



Howard County Council

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

COUNCILMEMBERS

Liz Walsh, Chairperson
District 1
Opel Jones, Vice Chairperson
District 2
Deb Jung
District 4
Christiana Rigby
District 3
David Yungmann
District 5

Minutes (Approved)
County Council Work Session
Friday, January 22, 2021
9:30 a.m.
Via WebEx and live-streamed

Chair Walsh the meeting to order at 9:33

Attendees:

Councilmembers – Chair Liz Walsh; Vice-chair Opel Jones; Deb Jung; Christiana Rigby; and David Yungmann

Staff – Theodore Wimberly, Acting Council Administrator; Gary Kuc, Solicitor; Margery Sayers, Executive Assistant;

Council Bill 7 – 2021 (ZRA 192) Discussion – Sang Oh gave a summary of the Savage MARC station development. The station is being developed with the use of a TIF. The project as developed will have 5,700 sq. ft. retail, 101,000 sq. ft. office, 400 – 500 apartments. The developer would like to build a 100 ft. hotel and a 180 ft apartment building.

Additionally, the following issues that were discussed:

- Currently, the tallest building in the County is the Tenable building (168 ft.);
- 180 ft. will result in an approximately a 16-story building;
- The developer stated that there will be MIHU built on-site and alternative compliance will not be sought;
- The need for special fire fighting equipment was discussed. Chief Anuszewski stated that currently the equipment in the County can reach a max. of 100 feet. Also, taller buildings are now designed with special materials and are required to have fire suppression devices incorporated. DFRS believes, together with existing mutual aid agreements, that they can handle an 180 ft building. Lastly, there is a Capital Project (Waterloo) that will assist in the fire coverage of the proposed building;
- The timing of ZRA submittals and incorporation while the General Plan is underway; and
- Pupil yields for similar developments in the County appear to be low.

Council Bill 8 – 2021 (ZRA 193) Discussion – Thomas Coale gave a summary of the ZRA petition request. The petitioner stated that properties in the Corridor Activity Center (CAC) zone have struggled with leasing the commercial portion of their developments since the inception of the zoning district. As a result, there have been several previous ZRAs seeking to reduce the amount of required commercial space. The petitioner contends that Blue Stream, the subject of ZRA 193, is within close proximity to MOMs, several big box stores (Best Buys, Costco, Lowes, Trader Joes, etc.), Restaurant Row, etc.

Additionally, the following issues that were discussed:

- The fund would be administered by the Economic Development Authority's (EDA) Board of Directors. The fund would be a revolving fund to assist underutilized properties on Route 1;
- The lack of vision for the Route 1 corridor; and
- Campaign contribution affidavits.

Chair Walsh adjourned the meeting at 11:40am.