

County Council Of Howard County, Maryland

2015 Legislative Session

Legislative Day No. 13

Resolution No. 183 -2015

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION 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.

Introduced and read first time December 7, 2015.

By order Jessica Feldmark, Administrator

Read for a second time at a public hearing on December 21, 2015.

By order Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on January 4, 2016.

Certified By Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County is the fee simple owner of certain real property known as Parcel  
2 275, Lot C-1 on Tax Map 35 containing approximately 1.491 acres as acquired from Patuxent  
3 Parkway, LLC by Deed dated October 18, 2013 and recorded in the Land Records of Howard  
4 County, Maryland in Liber 15385, folio 444 (the “County Property”); and

5  
6           **WHEREAS**, Howard Community College (“Community College”) is constructing a new  
7 parking garage to provide additional parking; and

8  
9           **WHEREAS**, the Community College has submitted a plat entitled “Plat of Revision of  
10 Lots C-1 & C-2, Plat Book 26, Page 47, Columbia Town Center, Section 6, Area 2, Lots C-1 and  
11 C-2” a draft of which is attached hereto as Exhibit A; and

12  
13           **WHEREAS**, in addition to the existing entrance, the design of parking garage will  
14 provide access at a second location on Little Patuxent Parkway; and

15  
16           **WHEREAS**, in order to provide access to the parking garage from Little Patuxent  
17 Parkway, easements are needed across the County Property and the adjacent lot along Little  
18 Patuxent Parkway, Lot C-2, which is owned in fee simple by George C. Peverly, III and Daniel  
19 H. Redding; and

20  
21           **WHEREAS**, the Community College has asked for the following easements  
22 (collectively, the “Easements”), as shown in Exhibit A, across the County Property:

- 23           (1) Private Variable Width Use-in-Common Access Easement for Lot A-2 and Parking  
24           Garage and Private Stormwater Management Access & Utility Easement for Lot A-2,  
25           9,369 Sq. Ft. or 0.215 Ac., more or less; and  
26           (2) Private Stormwater Management Facility, Access & Utility Easement 14,032 Sq. Ft.  
27           or .322 Ac., more or less; and

28  
29           **WHEREAS**, the Department of Public Works has reviewed and approved the proposed  
30 Easements; and

1           **WHEREAS**, Section 4.201, “Disposition of Real Property,” of the Howard County Code  
2 authorizes the County Council to declare that property is no longer needed for public purposes  
3 and also authorizes the County Council to waive advertising and bidding requirements for an  
4 individual conveyance of real property upon the request of the County Executive; and  
5

6           **WHEREAS**, as a matter of course, even when the County retains fee ownership of the  
7 property and continues its use of the property upon which an easement is granted, the County  
8 Executive requests the County Council to approve the easement under Section 4.201; and  
9

10           **WHEREAS**, the County Council has received a request from the County Executive to  
11 waive the advertising and bidding requirements in this instance for the grant of the Easements to  
12 the Community College.  
13

14           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
15 Maryland, this 4th day of January, 2016, that the following Easements are  
16 granted to Howard Community College:

