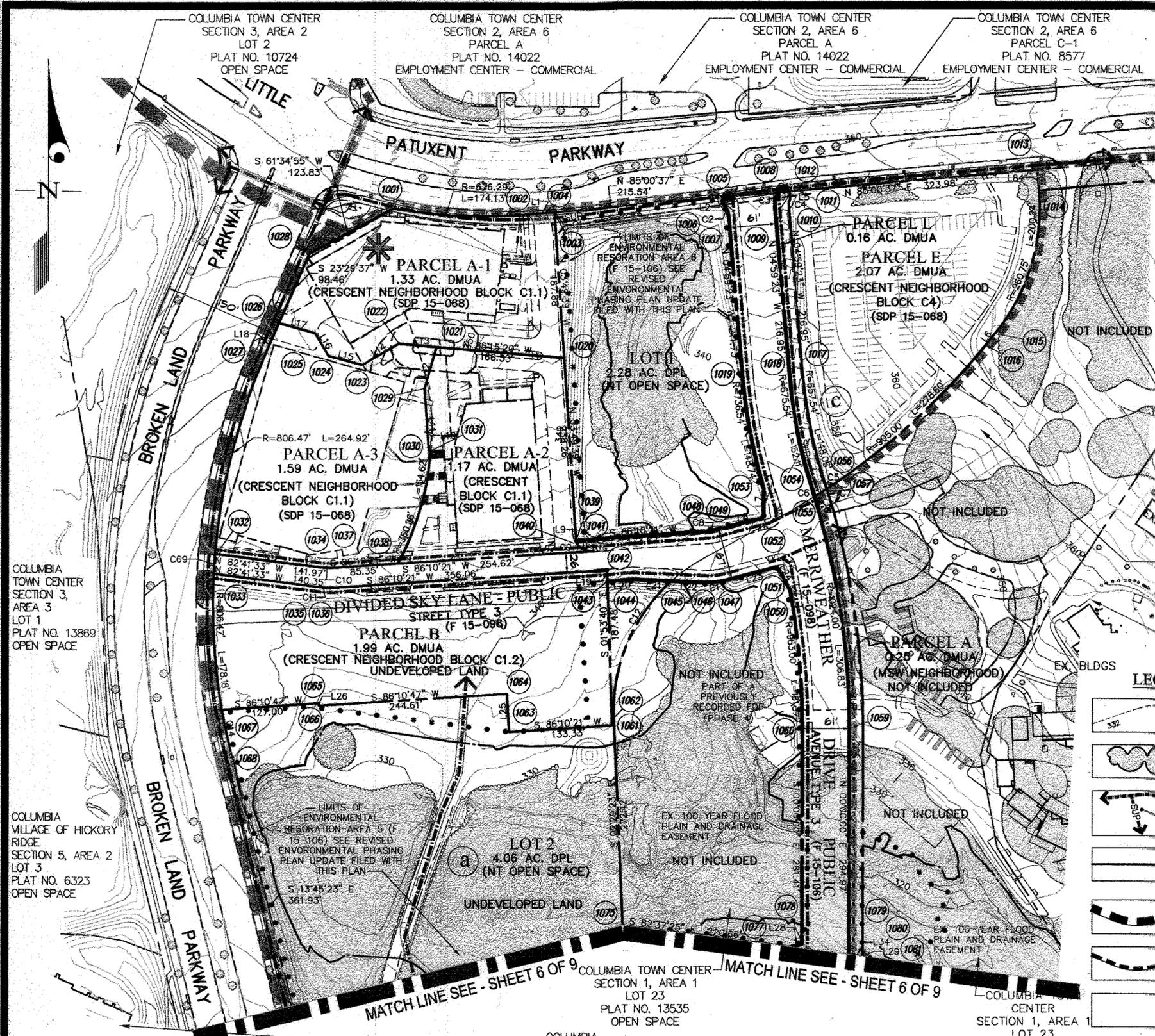
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

PROFESSIONAL CERTIFICATION

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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 125.0A.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 125.0A.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 125.0A.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 125.0A.9(F)(2) OF THE ZONING REGULATIONS.
 - PER SECTION 125.01.4 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 3 LOT 1 PLAT NO. 13869 OPEN SPACE
- 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
- SHARED 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.
- 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

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 LIBER 5289 FOLIO 330,
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 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

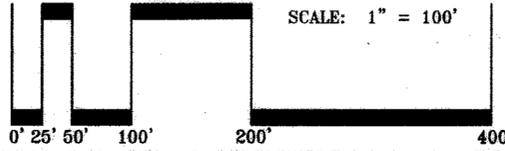
TABULATION OF LAND USE

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.	
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



