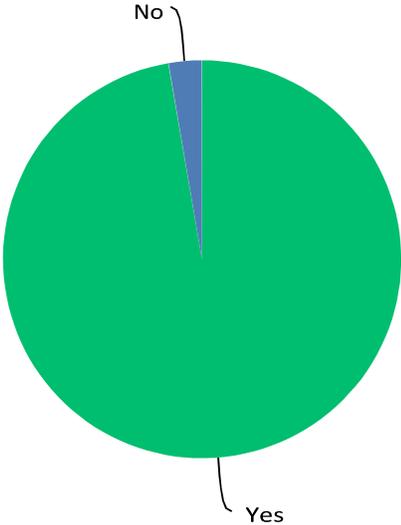


# Community Input Survey Responses for Redevelopment of Columbia Flier Building

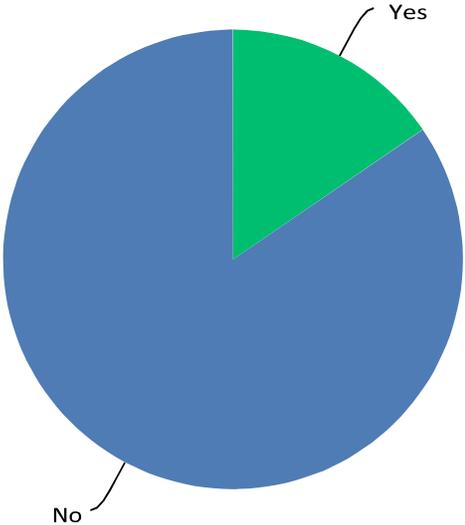
## Q1 Are you a resident of Howard County?

Answered: 111 Skipped: 0



## Q2 Do you live in the Village of Wilde Lake?

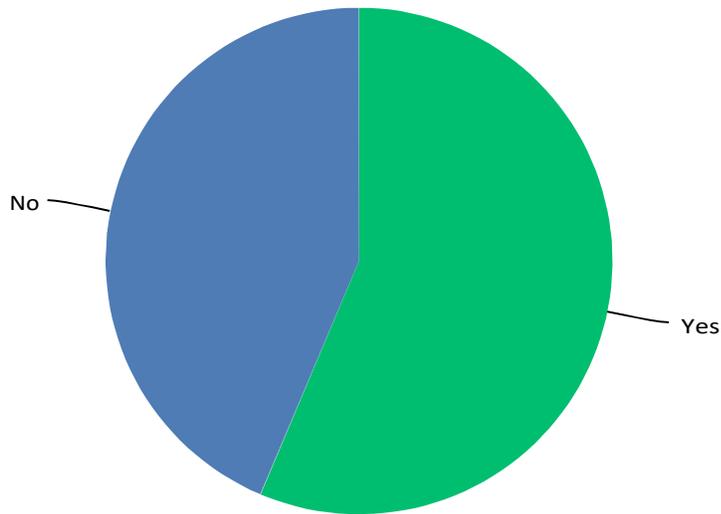
Answered: 110 Skipped: 1



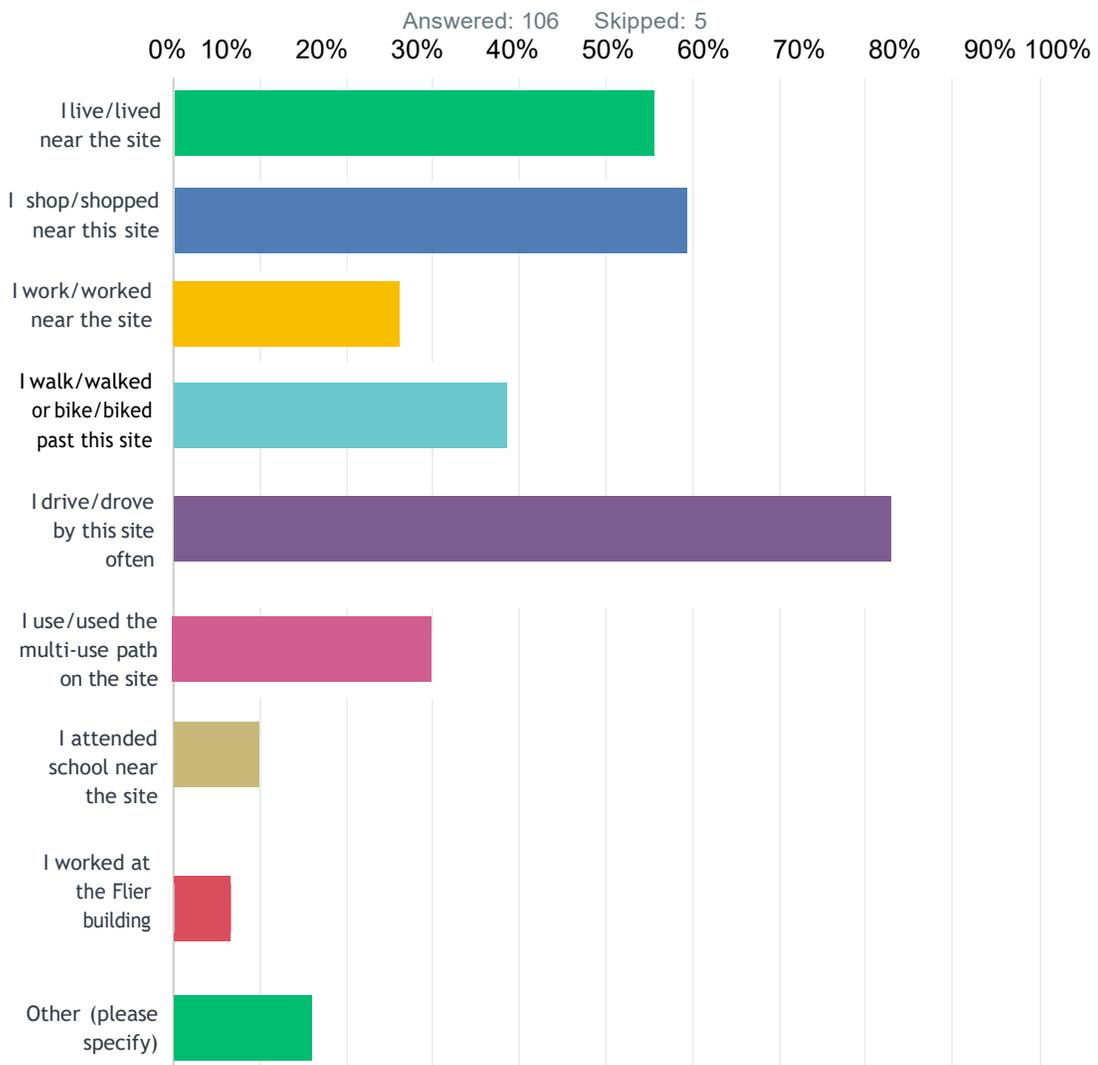
# Community Input Survey Responses for Redevelopment of Columbia Flier Building

## Q4 Do you work in Howard County?

Answered: 110 Skipped: 1



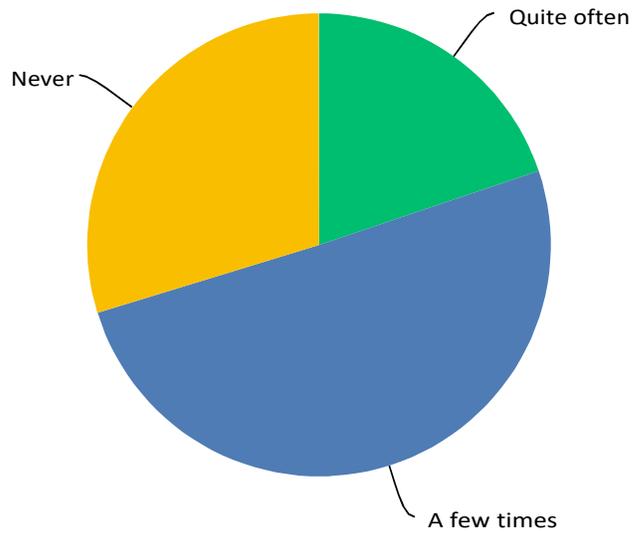
## Q5 Do you have a history with this site? Check all that apply.



## Community Input Survey Responses for Redevelopment of Columbia Flier Building

Q6 How often have you physically visited this site?

