

1 **TRADEPOINT ATLANTIC, LLC** * **BEFORE THE**
 2 **PETITIONER** * **PLANNING BOARD OF**
 3 **ZRA-210** * **HOWARD COUNTY, MARYLAND**

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7 **MOTION: Recommend approval of ZRA-210.**

8 **ACTION: *Approved with Amendments; Vote 5-0.***

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 11 **RECOMMENDATION**

12 On October 10, 2024, the Planning Board of Howard County, Maryland, considered the petition of The
 13 Tradepoint Atlantic, LLC (Petitioner) to amend the Corridor Employment (CE) zoning district (Section
 14 127.2.B) as follows:

- 15 • To add “Warehousing, within a flex space” as the 45th permitted use for the district.

16 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)
 17 Technical Staff Report.

18 **Testimony**

19 Ms. Mande Heinl, Esq., of Saul Ewing, LLC, representing the petitioner, stated that her client desires
 20 to redevelop the property located at 9299 Washington Blvd., into a full-service supply chain logistics center to
 21 serve the Tradepoint Atlantic facility in Baltimore County. The Property is in the Corridor Employment (CE)
 22 zoning district, and they are seeking greater flexibility for uses at the site with this proposed amendment. She
 23 noted that the rationale for the proposed amendment included the following:

- 24 • Provides greater flexibility in permitted uses to attract companies,
- 25 • Ensures the long-term viability of the County's industrial economy and
- 26 • Supports the County's goals to increase the number of middle-income jobs in the warehousing sector.

27 Ms. Heinl asserted that the proposal is consistent with the intent of the district and is self-limiting by
 28 the addition of the “within a flex space” criteria. She elaborated that since flex space is already permitted and
 29 must have rear loading – this amendment won’t compromise design considerations along the corridor. Mr. Marc
 30 Salotti, Managing Director for Tradepoint Atlantic, provided additional background in support of the
 31 amendment. He indicated that demand of for facilities with diverse uses including warehouse and distribution
 32 space will continue to grow. Their facility at the target location would include offices in addition to supply
 33 chain logistic uses and would consist of three buildings, totaling 500,000 square feet of space and 5000 total
 34 jobs. Mr. Aaron Tomarchio, VP of Corporate Affairs for Tradepoint, indicated that they looked at the Rt. 1

1 corridor in Howard County due to its' favorable location, and stated that their facility would be consistent with
2 Howard County's policy's for this important employment and transportation corridor.

3 Ms. Mosier asked the petitioners to further explain how the flex space design and this use would impact
4 building design and layout. Mr. Salotti indicated that there could be a variety of interior layouts for the flex
5 space potion and that there would be office space fronting the corridor with ancillary warehouse flex space.
6 Mr. Stevens asked where warehousing was already allowed. Mr. Conrad responded that it's permitted in M-1
7 but by tying it to the flex space in the CE it becomes limited to flex space structures. Mr. Stevens further asked
8 about whether the code currently differentiates between light and heavy warehousing. Ms. Eisenberg indicated
9 that there is only the one warehousing definition.

10 Mr. Cecil further asked about this possible difference between light and heavy warehousing as
11 suggested in the DPZ staff report. He expressed concern about the possible impact of increased truck traffic.
12 Mr. Salotti indicated that there are only a few of the larger CE zoned properties on Rt. 1 that would be suitable
13 for these larger flex space structures. Ms. Eisenberg responded that each individual project would be reviewed
14 for its impacts and potential transportation mitigation improvements. Ms. Mosier asked how the typical traffic
15 would compare to the food distribution centers at Rt 175 and the Fedex/UPS sites. Mr. Salotti indicated that
16 these distribution facilities have all day truck cycling, and the Tradepoint impact would be far less.

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19 **Board Discussion and Recommendation**

20 In the work session, Ms. Mosier asked if the Board agreed to recommend additional language regarding
21 activity centers and suggested recommending approval with consideration for more restrictions within activity
22 centers. Mr. Cecil read the language from the staff report and Board members concurred that would reflect
23 their concerns. Mr. McAliley asked if the language should include the update of the Rt. 1 Design Manual and
24 Ms. Eisenberg responded that that would be a separate process from this text change.

25 Ms. Mosier motioned to recommend approval of ZRA-210 with an amendment. Mr. Godsey seconded
26 the motion. The motion passed 5-0.

27 The amendment is:

- 28 1. Consider additional language be incorporated into the regulatory standards to ensure that any future
29 warehouse use within a flex space inside Activity Centers be light or small-scale and compatible
30 with the surrounding properties.

31 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 23rd day of
32 October 2024, recommends that ZRA-210, as described above, be APPROVED WITH AMENDMENTS.

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HOWARD COUNTY PLANNING BOARD

Signed by:

Kevin McAliley

Kevin McAliley, Chair

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Signed by:

James Cecil

James Cecil, Vice-chair

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Mason Godsey

Mason Godsey

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Mark Stevens

Mark Stevens

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Signed by:

Barbara Mosier

Barbara Mosier

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ATTEST:

DocuSigned by:

Lynda Eisenberg

Lynda Eisenberg, AICP, Executive Secretary

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