PROFESSIONAL CERTIFICATION

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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
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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

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS\BY GLW\FDP Amended\11071-fdp05-09-Plan-04.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'

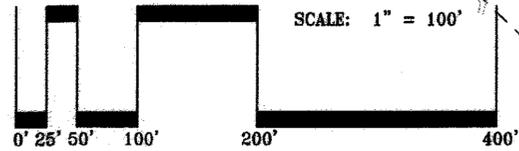
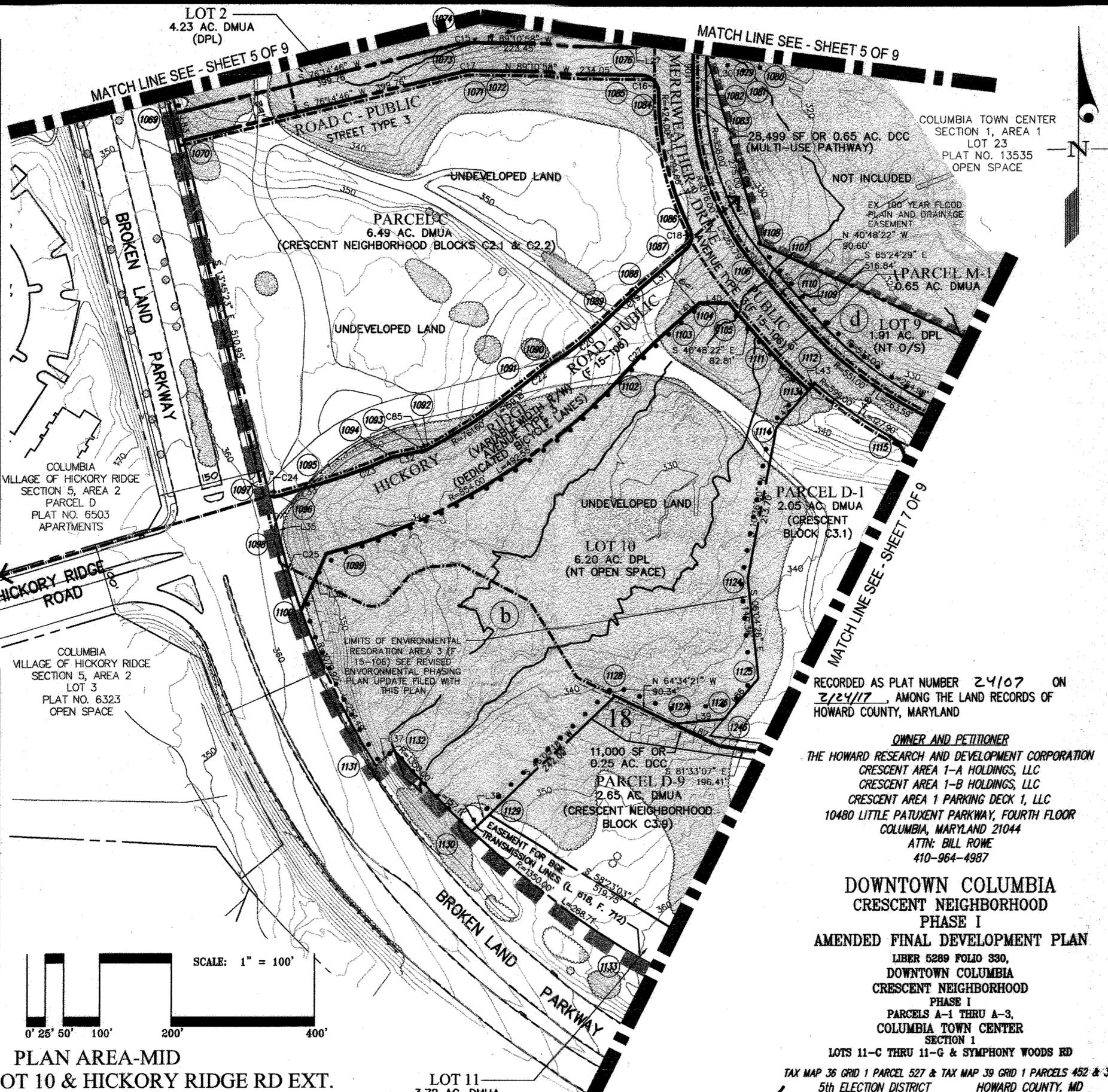
LINE	BEARING	LENGTH
L21	N 87°33'14" W	96.17'
L22	N 87°33'14" W	96.17'
L23	S 75°10'32" W	67.67'
L24	S 30°13'14" E	34.72'
L25	N 03°48'37" W	49.82'
L26	N 03°49'13" W	3.45'
L27	N 76°00'03" E	5.91'
L28	N 76°00'03" E	15.42'
L29	S 82°37'25" E	0.51'
L30	N 00°00'00" E	54.56'
L31	N 49°11'38" E	80.10'
L32	N 78°07'40" 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.