Answered: 111 Skipped: 0



*The following pages provide the detailed survey responses received from the Community Input Survey.*



	While the existing building doesn't meet the criteria for historic designation, is not ADA compliant nor energy efficient and has outdated materials that cannot be salvaged for reuse, we recognize its importance to the Columbia community. Anticipating that the site is redeveloped, is there anything you would recommend to memorialize the building, the site's publishing history, and/or the site's significance to Columbia?
1	A Columbia/Howard County Newseum - smaller version of the Newseum in Virginia.
2	A comprehensive public review of Howard County history of demolishing functional, significant and historic structures and the policies that enabled the process.
3	A historical plaque
4	A history plaque, specifically crediting Zeke Orlinsky, other key players, and a bit about history.
5	A marker that shows a picture of the previous building and provides some history on it as part of Columbia & the local architect who designed it
6	A museum/exhibition of Columbia's history including meeting space for talks and events.
7	A plaque
8	A plaque or a bench memorial explains what went on in the building.
9	A plaque like the ones used around Lake Kittimakunda.
10	A plaque or statue
11	A plaque similar to the one at Oakland Manor
12	A plaque would be nice.
13	A scale model of the building for viewing at the Columbia Archives along with the architectural drawings and other ephemera; maybe a video of the building in use in it's heyday (if it exists!)
14	A set of windows that face a wall with pictures of Columbia from the flier over the decades. Similar to the newseum's setup
15	An interpretive sign with photo would be nice to have on the property.
16	As there is no "maybe" option, I've indicated yes...perhaps, a plaque within the new structure commemorating the Columbia Flier site.
17	At least put up a plaque
18	At the very least, that portion of the building with angled windows and walls should be retained, updated, and incorporated in any new construction as the architectural and commercial landmark that it is and has been since being built. A plaque onsite could not possibly capture the sense of its status as one of the local institutions so important to area residents in the New Town's earlier days, let alone the excitement of its singular appearance. It is one of the few remaining significant buildings from Columbia's early days, since several are already gone and others (e.g. the Central Library, even Frank Gehry's Banneker fire station, and, although not a building, Symphony Woods, now AKA "the Merriweather District") are on the chopping block. As for historic designation status, I would argue that 1. in Columbia's scope, 40-something years is close enough to 50 applying to whatever original is left here; 2. the architectural features of the building are indeed indicative of the period of creativity and optimism of the '70s, prior to the materialistic me-centric '80s and '90s, and 3. expectations and standards applicable elsewhere do not necessarily apply to such New Towns as Columbia, just as their tenets differ. True, we are not historic Main Street Ellicott City, but with the current tear-down-and-replace philosophy, if we're not careful we won't have anything left to save.
19	Best photos of the building should be given to the Columbia Archives. Maybe a plaque about the building, site, publishing history, etc. could be erected on the land. Maybe a "wake" for the building could be held on the site for former Flier employees.
20	Beyond a simple text-only plaque, other possibilities might include a picture of the building both exterior and interior, preferably during its period of use by the Columbia Flier. For protection from the weather I think this makes sense inside the replacement building, either as a wall display or a freestanding display.
21	Can the distinctive wall be a part of a new building... perhaps as solar panels? Please create some thing with architectural gravitas. All of our new buildings are rectangular
22	Given that the building speaks to Columbia's history and was cutting edge when it was built, I would hope that a future building's design would honor the present building.
23	Have a small area (museum) on the first floor tracing the history of the building and writers with bios and photos.
24	Have a small space dedicated like a small permanent museum inside the new structure to memorialize the building. The museum could hold artifacts and pictures from the bygone era.
25	History of the building yes; importance of the building as publishing house and recognition of reporters and editors; architecture recognition



Community Input Survey Responses for Redevelopment of Columbia Flier Building

	While the existing building doesn't meet the criteria for historic designation, is not ADA compliant nor energy efficient and has outdated materials that cannot be salvaged for reuse, we recognize its importance to the Columbia community. Anticipating that the site is redeveloped, is there anything you would recommend to memorialize the building, the site's publishing history, and/or the site's significance to Columbia?
26	I have always liked the building, and think as much of the structure that can be maintained, should be.
27	I ran a nonprofit bicycle refurbishing center there for ten weeks last fall, and am familiar with its condition and mechanical systems. As a retired Director of Operations at a Fortune 50 company, I concur that renovating the building is economically infeasible, to say the least, from ADA, mechanical systems, energy efficiency, networking, electrical, etc. perspectives. I would like to see an RFP evaluation factor that includes memorialization, and in particular, one that values incorporating elements of the architectural features of the existing building (e.g., a sloped bronze glass atrium entrance).
28	I think the building should be repurposed as much as possible within necessary codes. For example, adding ramps or elevators could make it ADA compliant. I think images and text on a wayside marker would help explain the building history and significance to the community and its history.
29	I would hope that whoever redevelops the property would try to incorporate a similar but more efficient design rather than a square brick and mortar cookie cutter building in its place. I doubt that this could be made a proponent of the sale, but it is heartbreaking to long time Columbia residents to see our unique architecture go the way of the wrecking. At least ask the architect, Bob Moon, for his input for a memorialization.
30	I would like to see a sculpture at the site that includes a significant plaque commemorating this unique eponymous structure designed by former Rouse Company architect Robert Moon of Columbia for the specific purpose of housing the Columbia Flier newspaper staff and facilities by its owner/publisher Zeke Orlinsky and General Manager Jean Moon.
31	If it is decided that the building is to be torn down after sale, I think a plaque with an image/graphic should be used along with some text about the history of the building. Also, photos, new or old, should be given to the Columbia Association archives.
32	If possible preserve the iconic facade as part of the redeveloped site. In addition, consider constructing a model of this Flier iconic building with an impervious material (possibly a metal model) that would allow the model to be kept outside and would facilitate someone who is sight impaired to feel the shape of the building and include the model as part of a memorial with an explanatory plaque with facts about the history of the design and use of the building, and possibly some other artifacts related to its use and history In addition, consider having the memorial be part of a quiet, shaded area where benches could be provided for people to rest and reflect.
33	It would be fantastic to save the shell or at least the "odd architecture" features then develop.
34	It would be nice if the iconic slanted window wall could be reproduced or at least memorialized in the design of any new building.
35	Keep any new design to reflect the priority of green space, low signage and fit in with the other properties
36	Keep most of it, but it must be ADA compliant.
37	Keep some of the building to add to the redevelopment.
38	Keep the "corner stone" engrave it with local designer, what was there for decades, importance to the community
39	Keep the angled wall reference and the white outside
40	Maybe a marker remarking on the original bldg and the newspaper that was so essential to the community for many years.
41	No ideas... but it would be nice to do something.
42	plaque
43	Preservation of the contemporary architecture
44	Preserve the architectural design as much as possible while renovating the existing building
45	Public art piece that echoes the architecture of the building and recognizes historical significance of Patuxent Publishing?
46	Shape. Glass walls. Colors.



	While the existing building doesn't meet the criteria for historic designation, is not ADA compliant nor energy efficient and has outdated materials that cannot be salvaged for reuse, we recognize its importance to the Columbia community. Anticipating that the site is redeveloped, is there anything you would recommend to memorialize the building, the site's publishing history, and/or the site's significance to Columbia?
47	Suggest that the site serve as a public broadband communications center extending the original Columbia Flier's mission, preferably with a strong affiliation with Howard Community College. A "zoom.us" like approach covering topic areas including but not limited to online education; cultural offerings concerts; remote tours; training, testing, certification; employment; R & D to create other opportunities.....all of this to be applicable during disease related closures that we are experiencing with the COVID-19 Pandemic ...,and afterwards forever to serve the aged and/ or disabled...also during weather events or other causes shutdowns.
48	The building and the Flyer and Zeke Orlinsky captured the spirit of early Columbia
49	The building should probably be torn down, but a plaque should be place on the site to memorialize the Flier.
50	The building showcases the interesting design I've come to expect from Columbia. Preserving its contemporary architecture will remind us of Columbia's history but also fit in well with the recent redevelopment of the old Princeton Sports building nextdoor.
51	The Columbia Flier was an essential part of the early history of Columbia.
52	The history of the building and the design of the building
53	The interior open space presented a visionary concept for offices. The interior should be memorialized through photos, large models and/or a mock-up in a permanent location.
54	The location is significant to the growth of Howard County, and Howard County's rise to prominence in the Washington DC, Baltimore, and BWI area. Howard County's growth is relatively new, and its commercial growth has been a major contributor to the financial success and growth of national organizations including Howard Hughes and Kimco. The site is a prime location, a "golden egg", an invaluable asset for any organization aspiring to future success and prominence.
55	There should be a plaque at a minimum that shows the building and explains its significance to Columbia's history.
56	This building must not be demolished. Like the former Rouse Company building gutted and repurposed for Whole Foods, this building is part of Columbia's founding fathers' legacy. We have witnessed too much demolition already. It is contrary to the latest thinking and development policy . The renovation and reuse of our existing buildings is fundamental to reducing the developed world's carbon footprint . Just because redevelopment may be cheaper, it can no longer be the deciding factor.
57	Try to keep the front facade the same
58	Use the building as a community center for a "full spectrum" of affordable housing on the site.
59	While the building material itself may not be reusable, the County could and should give preference to redevelopment proposals that include some architectural homage to the building, mimicking its most unique elements, keeping similar looking aesthetics or otherwise continuing to serve as a distinct architectural building that is unique (an no none of the new buildings in downtown are anything I would say actually does this). A plaque is a useless waste of money and more insulting than an actual way to pay tribute. if nothing else put up some interpretive signage about the sites history with images and text so people can visit it as a mini-museum. But the best thing to do would be to maintain the look and feel of the site while building onto the rear or unused areas.



