

*Internal Memorandum*

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. __-2026 granting a variance for government uses from certain height restrictions for the construction of the Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

To: Brandee Ganz
Chief Administrative Officer

From: Samantha M. Cobb, Director
Department of General Services

Date: January 22, 2026

^{Initial}
SMC

The Department of Public Works has been designated coordinator for the preparation of testimony relative to granting a variance for government uses from certain height restrictions for the construction of the new Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

Capital Project C-0375 – Elkridge Community Center and 50 Plus Center, was approved to include the design and construction of capital improvements on-site. The Community Center project consists of constructing a new appx 72,000 gross square-foot recreation center with classrooms, studios, social spaces, daycare, playgrounds, courts, skatepark and gymnasium in addition to the 50 Plus Center and associated parking. The project includes a gross acreage of 25.21 acres with Phase I focused on 14.34 acres. Phase II will include outdoor Amenities such as Tennis Courts, Basketball Courts along with associated infrastructure and Phase III will include an indoor pool which will be an addition to this Phase I building.

The gym being constructed as part of this project will be 48 feet in height. The building height was minimized to the maximum extent practical, given site conditions and facility operational needs. Alternative building types were investigated during the design process, however the proposed gym design was determined to be the most effective for the County to run programming and anticipated tournaments.

The department has presented Site Development Plan No. 26-018 to the Department of Planning & Zoning for review and approval. In order to construct the Elkridge Community Center and 50 Plus Center, a variance from the 34-foot height limitation for principal structures in the R-SC (Residential: Single Cluster) Zoning District is required.

The total costs for the design and construction of the project is currently estimated at \$88.88M, of which \$36.88M has currently been approved in the Howard County Capital Budget through current fiscal year 2026.



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

Cc: Jennier Sager
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