TABULATION OF LAND USE
 SEE SHEET 5 OF 9

and part of PARCELS D-1 & M-1, LOTS 2, 9, 11, & MERRIWEATHER DRIVE

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE
 HO. CO. PLAN. BD. CHAIRPERSON DATE

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

LOT 11
 3.72 AC. DMUA

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



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

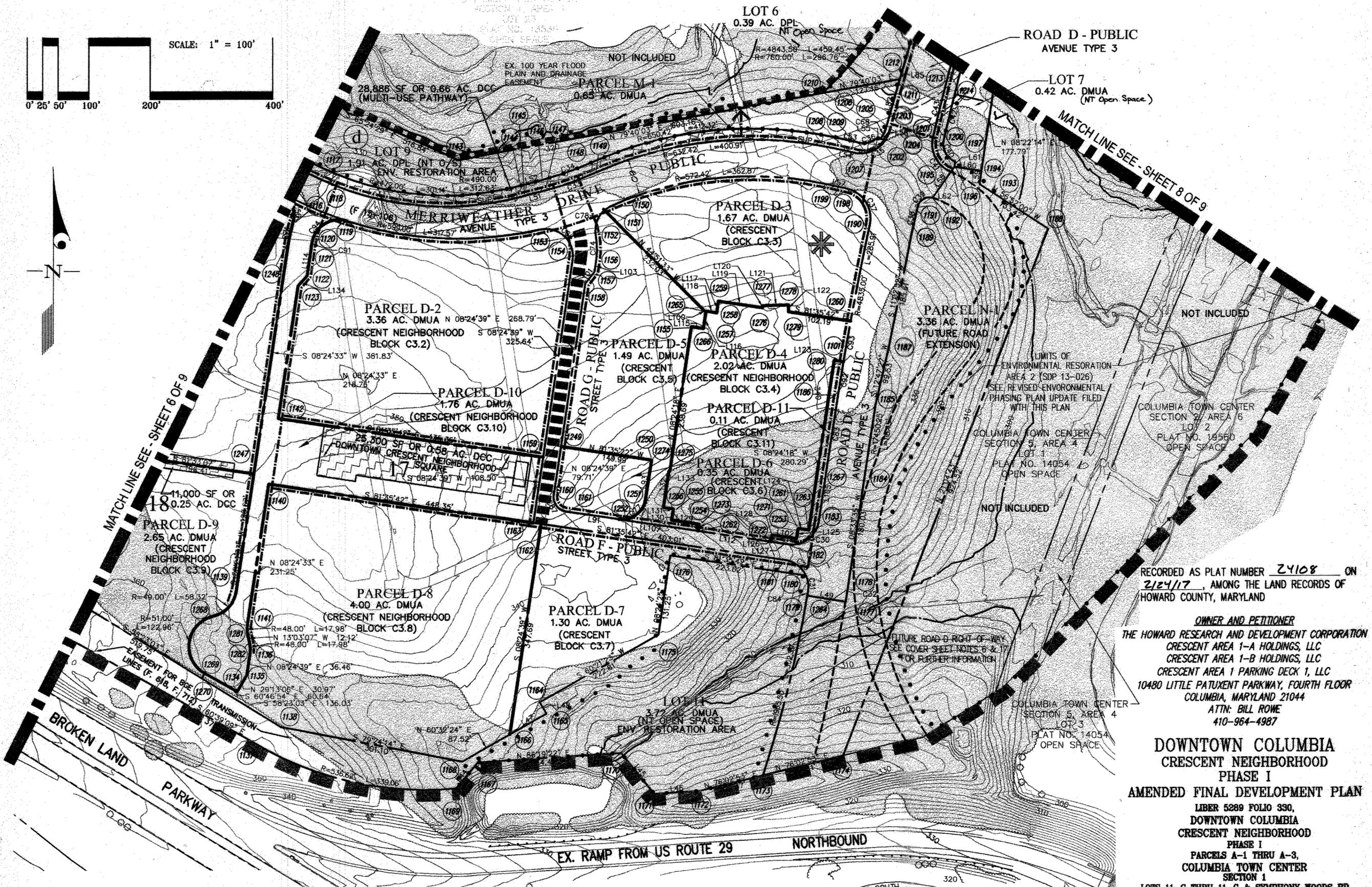
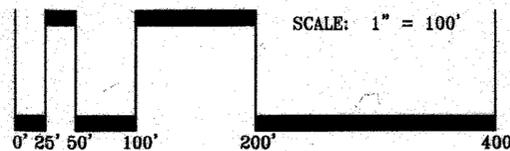
SCALE: 1"=100'