<p><i>Are there architectural elements or site features used in surrounding properties that you would like to see reflected or utilized in a new building on the site? Use the photos above and the virtual meeting presentation (slides 19-28) for reference.</i></p>	
1	2 to 3 stories, windows, solar panels
2	A building housing Columbia's history should have some retro features in the architecture. Columbia's aging population and kids who grew up here and come back to visit would like some nostalgia to recall the good old days.
3	Actually I do not find that surrounding site features add much to what could be a special building. All shown is rather bland and ordinary with exception of college building
4	Affordable housing
5	Angled roofs of neighboring buildings. Front of WLMS or HCC are too far away to matter.
6	As I mentioned in the previous question, please maintain the building's interesting contemporary flair in its architecture.
7	But I would like the existing buildings featured echoed in any new structure.
8	Heartbroken that it is assumed that building can't be saved. Please honor the spirit of the original building in any new buildings built.
9	I think something similar to Wilde lake high would be fitting. It also kinda blends and matches the village center and the college and give the neighborhood a fluid design theme.
10	I would like to see Howard County's attempt at a completely green building using the large glass panels as a start to a greenhouse to grow veggies in the winter time. You could even sell the produce for some revenue.
11	I would like to see the outer structure of the Columbia Flyer Building maintained if possible. It is unique and a landmark.
12	I would like to see the site remain tree'd and restful.
13	I'd like to see aspects of the Columbia Professional Center at 10840. The simplicity --without starkness--and differing setbacks avoid a monolith appearance. An adaptation of this in a 2-story building would be fine.
14	Keep mature trees. Maintain subtle, unlit and not tacky or eyesore signs facing the road.
15	Keep the original facade.
16	LEED certified, make it modern, but not too much glass, county now has energy efficiency and bird safety rules for new buildings (LEED credit #55)
17	Like the Howard County Community College designs
18	Lots of glass
19	Maintain the modern architectural look.
20	Modern design details such as sloped roofs of WLMS entrance and old Princeton Sports building. Also like the roof line and window design of the build pictured at HCC.
21	Modern structure
22	More like the college and middle school
23	Most of the buildings are modern/ none distinguished. Lots of dark red /brown brick in adjacent buildings...could certainly mix it up with a new structure.
24	Most of the surrounding buildings are architecturally undistinguished. If design cues were to be taken from anything I think it would be the HCC buildings or WLMS, perhaps something like the slanted roof of the WLMS entrance. Another possibility of course is to echo the triangular forms of the present building. So slanted roofs and/or windows I think would definitely be appropriate design themes.
25	Opportunity for visual tie in with redeveloped Princeton Sports building
26	Pictures 19 or 20
27	Respecting the site and building into it ... a touch of bright color, some interesting angles and asymmetry in shape and surface, a designer window or two ... masonry ... smaller scale, a lower profile and proportional setback from street ... mature landscaping ... anything to break monotony and perhaps create a new landmark.
28	Sharply sloping roof, as at WLMS and at some of the surrounding retail buildings - this echoes the signature sloped glass roof of the Flier building
29	Should be multi story building with local retail on first floor, something sorely lacking now. Perhaps an interesting coffee shop [NOT just another Starbucks - something local]. Interesting design fitting in with HCC across the street. Other surrounding buildings are all non-descript, boring



<p><i>Are there architectural elements or site features used in surrounding properties that you would like to see reflected or utilized in a new building on the site? Use the photos above and the virtual meeting presentation (slides 19-28) for reference.</i></p>	
30	Should complement the Princeton sports building. I wish the County would renovate as a Recreation Center for Columbia youth--sorely needed in West Columbia & could be used by the kids who attend neighboring schools. Could be a site for after school basketball league, indoor facilities for sports training that are typically offered in the Western portion of the County.
31	Since building would be near old Princeton Sports site it should reflect that style.
32	Site: Retain public access and improve it to achieve a safe, pleasant and interesting bike & ped connection through the property from WLMS to the mixed use pathway on LPP. The path s/b protected from vehicle traffic (suitable for ages 8-80+) and have curvature allowing safe and comfortable travel by bike.
33	Streamlined look with some windows.
34	The current building has an unusual and interesting design . I would keep those features as much as possible. The above buildings aren't unique.
35	The first building style is quite professional looking.
36	The look of the Princeton sports bldg before it was ruined
37	The new re-do of the Flier building should retain its original striking, ground-breaking appearance. The updated building should be more like the Howard County Community College building, less like some of the more conventional office buildings shown in the photos.
38	The new WLMS and HCCC angled roof structures, also would like whatever is built to be a LEED Zero certified structure.
39	The newest structures at the community college. The new Wilde Lake Middle School. The new Merriweather District buildings. The new Vista Wilde Lake apartments. Public Art and Water features as seen throughout the new Downtown Columbia. Similar stormwater management features as seen in the new Wilde Lake Village Center and the Merriweather District.
40	The Princeton sports building looks nice
41	The site is an integral part of "Downtown Columbia". The future of Howard County is seen in the newest commercial and residential buildings (construction still continuing), the Merriweather Park development, the fabulous expansion of Howard County Community College into a University which graduates Fulbright Scholars, and the expansion of Howard County Hospital's facility, services and medical staff.
42	The site is beautifully shaded and sloped. Construction that is in harmony with the natural elements of the land would be nice. Some of the surrounding building simply look like land was cleared and a box with varying box shapes was put on it. The exception is the series of white building on LPP that are in proportion to the (sloping) land.
43	The sloped glass window wall is distinctive and could be applied to many new building uses.
44	The statement assumes an interest in architecture and preservation and a acceptance that no preservation will not occur because the most likely plan involves demolition. If so, "false" architectural elements do not provide authenticity or respect to the community, particularly if scale and massing are significantly altered.
45	Wilde Lake Middle School
46	Would like for the new building to be modern and visually appealing - like the photo from HCC or Wilde Lake Middle School
47	Yes and no. The only acceptable looking structures to be emulated in the pictures above are the upper left, Howard County Community College. The rest have little if no architectural merit. The upper left has buildings in the same spirit of the Flier's Modern, International Style architecture.
48	Yes to the diagonal lines and window articulation of Princeton sports and the middle center red building and the lower left brick building.



<p><i>Are there architectural elements or site features used in surrounding properties that you prefer NOT to see reflected or utilized in a new building on the site? Use the photos above and the virtual meeting presentation (slides 19-28) for reference.</i></p>	
1	Again, nearly all the pictures you provide above except for the Columbia Professional Center look like they were plopped onto an open lot. None of the designs of those buildings is compelling enough to stand on its own, so to speak. Columbia was founded on preserving green space; the new building should align with that sensibility in terms of how the building sits and is featured on the site.
2	All of the buildings around the site are so block-shaped and boring. Can't someone introduce something a little more pleasing to the eye and not so linear?
3	Any design that is "box like" is boring to the eye and can be seen all across the country. I like the design of Central Library and the current design on site.
4	Apart from the HCC buildings, none of them have any redeeming value as far as I'm concerned, The neo-brutalist police substation, in particular, should not be used as a model!
5	Boring, one-story flat roof and dark brick buildings.
6	Bright colors like red awnings. Brown brick is unattractive
7	Brutalist dark brown brick facades that are already very common in Columbia commercial architecture
8	Do not care for the renovations done to the Princeton Sports building
9	Do not include anything like the existing Columbia Flier Building, the Community Outreach building, the KinderCare Learning Center, either medical buildings at the corner of Little Patuxent Parkway and Harper's Farm Road, the State Farm office building with red awnings below the Flier building on same side of street, the Zips Cleaners nor the Firestone Tire Store building.
10	Do not use vertical massing elements raised in relationship to horizontal openspace and greenspace. Avoid the conversion to multicolored mixed cladding elements to camouflage large flat expanses as opposed to variations in early Columbia "modernist" buildings including 45 degree slanted "solar" window awning and wall support elements
11	Don't make it all brick--too dark
12	Firestone, Zips, Office Buildings, Kinder Care
13	flat-roofed square, featureless building like the Community Outreach building
14	I do not like the community outreach and the day care building. It would have been helpful to have those buildings identified by numbers or letters.
15	I prefer not a simple box office building type structure as those are common and don't reflect the architectural history of the building or the Columbia community from the time.
16	I think the flat mansard-like roofs of the surrounding one-story office suites should be avoided if at all possible.
17	I would like to see a reduction in the use of glass. Though popular, the use of large expanses of glass are not energy efficient and often lead to higher heating and cooling costs. These large windows lead to uncomfortable glare in buildings and occupants often leave blinds closed all the time. The HCC building in the first pic at the top always has the blinds closed in their grand upper room. The view is not enjoyed, occupants only see the inside of blinds.
18	I would not like to see a bland square building or a glass tower. There are currently no height limits in New Town outside of the Downtown District. There should be a height limit proposed for this sight to keep it compatible with surrounding buildings.
19	I would prefer not to see any non-green sources to heat or cool the building.
20	I would try to avoid the Big Box store look to the new structure. Try to keep it unique and pleasant. Avoid a concrete forest.
21	Less like the brick buildings
22	Like Whole Foods the existing building is an excellent example of modern architecture that surpasses anything in the vicinity
23	Long low design of buildings, flat roofs, very bright colors of State Farm building.
24	Many of the buildings in the area appear dated, and it would show Columbia's growth and relevance to use a more modern design.
25	None of the mundane and boring existing surrounding buildings in Columbia.
26	Not happy at all that a 7 Eleven moved into the Princeton Sports building! Why not a great Trader Joe's so the residents in the area could walk to it?