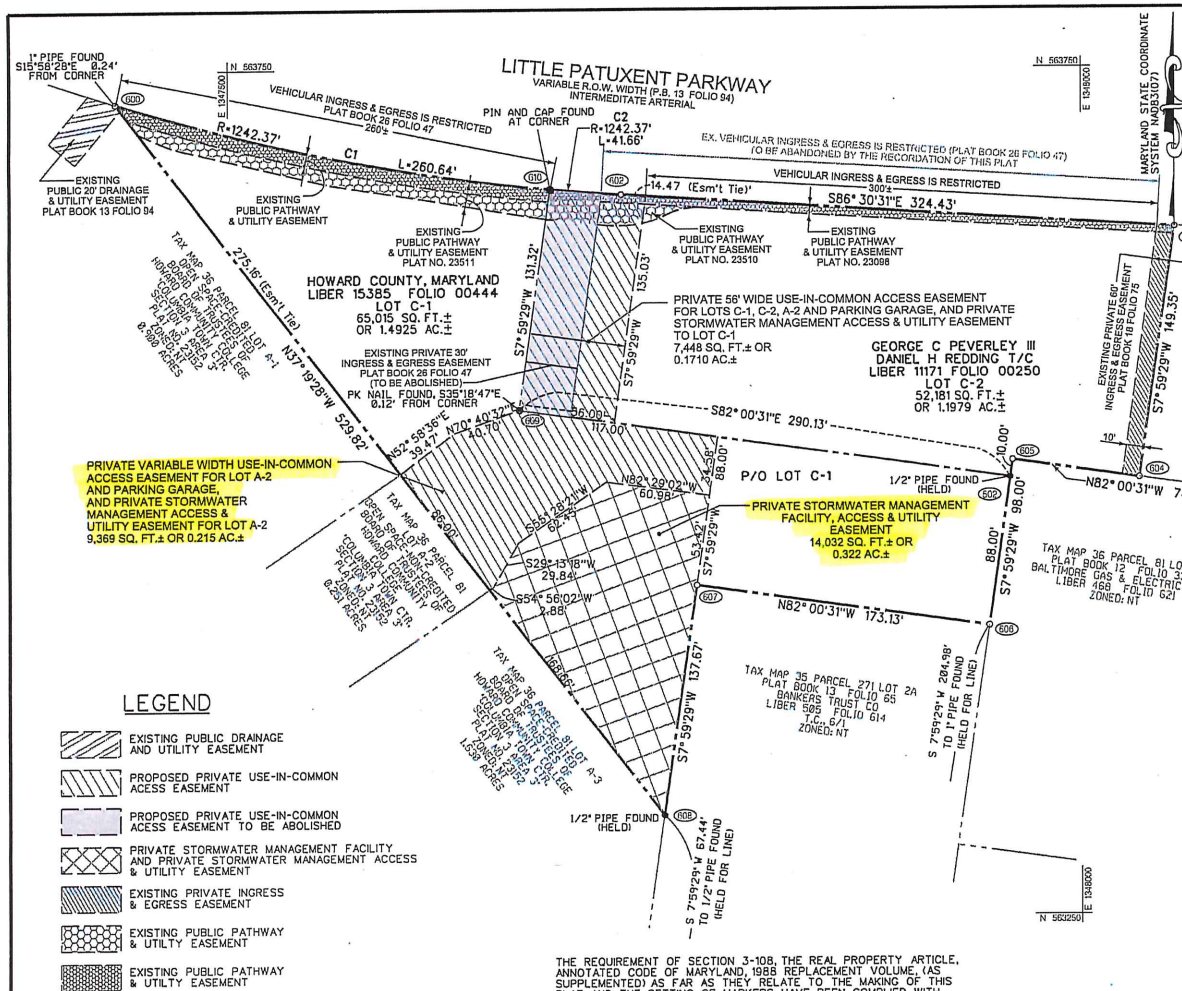
- 17           (1) Private Variable Width Use-in-Common Access Easement for Lot A-2 and Parking  
18           Garage and Private Stormwater Management Access & Utility Easement for Lot A-2,  
19           9,369 Sq. Ft. or 0.215 Ac., more or less; and  
20           (2) Private Stormwater Management Facility, Access & Utility Easement 14,032 Sq. Ft.  
21           or .322 Ac., more or less (collectively the “Easements”).  
22

23           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
24 Executive and having held a public hearing, the County Council declares that the best interest of  
25 the County will be served by authorizing the County Executive to waive the usual advertising  
26 and bidding requirements of Section 4.201 of the Howard County Code for the conveyance of  
27 the Easements to Howard Community College.  
28

29           **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the land  
30 to be subject to the Easements may have a further public use which the easement will deter and,

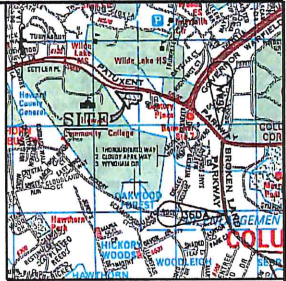
1 therefore, that the Easements should not be granted, he is not bound to grant the Easements in  
2 accordance with this Resolution.





NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	12° 01' 13"	130.80'	260.64'	1242.37'	260.17'	S 78° 34' 39" E
C2	1° 55' 16"	20.83'	41.66'	1242.37'	41.65'	S 85° 32' 53" E

NO.	NORTHING	EASTING
502	563508.5934	1347958.229
600	563730.5013	1347434.1629
602	563675.7439	1347730.7027
603	563655.9870	1348054.5267
604	563508.0874	1348033.7635
605	563518.4963	1347959.6193
606	563421.4479	1347945.9950
607	563445.5169	1347774.5475
608	563309.1807	1347755.4077
609	563548.5934	1347670.9178
610	563678.9771	1347689.1750



VICINITY MAP  
 LICENSE NO. 2060107  
 ADC MAP 15, E6  
 SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83(2007), AS PROJECTED FROM THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 3604 N 560,849.3491 E 1,350,037.4422  
 36AA N 562,804.8537 E 1,349,906.1701
- THE SUBJECT PROPERTY IS ZONED F-70-036C, C-2, AND C-2.1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW STRUCTURES TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A. WIDTH - 12' (6" SERVING MORE THAN ONE RESIDENCE)  
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)  
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
 D. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25,000 LBS)  
 E. DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS AND FLOODPLAIN.
- DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 20, 2013, BY KCI TECHNOLOGIES, INC.
- AREAS SHOWN HEREON ARE MORE OR LESS (±)
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE.
- THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- LOCATIONS ON SITE:  
 11. DENOTES ANGULAR CHANGE IN BEARING OR BOUNDARY OR RIGHT-OF-WAY.  
 12. DENOTES PIPE FOUND.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINE TO BE IN ACCORDANCE WITH FDP-2-13-A CRITERIA.
- A USE-IN-COMMON MAINTENANCE AGREEMENT IS REQUIRED IN CONSIDERATION OF ANY CONVEYANCES OF THE SUBJECT PROPERTY TO REMAIN.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOTS C-1 AND C-2 TO REMAIN.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: F-70-036C, F-70-87C, F-74-036C, FDP-84-A, SDP-73-051c AND SDP-78-083c.

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. ±

PRIVATE STORMWATER MANAGEMENT FACILITY, ACCESS & UTILITY EASEMENT 14,032 SQ. FT. ± OR 0.322 AC. ±

LEGEND

- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- PROPOSED PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PROPOSED PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BE ABOLISHED
- PRIVATE STORMWATER MANAGEMENT FACILITY AND PRIVATE STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
- EXISTING PRIVATE INGRESS & EGRESS EASEMENT
- EXISTING PUBLIC PATHWAY & UTILITY EASEMENT
- EXISTING PUBLIC PATHWAY & UTILITY EASEMENT

THE REQUIREMENT OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.6904 AC. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC. ±
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC. ±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.6904 AC. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC. ±
TOTAL AREA TO BE RECORDED	2.6904 AC. ±

PROPERTY OWNERS

EDWARD W. SIEGERT, L.S. MD 21706  
 LOT C-1  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELLICOTT CITY, MARYLAND 21044  
 JAMES M. IRVIN, DIRECTOR  
 DEPARTMENT OF PUBLIC WORKS, HOWARD COUNTY, MARYLAND  
 (OWNER OF LOT NO. C-1)  
 GEORGE C. PEVERLY, III AND DANIEL H. REDDING  
 OWNERS LOT C-2

PROPERTY OWNERS

LOT C-1  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELLICOTT CITY, MARYLAND 21044  
 LOT C-2  
 GEORGE C. PEVERLY III  
 DANIEL H. REDDING  
 10735 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MD 21044



PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUPERCEDE TOWN CENTER PLANS FOR LOT C-1 AND AREA 2 LOTS C-1 AND C-2 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN PLAT BOOK 26 FOLIO 47, TO ABOLISH THE EXISTING 30' INGRESS & EGRESS EASEMENT AND ADD A 50' USE-IN-COMMON ACCESS AND SWI ACCESS AND UTILITY EASEMENT ACROSS LOT C-2, TO ADD USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT AND STORMWATER MANAGEMENT ACCESS AND UTILITY EASEMENTS ACROSS LOT C-1, AND TO REVISE A PORTION OF THE PREVIOUSLY RECORDED VEHICULAR INGRESS & EGRESS RESTRICTION ALONG LITTLE PATUXENT PARKWAY.

