



# Howard County Council

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Calvin Ball, Chairperson  
District 2  
Jon Weinstein, Vice Chairperson  
District 1  
Jennifer Terrasa  
District 3  
Mary Kay Sigaty  
District 4  
Greg Fox  
District 5

**Legislative Work Session**  
Howard County Council  
Monday, September 26, 2016  
Banneker Room  
4:30 p.m.

### Minutes (Approved)

The Chairperson opened the work session at 4:32 p.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Mary Kay Sigaty; Jen Terrasa. Greg Fox joined the meeting at 4:59 p.m. following the discussion of CB59-2016.

Staff Present: Jessica Feldmark, Council Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

#### **Council Bill 59-2016 (ZRA 164)**

Ed Wilson, Co-Chair of the Energy Task Force; Jamie Frazier, President of the Howard County Chapter of the Homebuilders Association; and Lynn Moore, farmer and Agricultural Land Preservation Board Chair, discussed the legislation from their perspectives and answered questions from the Council.

#### **Council Bill 64-2016**

Mr. Glendenning provided an update on that his office has not yet been able to begin the field work of the financial audit.

#### **Council Bill 65-2016**

Jeff Bronow provided an overview of land uses within the Tiber-Hudson Watershed, plans in progress, and remaining development capacity under the zoning. Jim Irvin and Mark DeLuca answered questions regarding stormwater retrofits for County properties in the watershed and improvements to existing stormwater facilities throughout the watershed. Lori Lilly shared her perspective from time working to clear and restore stream channels in the watershed.

Council Members requested the following additional information:

- The acreage for each subdivision listed in the “Undeveloped – Plans Under Review” chart

- Clarification on how current SWM regs for the watershed (100-yr) apply to minor infill projects
- Past building permit data for the watershed to see recent trends in development patterns
- Timeline and process to apply for potential federal assistance to fund stormwater retrofits
- A map to show properties with 100-yr swm, 10-yr swm, and no swm
- Clarification of the Administration's position on this legislation

### **Affordable Housing in Downtown Columbia**

Schools – Jeff Bronow provided an overview of the updated student yield information available from the Metropolitan and answered questions from the Council. Regarding potential future changes to APFO, Mr. Kuc answered questions regarding the conditions under which such changes could be applied to properties subject to the DRRA.

Council Members requested the following additional information:

- Written opinion from the Office of Law on the conditions under which the Council can apply new legislation to impact properties subject to the DRRA, notwithstanding the DRRA

Parking – Val Lazdins clarified that if parking requirements are kept at their current levels, DPZ could continue to approve reductions based on parking analysis for each specific project.

Council Members requested the following additional information:

- Clarification of the current process for approving parking reductions
- Clarification on any current discussion about parking reductions for the proposed redevelopment of Toby's

The New Cultural Center – Scott Armiger of Orchard Development and Matt Herbert and Nick Mansberger of Design Collective provided an overview of plans for the project. Earl Armiger, Tom Carbo, and Greg Fitchitt joined them in answering questions from the Council.

Council Members requested the following additional information:

- A document to illustrate all of the interconnected agreements and instruments necessary to achieve each of the projects envisioned by this package
- An amendment to the DRRA to clarify that HRD will remove any restrictive covenants on the Flier Building
- Clarification on safeguards controlling costs in this no-bid project

The meeting was adjourned at 8:13 p.m.