<p><i>Are there architectural elements or site features used in surrounding properties that you prefer NOT to see reflected or utilized in a new building on the site? Use the photos above and the virtual meeting presentation (slides 19-28) for reference.</i></p>	
27	Not like the buildings around it (community police station, Kindercare, white building behind it, or the nearby red building).
28	NOT LIKE the little brown building: Looks too conventional and ho-hum. Suggestion: Don't get rid of the huge expenses of glass in the original Flier building. They make it distinctive and make it appear more modern, even though building was probably designed and built in the 1960s.
29	Not similar to Kindercare, or any lowrise building.
30	Not the boxy ones on display in the upper left and lower right. These are particularly out of place and scream 2000s aesthetic rather than the current building design. They do not have the depth that the older buildings have (too stacked box toys) rather than the compact and soaring lines of the original building. Avoid stick built architecture that is too reliant on stacking floors one on top of the other and treating the outside facade as a flat surface rather than the primary feature of a building.
31	Pictures 20-28
32	Please avoid the tendency of late to build with too many different materials, as with the school. If 2 story, avoid the incongruity of 10724 LPP and please avoid the 'institutional' look of the uninterrupted brick cube at 5999 Harpers Farm.
33	Please do not approve a pedestrian design that would look like the brick or concrete facade strip mall architecture of four of the buildings pictured above. Encourage a distinguished, distinctive architectural design. The only truly distinctive design is the Community College building.
34	Please no bunker or fortress look. Please nothing that disappears. Rather something that is welcoming and wants you to visit site.
35	Please stay away from the heavy orange/red brick
36	see above...
37	Some structures are tasteless.
38	Standard brick square building
39	Stop the strip mall development along that part of Little Patuxent Parkway. Site is large enough to accommodate a building of some height and bulk. Design something unique rather than continuing to build one story flex space buildings.
40	Surrounding buildings are a generation behind innovative designs which are far ahead of the latest codes. (Even historic "log cabins" will last longer than buildings approved under existing standards for SDP approval.) If Howard County is going to be recognized for its leadership and foresight in planning for the future, the RFP must include requirements for achieving the goals used to justify this RFP. First, identify that the goal is to develop the property for: enhancing Howard County's recognition as "the best place", contributing to County Executive Calvin Ball's environmental and sustainability leadership, requiring solar design for 100% renewable energy, achieving all green building objectives, and enhancing long term revenue growth. Failure to achieve minimum standards set forth in the RFP would automatically forfeit all ownership to Howard County and abandonment of all improvement by the purchaser.
41	Surrounding properties are architecturally insignificant and ugly. Building something that honors Columbia's aspirational spirit.
42	That square red brick building across Little Patuxent Pkwy
43	The all brick buildings in the area are too dated to replicate
44	The architecture should blend with its surroundings and the Parkway
45	The blocky shape of the Community Outreach Bldg ... the "shoebox" shaped buildings and unbroken rows of windows at HCC, the removal of mature cherry trees, never replaced, on the barren "Diag," ... the awful, unharmonious hodgepodge of exterior materials and colors of WLMS (who sold who on that design???)... the consistent use of solid concrete paving instead of permeable surfaces anywhere. And please, NO VINYL SIDING!
46	The boring "red" building nearby - no visual interest, very boxy.
47	The flat 2 story elements don't reflect the unique structures of the flier
48	The new 7-11 looks tacky from the road. Another strip mall is not desirable.
49	The ugly brown roofs on white building.



*Are there architectural elements or site features used in surrounding properties that you prefer NOT to see reflected or utilized in a new building on the site? Use the photos above and the virtual meeting presentation (slides 19-28) for reference.*

50 To my eye, the recent buildings at HCC and the middle school are the only buildings with strong design features. The other buildings along LPP are boring and shouldn't be considered for compatibility. The Flyer building should be a catalyst for good design in this area.

51 too many metal awnings, too-many small punched windows that make the buildings look fortress like. The next building should be a mix of glass facade and brick, stucco facade, and address it's location with a facade towards the parkway and easement that are pleasing to the passerby.



<p><i>The "site" is the area of land or property surrounding the existing building. Are there unique features (such as mature trees, setbacks, topography, landscaping, parking, pathways, etc.) on the site worth considering in its redevelopment?</i></p>	
1	All the space surrounding the building should be looked at with the intent to preserve, not to bulldoze for the sake of construction.
2	Complete the pathway to Wilde Lake village center via WLMS
3	Depends upon the innovative design standards yet to be seen in Howard County.
4	Don't add any more pavement!
5	I always advocate to try and keep as much nature/trees/grass/planting as you can. It seems that we keep removing nature when we redevelop.
6	I think I've explained that in the previous two questions. Keeping mature trees is always nice. They need not obscure the building but work with the new design.
7	I would hope the mature trees on the property could be saved.
8	If there is indeed to continue to be a bike and walking pathway through the property, I think it would be good to as much as possible retain mature trees providing shade for the pathway.
9	It is clear from the virtual community meeting that the pathways need to be preserved to facilitate safe pedestrian and bicycle access around and through the property. Preserve as much green space and as many mature trees as possible. Include a quiet, shaded seating area that includes an appropriate memorial for the Flier Building.
10	It's still apparent that much consideration was originally given to entire site of the Flier Bldg. I would expect no less for any future development, especially in retaining mature trees near the building and around the site. The building setback, wooded and ground-covered slope on the daycare center side and the specimen plantings should be retained/repeated, although at least some of the lawn should be replaced with groundcover and plantings should be chosen for eco-friendliness, i.e. providing food and shelter for birds.
11	Keep mature healthy trees, add more trees and only native plants, a rain garden, a pollinator garden, less lawn! Add solar panels
12	Keep mature trees
13	Keep mature trees and grassy areas. Maintain efficient and sufficient parking areas for resulting structure use.
14	Keep open spaces and trees. Add benches, winding paths, water features, for relaxing and reflecting.
15	Keep the large oak tree on the front left corner
16	keep the mature trees
17	Keep the pathways and trees (or replant new trees as they are mature).
18	Keep the set back and green space around any new structure. Try to avoid the urban sprawl look that the refurbished Princeton Sports building evokes.
19	KEEP the trees!!!!
20	Keep trees if possible.
21	Keeping some mature trees would be great, and a pleasing façade facing the parkway are important. Don't put parking next to the sidewalk side near the parkway. I would be okay with more of the buildable area was closer to the parkway side, and parking in back.
22	Leave the mature trees; perhaps make it parkland
23	Maintain current landscaping
24	Maintain the pathways. Do everything to help promote biking and walking in the area.
25	Maintaining mature trees remaining with green areas and native plants
26	Mature trees and existing green space.
27	Mature trees and green space
28	Mature trees are desirable/ the set back is nice
29	Mature trees should be saved. Much of downtown is becoming a treeless sea of tall buildings.
30	Mature trees, parking, and paths.
31	mature trees, set back from road
32	Mature trees, set backs, pathways, etc., should all be maintained. Don't be selling county land (why is it being sold?!) to also take on more environmental damage.
33	Natural landscape and walking paths



	<i>The "site" is the area of land or property surrounding the existing building. Are there unique features (such as mature trees, setbacks, topography, landscaping, parking, pathways, etc.) on the site worth considering in its redevelopment?</i>
34	Need wayfinding signage for the new Wilde Lake Middle School Trail to lead WL residents and others from Twin Rivers Road to Little Patuxent Parkway and Howard Community College, and reverse, from the Blandair Park multi-use pathway on Little Patuxent Parkway and Howard Community College to Wilde Lake Village Center and then to Twin Rivers Road via the Wilde Lake Middle School Trail through this property. Should be a similar type thoroughfare or multi-use pathway that connects everything.
35	Nothing ties a building to a community like the presence of mature trees. Although developers prefer to strip and start from a "blank canvas" this procedure is an affront to the senses. Surely one or more trees could be preserved if prioritized.
36	Pathways
37	Perserving as many mature trees as reasonably possible
38	Please keep all pathways and connectivity of those paths and sidewalks. They're critical to the walkability of downtown Columbia. The community college is within walking distance, it'd be a shame to lose any connection.
39	Please keep the mature trees if at possible.
40	Please keep the trees
41	Please save all mature trees.
42	Preserve some but not all healthy mature trees. Glad the path is on an easement - make sure that can't be spoiled. Those paths are a very important aspect of Columbia!
43	Preserve the trees.
44	Preserving as many mature trees as possible and ensuring that the bike/ped pathway to the school is maintained or better yet highlighted in the new site plan is important.
45	Put the parking lot behind the building out of sight. No parking to either side of the building.
46	Ratio of green space vs facility
47	Save as many trees as possible!
48	Save mature trees
49	Save the planrs
50	Setback and mature trees are great. Make parking rely on the building's future use.
51	setback, pathway, mature trees
52	should keep as many trees as feasible and provide some landscaping near the MS. Also improve the sidewalk along LPP.
53	Site: Retain public access and improve it to achieve a safe, pleasant and interesting bike & ped connection through the property from WLMS to the mixed use pathway on LPP. The path s/b protected from vehicle traffic (suitable for ages 8-80+) and have curvature allowing safe and comfortable travel by bike.
54	Street setback is #1 for me; mature trees to be saved where it makes sense and the health of the trees can be maintained. Foundation plantings and new tree installations, MD native species and watershed considerations are paramount.
55	The frontage is reasonably park-like; it would be a shame to have a new structure with minimal setback. I recognize there is an easement for the multi use bike/pedestrian path, but this is an opportunity to widen the existing pavement and make it a real connection between Wilde Lake village center and HCC. The possibility of allowing the path to be relocated along the back of the parking lot to the driveway entrance should be entertained.
56	The pathway connection needs to be integrated into the site design.
57	The relative density of the scale of the building, greenspace and available surface parking at this site are examples of the proposed outcome of a "planned" community provided to residents as farmlands were drastically upzoned en-mass 50+ years ago. The promise to avoid the impacts of piecemeal zoning and disproportionate expansion of individual sites is at risk of failure here, marking the Rouse "planned communities concept" as simply an unsustainable failed marketing scheme.
58	The setback should be maintained. Trees can be replanted and should not impede leveraging the site to its fullest potential
59	The trees
60	The trees and spaciousness of the property should be maintained...not cramming in as much building as possible. Walking paths should be maintained or enhanced.



