


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2015 pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive to grant an easement containing a total of approximately 0.537 acres on certain real property owned by the County located at 10741 Little Patuxent Parkway, Columbia; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to grant the easement if he finds that the land may have a further public use.

To: Lonnie R. Robbins
Chief Administrative Officer

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

Date: November 24, 2015

The Department of Public Works has been designated coordinator for the preparation of testimony relative to the conveyance of an easement.

The County is the owner of certain real property commonly known as 19741 Little Patuxent Parkway, Columbia, Maryland and shown as Parcel 275, Lot C-1 on Tax Map 35 containing approximately 1.491 acres (the "County Property"). The property was acquired from Patuxent Parkway, LLC by Deed dated October 18, 2013 and recorded in the Land Records of Howard County, Maryland in Liber 15385, folio 444.

Howard Community College (the "College") is the owner of certain real property commonly known as 10901 Little Patuxent Parkway, Columbia, Howard County, Maryland and shown as (i) Bulk Parcel B, Parcel 047, (ii) Bulk Parcel A, Parcel 47, (iii) Lot 2, Parcel 371, and (iv) Open Space Lots A-1, A-2, and A-3, Parcel 081, all on Tax Maps 35 and 36 for Howard County, Maryland (the "College Property") which is adjacent to the County Property.

The College has approved Capital Project M-0542 – FY 2015 Campus Roadways and Parking for the expansion of on-site parking by adding new lots and parking decks as necessary and as part of that project has submitted a site development plan (SDP-16-003) for the construction of the Howard Community College Parking Garage East No. 2 located on Bulk Parcel B, Parcel 047 of the College Property (the "Parking Garage") to provide parking for students and the general public.

November 24, 2015

The College has determined that in order to provide access to the Parking Garage from Little Patuxent Parkway it must cross property owned by Peverley/Redding and the County and has presented a revision plat to the County, Final Plat No. F-16-_____ prepared by KCI Technologies, Registered Professional Engineers and Land Surveyors, titled "A Plat of Revision of Lots C-1 & C-2, Plat Book 26, Page 47, Columbia Town Center, Section 6, Area 2, Lots C-1 and C-2" (the "Plat"), which Plat shows a private use in common access easement through the County and Peverley/Redding properties. In addition to the access to the parking garage, the College will be improving and utilizing the existing storm water management facility located on the County Property.

The College has asked for the following easements (collectively the "Easement"), as shown on Exhibit A attached to the Resolution, which crosses the County Property:

1. Private Variable Width Use-in-Common Access Easement for Lot A-2 and Parking Garage and Private Stormwater Management Access & Utility Easement for Lot A-2, 9,369 Sq. Ft. or 0.215 Ac., more or less.
2. Private Stormwater Management Facility, Access & Utility Easement 14,032 Sq. Ft. or 0.322 Ac., more or less.

The Department of Public Works has reviewed and approved the proposed conveyance of the Easement. The entrance onto the College Property from Little Patuxent Parkway has the following benefits:

1. Direct access to 1200 parking spaces from Little Patuxent Parkway reduces on campus traffic.
2. Reduces the demand of the two existing college entrances along Little Patuxent, especially the main entrance across from Harper's Farm Road.
3. Decreased traffic backups on westbound Little Patuxent Parkway due to college bound traffic. These backups sometime extend from Harper's Farm Road to Governor Warfield Parkway, a distance of a half a mile.

If it Easement is conveyed, it will increase the demand on the eastern college entrance from Little Patuxent Parkway to Faculty Drive. There is currently no deceleration lane on this entrance and this road would service not only the existing 500 space garage but also the proposed 720 space expansion.

November 24, 2015

The Department of Public Works performed an in-house appraisal valuation to determine the value for the conveyance of the Easement to the College. The estimated fair market value of the Easement is \$59,432.00. The estimated cost for the construction of the parking garage is \$16,400,000.00. The department feels that the benefits to the students and the community of this new Parking Garage and a second access to the College and since the County provides funding to the College, that the College should not be required to pay for this easement.

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

cc: Lynn Coleman, Howard Community College
Jennifer Sager
File

RIM/Legislation/2015/Grempler/Testimony