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: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS BY: G.W.FDP: Amended\11071-fdp05-08-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

L:\CAD\DRAWINGS\11071\11071-AREA_3\PLANS BY GLW\FDP_Amendment\11071-160-09-Plan.dwg
 PLOTTED: 2/9/2017 5:44 PM, LAST SAVED: 2/9/2017 5:42 PM, PLOTTED BY: Mike Treppan

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

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



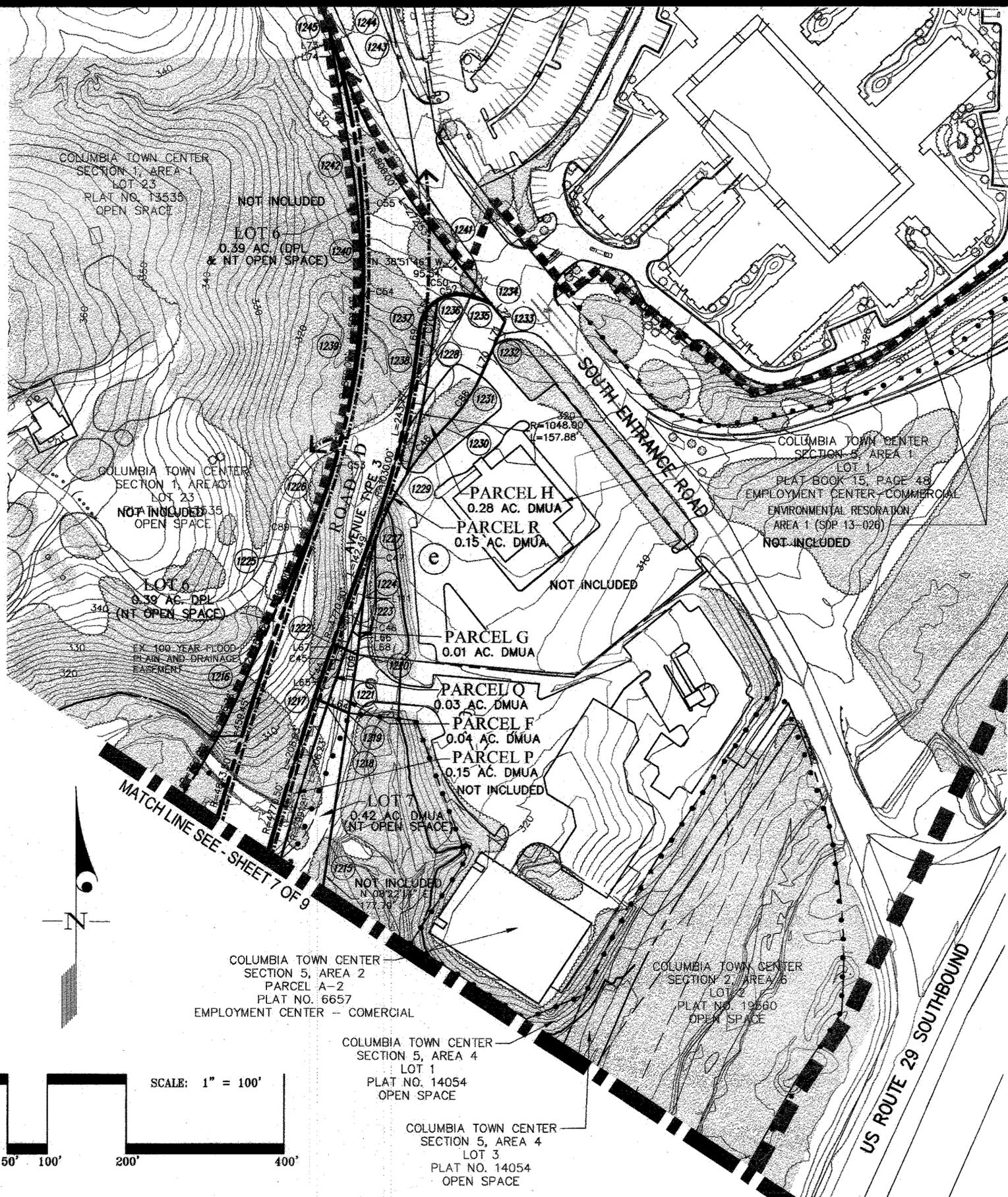
RECORDED AS PLAT NUMBER 24108 ON
2/24/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

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 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186
 DRAWN BY: *mjt* CHECK BY: *mjt* DATE: **NOVEMBER, 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 CLIENT\11071-1605-09-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	