Community Input Survey Responses for Redevelopment of Columbia Flier Building

<i>The "site" is the area of land or property surrounding the existing building. Are there unique features (such as mature trees, setbacks, topography, landscaping, parking, pathways, etc.) on the site worth considering in its redevelopment?</i>	
61	The trees should be maintained if possible, as well as the already available green space.
62	The trees should stay
63	There are some maturing trees and site elevation. Connection to pathways should be prominent.
64	They are consistent with some diversity of buildings compared with recent office buildings.
65	Trees
66	Trees and greenery always beautify a landscape.
67	trees, paths, landscaping, environmental design
68	Try to keep as many trees as possible. If not possible make the sale have a stipulation about the replacement of greenery. Also make sure the easements are kept.
69	Try to keep the trees.
70	Very important that clear pedestrian connection be made between LPP and the path near the middle school. Mature trees on site are very attractive. The site along LPP is very wooded and typical of a "parkway" setting. Any new design should respect the location.
71	Yes, please keep mature trees and the current setbacks to match the current ones. This drive is green and lovely, and I have driven it often. Keeping the trees and setbacks the same will maintain the character of the drive for motorists, bikers and walkers alike.
72	Yes, please try to keep as many trees as possible. The site is well shaded and the curvilinear driveway is attractive.



Community Input Survey Responses for Redevelopment of Columbia Flier Building

<p><i>Knowing the underlying zoning, surrounding context, and use constraints provided in the July 23rd presentation, what do you think the preferred use or uses should be on the property? For reference, you may click on the following links to see allowable uses in B-1, B-2, and SC zones.</i></p>	
1	A bakery, restaurant, coffee shop, would all be nice additions to the neighborhood and would get good foot traffic including students from the nearby businesses and college. If more apartments are going to be included in local development, then a convenience store might serve local residents well.
2	A drug store like CVS or Walgreens would be helpful to have in the area. Local restaurants would be nice as well - not chains. I could also see the property used as a gym franchise location (non-Columbia Association gym).
3	A retail or restaurant would be nice.
4	A theatre for independent and foreign films; a Sundry-type venue; educational spaces like Mathletics; small businesses, preferably of a creative, unique nature, such as the late Science Store(s) at the Mall; a non-chain coffeehouse; co-op gift shop for non-profits or artists; antique shop; small electrical/electronic repair shop; last choice but obvious: independent medical/dental/veterinary offices. Would like to see unique and arty bldg containing venues of the same nature.
5	Absolutely no high-traffic businesses such as restaurants, and nothing that is open late or excessively loud. The road is not able to support the traffic, as can be seen by the regular morning line of cars waiting to enter the college. There are residences close by off Banneker Road and in Wilde Lake.
6	Affordable housing but it should follow the zoning is NT so it should follow the design guidelines, FDP and covenant restrictions applicable to the property.
7	Antique shops, art galleries, craft shops, bakeries, bicycle repair shop, farmers markets and farm produce stands, high end wine store, family-friendly activity center center for teens (maybe a place like SPIN, a ping pong bar)
8	Any commercial use.
9	b1
10	B-1
11	Bakery, animal hospital, antique shops and art gallery, bicycle repair, catering, conservation,nature park area, permanent farmers market, an independent hardware store, local museum, garden center, clothing retail.
12	Business incubator with space for retail, cafe or fast casual dining on ground floor (Panera?)
13	Business or services to compliment the College
14	Community space
15	Current allowable uses should not dictate the best use of the property. If zoning variances need to be requested then there are procedures for making those request and they have been used in certain cases including the development of Columbia. At this time of significant downturn in the economy--the most severe economic contraction since the Great Depression--and given uncertainty about the viability and economic success of future commercial uses it would seem unlikely that the County could get the best price for the Flier site by limiting its use to commercial development. Businesses are closing, retail space is going vacant, commercially leased space is being downsized, all of which suggests that this is not an opportune time to seek proposals limited to commercial development. Please consider the option of mixed-use development as described below. This is likely to generate a greater response and possibly even a higher price.
16	Daycare
17	daycare, non-profit clubs etc. for kids since the 2 schools are right there...
18	Dining
19	Educational or medical office should be the preferred use. If none of the building is salvageable, consider making it permanent green space.
20	Figure out the need in the community (cultural, arts) and go that way. Don't sell county land for something that is going to in turn put a significant burden on county infrastructure. If this must be sold, make sure it actually benefits the county and doesn't just cut a sweet deal for a developer.
21	Food bank
22	Food Store! Fresh, healthy, affordable food and grocery items for the surrounding neighbors!
23	Government structures, facilities and uses, including public schools. Police services, fire station, school system preschool,
24	Health related services, restaurant, store, bicycle shop, entertainment, sports related, teen center, bank, fun center, wellness center,



<p><i>Knowing the underlying zoning, surrounding context, and use constraints provided in the July 23rd presentation, what do you think the preferred use or uses should be on the property? For reference, you may click on the following links to see allowable uses in B-1, B-2, and SC zones.</i></p>	
25	<p>Honestly I'm just appalled that this building is going to be torn down. Other than taking into account the extremely close proximity to a daycare and a middle school I don't much care what gets put there. The building should have been transitioned into an artists space rather than being left to rot.</p>
26	<p>I am okay with any of these uses, but parking should not dominate the view from the parkway. I was hoping some rezoning would consider some mixed-use for apartments or affordable housing above, even not right now due to school restrictions, couldn't you re-zone for a phase II? The site is so walk-able for to the community college and hospital.</p>
27	<p>I feel strongly that we don't need another (fill in the blank for fast food, carpet store, restaurant, etc.). Is there any way to make the building a type of co-op for local artisans, entrepreneurs, food vendors...kind of like R.House in Baltimore?!! Is there a way to make the space supportive of the diversity and talents - culinary, farm, artisan, ceramists, etc. - that we have here in Columbia? The pictures you provide of other businesses is depressing. If we need another day care, well, that's different; however, there's the chance this building could be full of energy and creativity, not just another (fill in the blank).</p>
28	<p>I have no strong opinions on preferred uses, except to say it would be nice to have something that could draw regular traffic from the hospital and community college.</p>
29	<p>I like what the gentleman said about housing. I would not like commercial use - something more civic.</p>
30	<p>I think the best use for the property is for HCC to use it for their needs. It is easy walking distance to campus; the space is large enough for a significant new facility, and it could support an expanded mission in a new area (cybersecurity? College preparation for high school students?) HCC is getting pretty landlocked, and this is a great opportunity to relieve that problem.</p>
31	<p>I think the building could be multi-use in these ways: UPSTAIRS: I think the very best, most fantastic use of this property would be as a restaurant with a name based on newspaper publishing: "Free Press, "Late Edition," (or something much better than these two names!) And that newspaper theme could be carried through its decor, but in a VERY MODERN way (like the former Newseum in Wash. DC), perhaps using huge, bold typography as a design element. This full-service, seated-dining restaurant on the upper level could be positioned so it takes full advantage of the huge expanses of glass. DOWNSTAIRS: there could be a faster service eatery, with limited, much more informal seating. This more funky eatery could offer pick-up items, plus a coffee bar, a bagel/bakery bar, and perhaps a very modern version of a newsstand with expanded, unusual offerings. This eatery could also have a newspaper-journalism-based name, theme and decor. Perhaps "Zeke's Place" or "Zeke-Eats" And some "Zeke" Orlinsky imagery could be included in a VERY MODERN WAY {perhaps including a very funky, artist-designed-and-built sculpture of Zeke himself.) The eatery could include menu items geared to the likely food choices of the student and faculty populations at nearby HCC, as well as those of the folks who work at Howard County General Hospital. VERY MANY OF THESE THOUSANDS OF PEOPLE DRIVE RIGHT BY THIS PLACE EVERY DAY TO GET TO WORK AND TO CLASS!! And they ALSO might want to dine there after work and enjoy a nice sit-down meal in the full-service restaurant upstairs. The building is close, it's convenient and it's not near other restaurants.</p>
32	<p>I wish the County would renovate as a Recreation Center for Columbia youth--sorely needed in West Columbia &amp; could be used by the kids who attend neighboring schools. Could be a site for after school basketball league, indoor facilities for sports training that are typically offered in the Western portion of the County. If no rec center component then definitely a business building, no retail that competes with the village center</p>
33	<p>I would like to see a Local Farmers Co-op selling produce grown in Howard County. This will help and support the local farmers. Will help deliver fresh produce to the residents and drive the food prices down. I would like to see a permanent museum depicting the history of the Columbia Flyer Building. I would like to see a rotating museum of local artisans and the various cultures that HoCo represents. I would like to see this building develop as a center for local non-profit organizations.</p>
34	<p>I would like to see a restaurant on the site.</p>
35	<p>I would like to see it used as multiple use building. Part of it could be an African Museum, part as permanant facility for TVIH and the rest for art galleries.</p>