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, (OWNER LOT C-1), GEORGE C. PEVERLY, III, AND DANIEL H. REDDING, (OWNERS OF LOT C-2) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT AREA SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND FLOOD PLANS, STORM DRAINAGE AND OPEN SPACE WHERE APPLICABLE; AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS \_\_\_ DAY OF \_\_\_, 2015.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

JAMES M. IRVIN, DIRECTOR HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS (OWNER LOT C-1)  
 GEORGE C. PEVERLY, III AND DANIEL H. REDDING (OWNERS LOT C-2)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RECORD PLAT OF THE LANDS CONVEYED BY PATUXENT PARKWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO HOWARD COUNTY, MARYLAND BY DEED DATED OCTOBER 18, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND LIBER NO. 15385 AT FOLIO 444, AND THE LANDS CONVEYED BY P & R, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO GEORGE C. PEVERLY, III AND DANIEL H. REDDING BY DEED DATED APRIL 2, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1171 AT FOLIO 250 AND THAT ALL MONUMENTS PLAT BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, REGISTRATION NO. 21706, EXPIRATION DATE, JUNE 2, 2017.

EDWARD W. SIEGERT  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21706 \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

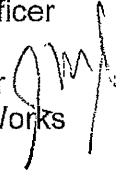
PLAT OF REVISION OF LOTS C-1 & C-2 (PLAT BOOK 26 PAGE 47)  
**COLUMBIA TOWN CENTER SECTION 6, AREA 2 LOTS C-1 AND C-2**  
 TAX MAP 35 GRID 6 PARCEL 275 FIFTH ELECTION DISTRICT HOWARD COUNTY, MD ZONING: NT/Employment Center COMMERCIAL (FDP 84-A) SCALE: 1"=50' NOVEMBER 12, 2015

GRAPHIC SCALE  
 50 0 25 50 100  
 (IN FEET)  
 1 inch = 50ft. SHEET 1 OF 1

**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.

Lonnie R. Robbins, Chief Administrative Officer  
Page – 3

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



*For the File*

**FW: Council Resolution No. 183-2015**

Feldmark, Jessica

**Sent:** Friday, December 04, 2015 1:47 PM  
**To:** Wimberly, Theo; Sayers, Margery  
**Attachments:** 20151204134134052.pdf (182 KB)

Jessica Feldmark  
Administrator  
Howard County Council  
410-313-3111  
jfeldmark@howardcountymd.gov

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**From:** Sager, Jennifer  
**Sent:** Friday, December 04, 2015 1:47 PM  
**To:** Hackett, Tina; Feldmark, Jessica; Glendenning, Craig  
**Cc:** Irvin, Jim  
**Subject:** RE: Council Resolution No. 183-2015

Revised version is attached.

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**From:** Hackett, Tina  
**Sent:** Friday, December 04, 2015 9:03 AM  
**To:** Feldmark, Jessica; Glendenning, Craig  
**Cc:** Sager, Jennifer; Irvin, Jim  
**Subject:** Council Resolution No. 183-2015

Jessica/Craig:

At the meeting yesterday, the following additional information was requested regarding Council Resolution No. 183-2015.

1. Purchase Price: The County purchased the Grempler property on October 18, 2013 for a price of \$1,600,000.00.
2. Capital Project – the capital project noted in the testimony is incorrect. The correct capital project number should be M0542 Campus Roadways and Parking. I have revised the testimony memo to reflect the correct capital project and will deliver it to you as soon as the Director signs it.

Thanks.

*Tina*

Tina D. Hackett, Chief, Real Estate Services Division  
Department of Public Works  
George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043  
Telephone: 410-313-3260  
E-mail: [thackett@howardcountymd.gov](mailto:thackett@howardcountymd.gov)  
Fax: 410-313-3408

**Work Hours: 7:00 a.m. – 4:00 p.m.**

*“Advancing the quality of life for our community by providing an exceptional level of public service.”*



# Howard County

*Internal Memorandum*

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**To:** Lonnie R. Robbins  
Chief Administrative Officer

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

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The College has approved Capital Project M-0526 – FY 1996 Campus 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

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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.

Lonnie R. Robbins, Chief Administrative Officer  
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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