<p><i>Knowing the underlying zoning, surrounding context, and use constraints provided in the July 23rd presentation, what do you think the preferred use or uses should be on the property? For reference, you may click on the following links to see allowable uses in B-1, B-2, and SC zones.</i></p>	
36	<p>It appears that zoning would allow residential space if it is equal in size to the commercial space and located in one structure. My preference is for the site to be mixed use with no more than 50% affordable housing units, preferably accessible units for people with mobility disabilities. This is an excellent location close to many services and there is a lack of accessible housing in the county. I suggest encouraging a mix of affordable and commercial/retail use. While the CE said no housing, it does not appear to be forbidden by zoning so why not? The county needs to prioritize affordable housing for our vulnerable residents and this is a perfect site and previous discussions have included affordable housing as a use.</p>
37	<p>Senior housing would not impact schools.</p>
38	<p>It should be mixed use development with both affordable housing and commercial.</p>
39	<p>It should provide child care, retail and office space.</p>
40	<p>Markets of some kind whether farmers or hardware or small grocery</p>
41	<p>Medical offices</p>
42	<p>Meeting space, coffee shop</p>
43	<p>Mix of office use and retail</p>
44	<p>Mixed use, forget the July 23 constraints</p>
45	<p>Multi-story, mixed use of retail, offices.</p>
46	<p>My preference is for mixed use not something that can be found in a strip business site. Perfect location for workforce housing on the third level Perfect location for student housing. Perfect location for an elementary school.</p>
47	<p>No fast food with drive thru. No gas stations. Office would be great. No large retail such as pharmacies. Multi-story building would be preference. POR uses ok.</p>
48	<p>No more strip retail or restaurants. Consider the following uses : bank, health care, printing services, child care, museum, personal care services, professional office space.</p>
49	<p>No opinion</p>
50	<p>No opinion.</p>
51	<p>No SC. Would prefer B-1.</p>
52	<p>Non chain restaurant, health food store, small independent shops</p>
53	<p>None of the above building styles are suitable or attractive.</p>
54	<p>Not a chain store. A handsome office building with ground floor retail, including a coffee shop, would be a good use.</p>
55	<p>Office or education space</p>
56	<p>Office park</p>
57	<p>Parking seems insufficient for the restaurant uses in the photos. Doctors/medical, banking, small restaurants, and daycare in neighboring parcels.</p>
58	<p>Preferred uses might be professional offices, retail not commonly found in Malls like antique or consignment shops, small private schooling' music school or place offering afters-chool activities. I would definitely not want to see residential over retail.</p>
59	<p>Reconfirming museum idea</p>
60	<p>retail (but not 'adult' stores), educational, health-care, cultural; anything as long as it's not residential!</p>
61	<p>SC</p>
62	<p>Since the property is near the college, a place for college students to socialize, work, or relax. Maybe even let HCC own the building and use it for its purpose.</p>
63	<p>Something that supports education and young people.</p>
63	<p>The abandonment of public use is predicated on the failure and inability (intentional or otherwise) for the county to be able manage the operating cost to maintain the onsite structure for a public use. The purchase using public funds was predicated on a public need for infrastructure at that specific location and the liquidation implies there is no future need for public infrastructure at the location regardless of the various redevelopment possibilities. Because of this, the public consideration of the project is irrelevant, because the stated intended final use has no requirements to be for the public good, just to acquire the relative value of the proceeds to be reapplied elsewhere for the public good without waste. The public interest is in assuring the value of the exchange of the public use of the site, pathway, greenspace, parking, facility and all reasonably predictable future public infrastructure needs at the location are not exchanged below the present and future value of all those considerations combined.</p>



<p><i>Knowing the underlying zoning, surrounding context, and use constraints provided in the July 23rd presentation, what do you think the preferred use or uses should be on the property? For reference, you may click on the following links to see allowable uses in B-1, B-2, and SC zones.</i></p>	
64	<p>The constraints would be to prohibit any developer from any failure to follow design and planning goals critical to achieving Howard County's standards for successful development of this site. If the winner of the RFP fails then Howard County get all ownership restored and enables Howard County to offer this invaluable site to another aspiring entity who will enhance Howard County's future financial success.</p>
65	<p>The most appropriate use of the site would be for mixed-use development. It would be both economically prudent and socially conscious to develop the site for a facility that included both affordable rental housing and commercial uses. A mixed-use facil</p>
66	<p>Unless the site is too small, I still don't understand why a new fire station could not be built on this site. It would be further from direct noise impact to homes than the current Banneker Station and egress could be well controlled with the intersection currently in place. I might also suggest a daycare center. We certainly will need more of those once we emerge from this pandemic. Restaurants will be very if-fy going forward for quite a while.</p>
67	<p>Use should be a shopping or dining destination. Furniture, home improvement, garden center</p>
68	<p>Whatever goes in what will it do to traffic</p>
69	<p>With the proximity to the hospital, it should be used for additional medical offices, businesses or non-profits to support patients and their families during a hospital stay, businesses that address the needs of hospital workers, or become a healthcare innovation space (collaboration between Hopkins and the community college). A library would also be nice! A funeral home could also make sense.</p>



<i>Assuming there were no market or other constraints (i.e., covenants), would your answer change?</i>	
1	A mixed income housing project with ground floor retail would serve the hospital, college, schools, Mall and other employers nearby.
2	Affordable mixed use retail/housing
3	Also, not necessarily instead of the idea above, could the site be a kind of incubator for work by young and minority entrepreneurs.
4	community center, after school place, food bank, social help place
5	Conservation area would be nice.
6	I think the building could be multi-use in these ways: UPSTAIRS: I think the very best, most fantastic use of this property would be as a restaurant with a name based on newspaper publishing: "Free Press, "Late Edition," (or something much better than these two names!) And that newspaper theme could be carried through its decor, but in a VERY MODERN way (like the former Newseum in Wash. DC), perhaps using huge, bold typography as a design element. This full-service, seated-dining restaurant on the upper level could be positioned so it takes full advantage of the huge expanses of glass. DOWNSTAIRS: there could be a faster service eatery, with limited, much more informal seating. This more funky eatery could offer pick-up items, plus a coffee bar, a bagel/bakery bar, and perhaps a very modern version of a newsstand with expanded, unusual offerings. This eatery could also have a newspaper-journalism-based name, theme and decor. Perhaps "Zeke's Place" or "Zeke-Eats" And some "Zeke" Orlinky imagery could be included in a VERY MODERN WAY {perhaps including a very funky, artist-designed-and-built sculpture of Zeke himself.) The eatery could include menu items geared to the likely food choices of the student and faculty populations at nearby HCC, as well as those of the folks who work at Howard County General Hospital. VERY MANY OF THESE THOUSANDS OF PEOPLE DRIVE RIGHT BY THIS PLACE EVERY DAY TO GET TO WORK AND TO CLASS!! And they ALSO might want to dine there after work and enjoy a nice sit-down meal in the full-service restaurant upstairs. The building is close, it's convenient and it's not near other restaurants.
7	I would like to see a Temple build at the building in addition to all the above.
8	If the above is not allowed in the guidelines, I would add them here. Columbia has more than enough retail. I would also like to see more open space. This area may make a nice park as we are rapidly losing our open spaces as Columbia becomes more developed.
9	Mix of office use and retail
10	mixed use commercial and housing
11	Mixed use housing including low/moderate income uses would be OK especially with its location adjacent to schools and services.
12	Mixed use mixed income housing and retail.
13	Mixed use retail and affordable housing units
14	Mixed-use retail with affordable housing is a good option for this site. Think big, for the future, zone for future growth!
15	Mixed-use, with affordable housing. Supporting hospital, college, downtown area allow for "live where you work" possibilities.
16	My first preference would be for multiuse with affordable housing.



*Assuming there were no market or other constraints (i.e., covenants), would your answer change?*

The most appropriate use of the site would be for mixed-use development. It would be both economically prudent and socially conscious to develop the site for a facility that included both affordable rental housing and commercial uses. A mixed-use facility addresses two important priorities for the County: first provide an ongoing real property tax benefit and second help to address the critical affordable housing shortage of more than 6700 housing units. With only about 11% of the County's land available for residential development it is even more essential that when the County disposes of public land that affordable housing be a priority. Howard Hughes proposed over five years ago that this property could be developed to include 200 units of affordable housing, and so there is every reason to believe that Howard Hughes would cooperate in releasing any covenants. Please ask them. In addition, at the time that the site was being considered for residential/mixed use development in 2015 one concept being discussed was for an affordable senior housing rental development with the hospital having a health monitoring/quality aging facility in the building and/or maybe using a portion of the residential units to house medical personnel, including short-term residents and nurses. Please approach the hospital to determine their continuing interest in making use of the site in connection with a mixed-use facility that would include senior affordable housing and housing for hospital staff and a hospital health facility.. The shortage of affordable senior housing is even more critical. Studies have shown a shortage of at least 2000 affordable rental units for low-income Howard County seniors. Please do not let this opportunity for critical mixed-use development be wasted by not including an option for such proposals in the RFP solicitation. What is the disadvantage of inviting responses that would include mixed-use affordable housing development for seniors or for families? Such an approach could provide significant economic and social benefits for the County. In addition, the site is ideally located to allow residents, especially affordable housing residents, to live near where they might work at the hospital, college and mall, and to have ready access to the educational, cultural and health amenities of the college, Columbia Downtown and the hospital, and that would apply most especially to seniors who might have limited mobility.

17

What is needed is someone with good taste to come up with an attractive design.

18



<i>If this site is redeveloped, what uses would you prefer to see excluded from this site? Please explain.</i>	
1	A CBD dispensary or adult store.
2	Adult book or video stores, convenience store (so disappointed that 7-11 is going into the old Princeton Sports building - the building is so beautiful but I've never seen a beautiful or uncluttered 7-11), liquor store, or other location that encourages loitering
3	Adult bookstore, adult video store, car wash, bank, fast food, carnivals, liquor store, mobile home sales, rental center
4	adult bookstores
5	Adult video, convenience store, bank, hair nail salon, Liquor store.
6	Affordable housing. There is too much affordable housing in the immediate area. Apartment buildings, unless they are 50+ restrictions on it. Our schools are over crowded
7	anyone that would encourage consistently high vehicular traffic should be excluded.
8	Anything not family friendly since site will act as a cut-through for school aged children from Downtown Columbia to Wilde Lake Middle, High School, Swim Center, Tennis Club and Wilde Lake Village Center.
9	Anything that disrupts traffic too much
10	Anything that is visually intrusive.
11	Anything that makes the area less appealing or useful to HCC students.
12	Apartments (or HCC dormitory, as spoken of in the past). Too many already! Same for ordinary retail such as dry cleaners, liquor stores, pizza places and fast food which are already in abundance at nearby village centers! and anything that would bring large amounts of traffic at given times.
13	Chain eateries such as Starbucks, Baskin Robins - put in some local/regional businesses.
14	Chain restaurant, car wash, auto repair, gas station
15	Chain restaurants, adult book store, liquor store.
16	Cleaners, liquor store, convenience store. We have enough of these in the area.
17	Don't re-use the site! It has a fantastic history in Columbia! The building is very striking and unusual! Don't tear it down and replace it with something that's more conventional and much more forgettable! Don't be like those developers with no vision who wanted to tear down Grand Central Terminal in New York in the 70s! Sometimes preserving local history is well-worth doing! Things that are new are not always better.
18	Exclude liquor, buildings/businesses with name brands plastered all over the storefront. Resource center? Out building for architecture study by a university or community college? African American Museum?
19	Exclude residential, communication towers, funeral homes, convenience stores and gas stations
20	Exclude retail, non-greenhouse foods, coffee shop, candy shop, living quarters. This is an historical property and should be used as such.
21	Fast food, oriental restaurants, gas stations, Pack Shack-type businesses like on Route 40, garish signs all over the property, animal stores and all other low-class businesses.,automobile dealers.
22	gas station, bank, medical cannabis dispensary, laundromat. Too close to schools, prime real estate deserves quality businesses not just run of the mill.
23	Gas station, convenience store, retail,
24	Gas station, strip mall any use that would degrade the viability of our village centers
25	Gas station. Vehicle repair facilities with garages and such that would face LPP.
26	Gas stations
27	Health care facilities. These are already plentiful in the area and Columbia as a whole
28	Heavy industry, gas station, flex buildings with large 18-wheeler truck traffic constantly coming and going.
29	Height and massing incompatible with surrounding uses.
30	Housing
31	I don't care.
32	I have no strong opinions on this.
33	It is a parkway, so unattractive uses like gas stations would be a waste of the site.
34	let the new owner decide
35	Listed in previous answer.
36	Medical, industrial, residential
37	No additional medical office space is needed in this part of Columbia
38	No housing or shopping center.



<i>If this site is redeveloped, what uses would you prefer to see excluded from this site? Please explain.</i>	
39	No more commercial strip retail facilities. The area has more than enough stand alone, strip retail facilities, and another is being added in the adjacent former Princeton Sports building with a 7/11 store.
40	NO MORE RESIDENTIAL! We have too many new apartments going up in Columbia already, and our schools can't absorb any more students!
41	No opinion
42	No retail that competes with the village center and NO residential.
43	No retail. Remove the 7-Eleven.
44	No stand-alone restaurant pad sites or drive through buildings.
45	NO: adult book/video stores, carnivals, liquor stores, commercial towers, laundromats, or mobile home
46	NOT housing. We have a lot of housing that needs to be revitalized.
47	Obviously any "adult" usage. Any other is acceptable.
48	Please DO NOT bring additional housing in the area. Please DO NOT bring additional office spaces and standard commercial businesses into the area. We have plenty of them here. Use this opportunity to promote local businesses and local culture.
49	Please no more retail of any kind!!!
50	Public preferences are irrelevant and carry no consideration in current Howard County "by-right" development, even with conditional use consideration. Public preferences may carry some weight in the disposition of public property, where all taxpayers and residents have a vested interest, but are dissolved after the sale unless covenants or conditions are placed on the sale. There are many uses that negatively impact traffic, education, environment that would be inconsistent with the disposition of this and other public properties. More importantly, is the process of purchasing private land with public funds and liquidating with use conditions viable for this and future transactions?
51	residential
52	Residential Units.
53	Residential! Anything that will put burden on county infrastructure.
54	Restaurant
55	restaurant, hardware
56	Restaurants, shopping...the infrastructure in this area does not support the high traffic caused by these facilities.
57	Retail- we are over retailed. Religious- defeats the purpose of generating tax revenue NGO- We need office employment with upper tier jobs. We have too much Manu/IND, Service, Inst
58	retail, we have enough places to buy things, we need places for people, especially children to go to a safe place
59	Specific uses do not matter as much as design an attractive building on an attractive site.
60	Strip mall
61	The same old, same old fast food, dry cleaners, pet services, etc.
62	This is a site that the county can prioritize for meeting the extensive affordable housing needs of its residents. It needs to include affordable residential as part of a mixed use redevelopment. If the county refuses to build residential on the site than at least 50% of the proceeds from the sale should be dedicated to creating a Housing Trust fund to create affordable housing opportunities in other parts of the county that have little today.
63	Uses incompatible with adjacent school and daycare.
64	Uses that should not be near school property. Adult movies, fo example
65	What we _don't_ need is another shopping center/strip mall for national or regional franchises. Not sure if those uses can be excluded since they're allowed as a permitted use as a matter of right, though, correct?



<i>Any final thought(s) that you'd like to share with the County about the site?</i>	
1	As an alternative, the police department is also nearby. Consider using this facility as a meeting house type of property where it could be used for police/governmental meeting events. Having a location where police can meet with the community is always a good/positive idea. PLEASE NO RETAIL.
2	Be visionary. Be bold. Think big picture, not what some developer wants. You are shaping and preserving the history of this county! Our history isn't only about preserving charming places like Ellicott City, it's about places like COLUMBIA as well!
3	Cut our losses. Demolish the existing building, & sell the property for any zoned commercial use. Don't waste any more time or money. We overpaid for an outmoded, run down building. Don't play games with an RFP; tear down the building & let's move on.
4	don't sell out to a big box store or major international company, do something that will benefit Columbia/Howard county citizens
5	Dr Ball mentioned the possibility of community uses, as opposed to strictly commercial uses. To encourage development for community purposes and make the property more affordable for purchase by nonprofit organizations, I suggest adding an RFP provision that awards additional technical points (up to some appropriate amount) to developers committing to community uses of some sort. I leave it to you all to work out the details of this---e.g., maybe based on the percentage of the property (land and/or building) dedicated to community use? Whatever the mechanism, the overall goal would be to level the playing field at least somewhat for community uses vs. commercial uses that might be more lucrative (and thus would enable a purchaser to submit a higher bid) but might be of less general benefit to the surrounding community and Columbia as a whole.
6	Given all the advantages of mixed-use development for the Flier site, it would seem imprudent not to ask potential respondents to consider developing the site with a combination of commercial use and mixed-income residential rental units. It would be regrettable to lose this unique opportunity for using the Flier site to achieve the economic and social justice goals of the County. If, however, despite all the benefits of mixed-use development, the RFP process does not include that option, then, in order to achieve the social justice goal of much needed affordable housing, the County should commit to dedicating one-half of the sale proceeds (proportionate to a mixed-income rental project that would be 50% affordable) to a new affordable housing trust fund that could support affordable housing throughout the County. That trust fund could also receive other funds generated from the sale of County properties or other dedicated sources. Such a trust fund would be bold and constructive, as well as a socially and economically beneficial use of the proceeds. In the alternative, 50% of the Flier proceeds could be deposited into the Columbia Downtown Housing Trust Fund with authority for the CDCH to use the money to support affordable housing in Downtown Columbia or elsewhere in the County. If this unique site is not used for mixed-use, mixed-income development then, at the very least, it is vitally important to use 50% of the sale proceeds to support affordable housing.
7	Glad that the site will return to county tax roles. It is a special location. Completely understand that building cannot really be salvaged.
8	Good Luck.
9	Good meeting. Thank you. Also, As far as the property's desirability, the building stood vacant for several years before the county bought it.
10	Howard County has a valuable asset that is desired by many. Look at the bigger picture; look at other entities that continue to make money by retaining ownership, or ownership rights. Do not give up future control and revenues by selling it. One option is that Howard County can LEASE it to developers. You know that Tenants are responsible for enhancements. Tenants pay rent and taxes. Rent and taxes go up every year. Howard County gives away its future revenues by selling at this time of economic distress. There are several options to maximize Howard County's long term revenues. There are highly experience entities that will achieve those goals for Howard County by managing the accomplishment of long term revenue growth by control and ownership.
11	I am deeply disappointed by the dismissive approach the county has taken to redeveloping this site as affordable housing. It suggests the county lacks a commitment to meeting the housing needs of its residents. In this time of pandemic, it is obvious how important it is for people to have a place to call home that they can afford and sustain. The County should be stepping up to increase affordable housing opportunities whenever it can. People could live here and walk to work or school. Seniors and people with disabilities could access medical services and be at the center of their communities. A sort-sighted decision.



<i>Any final thought(s) that you'd like to share with the County about the site?</i>	
12	I am glad that you asked for community input. I look forward to what comes next. Please let it be as architecturally pleasing as the Flier building, and that there is enough planting and trees on the site to not visually disrupt the neighborhood.
13	I am looking forward to a resilient and sustainable building going in at this location.
14	I like the original design of this building. It has class and is different than buildings that are put together mostly to enrich developers.
15	I very much appreciate the opportunity you've given us for input about the Flier Bldg's future; nevertheless, I feel as if your collective minds are already made up. But I hope you will step back and ponder its significance in regard to Columbia's future. These days one hears of many older towns and neighborhoods which are being revitalized or even reinvented, while Columbia, which began as a unique, creative and idealistic community, is in danger of losing its soul and becoming just another suburb -- and an architecturally plain vanilla one at that. To continue the food metaphor, I ask you to leave the raisins in our oatmeal, please! On a related tangent I want to correct a few things about the former Flier Bldg. with which I am very familiar, having worked there from 1983-2009. As far as I know, newspaper were written there and distributed from there but never actually printed there (unfortunately for the Scout and school groups who came to tour). Secondly and more germane to the issue of its future, the building was always designed for flexible usage. In its early days everything from a beauty salon to an ad agency to some sort of satellite office of the Kennedy Krieger Institute to a dental office were on the lower level; midstream different departments used different sections, while towards the end as the Baltimore Sun began consolidating, its Howard Sun edition was produced on the second floor while the Columbia Flier and Howard County Times and other publications were downstairs; due to Union reasons we were never supposed to mingle. Thus when Mr, Ball spoke of the building now being chopped up into assorted areas, he was right -- it always has been. And I believe it can be again. Also, though they are not sufficient for today's regulations, certain measures have indeed been taken to make the building ADA- compatible. As for the windows, I know they were originally designed to hold two layers of glass but was told the second layer was eliminated to save money. No reason another layer couldn't still be added now. I know these are only a few of many problems, but some like these are not as serious as stated in the evaluation. I also wish to note, regarding the \$7 million dollar figure for renovation to 21st century standards, that demolition and clearance would also cost something, and there would also be hefty construction costs for ...whatever ... but I'll wager it will be something vanilla, and ugly. Meanwhile, many, many more millions will be spent to save Historic Main St. Ellicott City. Of course the two are not equivalent ... except in spirit. To quote Mr. Ball's Draft Ellicott City Watershed Master Plan, Community Character and Placemaking "include physical place-defining features such as architecture ..." I beg you to reconsider your conclusions. Leave us our raisins of architectural heritage, please. Otherwise, if asked, "What are we, chopped liver?," the answer will have to be ""yes."
16	I would hope that this site would be marketed broadly--not just to those parties who may have expressed an interest sometime in the last 5 years, as was done with the Hearst property in North Laurel. I would hope that there would be an expectation to at least get a bid equal to the amount the County paid for the property. Remember what all this area has to offer. We don't have to beg or accept something undesirable. Negotiate from a position of strength and be open to proposals from beyond a core list of developers.
17	Ideally, this new place serves as a destination for people not only in Columbia but all of Howard County, and perhaps the region.
18	It crushes me that we can't save this building.
19	It is hard to lose an iconic building in a community where distinctive architecture is not the norm. It would be exciting to see architectural quality part of the criteria in selecting a new owner.
20	It is sad to see so many of Columbia's landmarks taken down. I understand the limitations of those buildings and appreciate the sensitivity to preserving their importance to Columbia.
21	It's purpose and existence should be virtually preserved as a significant part of Columbia's forward-looking design and original James Rouse vision.
22	Just a thank you for allowing my input!
23	Just to reiterate how heartbreaking it is to see some of Columbia's historic architecture being wiped away. American Cities Bldg..gone. Plus others in that area. Whole Foods moved into an original early Columbia Bldg. So it can be done with the right buyer.



Community Input Survey Responses for Redevelopment of Columbia Flier Building

<i>Any final thought(s) that you'd like to share with the County about the site?</i>	
24	Kudos to the county for undertaking such a thoughtful process. We moved from Columbia last year after 52 years of residence there. We have always considered the building a notable landmark and hope that it will be memorialized.
25	make it a community resource center
26	Please do not allow any residential use here!
27	Please sell at a cost to the developers based on value to them. Not some crazy low estimate. We are struggling for revenue and can't find space for schools, police force, etc. Can we do a land swap somewhere on this to help benefit one of these needs?
28	Please think of the possibility of enhancing options for the youth of Columbia
29	Since this a busy road, the traffic that would be generated for this site should be a consideration.
30	Thank you for seeking public comment.
31	The area really needs a practical food store for the many people who walk or should walk. Imagine the traffic it would get with all of the new apartments in the area. Thanks so much for your hard work in keeping Columbia a great place to live!
32	The county had no business buying that building. Sell it.
33	The interesting architecture of this building is unique and should be reflected in the new use of the site.
34	There are many innovative ways to reuse buildings, I question that you say it's not possible to reuse this building.
35	There is a great need for affordable housing in the county especially for seniors who are on fixed incomes,
36	This building is one of the last really unique and beautiful buildings in Columbia. preserving some measure of its character or exterior facade, (even if it has to be rebuilt in modern materials) has more value to me than almost anything else. everything is too square and stacked in new development and it will be missed.
37	This effort is relatively better than other potential options within the county rights. However it also exemplifies a much broader need for comprehensive planning and policy relating to use, acquisition, maintenance and disposition of public assets including leases and partnership obligations.
38	This setting is amazing and you have the chance to think creatively. So much of retail is online - who has walked into a store during the pandemic?! - and we have plenty of food providers in Columbia. Why not have the former site of the Columbia Flier be tied to the creativity and ingenuity that highlights the talent we have in Columbia?!
39	This structure has historical value to the beginnings/pioneers of columbia. The architecture should be copied, no matter what goes into this site.
40	This was a good presentation. I appreciated being able to listen to it. I trust that there can be reasonable rehabilitation or upgrading of this property. It is a critical example of Columbia and a landmark building of early Columbia. It deserves more than a plaque.
41	Town Center contains businesses, but also accommodates residences. The roads are busy enough as it is, and adding high traffic businesses and additional traffic lights is not at all welcomed by Town Center residents. Please consider that we deserve access to our residences without gridlock.
42	Very disappointed that affordable housing has been ruled out. The County has owned the property for 6 years and has rebuffed two legitimate affordable housing proposals that would have been built and occupied by now. It will be another 3 years before another user is on the property. Take note Long Reach- the County means well but it cannot help being poor at development.
43	What are the rights regarding the Wilde Lake Middle School parking area?
44	Whatever the final decision, make it tasteful and ADA acceptable for seniors.
45	While the building is quite the white elephant, the site itself is an asset. Its sale should not be used for a short term financial gain for the county. Selling it to HCC for \$1 for future expansion would be preferable to most commercial development that I could foresee, even if the building has to be torn down and the land left vacant/park-like for awhile.
46	Would there be a way to limit the volume of impervious surface? In other words, keep similar footprint of building.