



**Columbia Flier Building**

**Virtual Community Informational Meeting**

**July 23, 2020**

**Meeting will begin shortly.....**

# Columbia Flier Building Meeting Connection Options

## 1. WebEX via Computer

### ATTENDING THE VIRTUAL MEETING

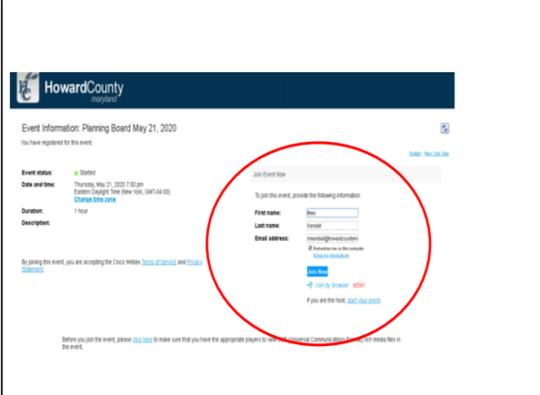
You will receive an email that contains the link to the virtual meeting.

Fifteen minutes before the meetings starts, click on the link to join the meeting.

You can join the meeting through the WebEx application or through an Internet browser.

Under **Join Event Now**, type your name and email address, then click **Join Now**

If you are unable to download the WebEx app, you can select join by browser. **\*\*Chrome or Firefox are the recommended browsers.**



Howard County  
Event Information: Planning Board May 21, 2020  
You have registered for this event.

Event status: 4 Status  
Date and time: Thursday, May 21, 2020 7:00pm  
Eastern Standard Time (New York, GMT-04:00)  
Duration: 1 hour  
Description:

Join Event Now

To join this event, provide the following information:

First name: [text input]  
Last name: [text input]  
Email address: [text input]

Join Now

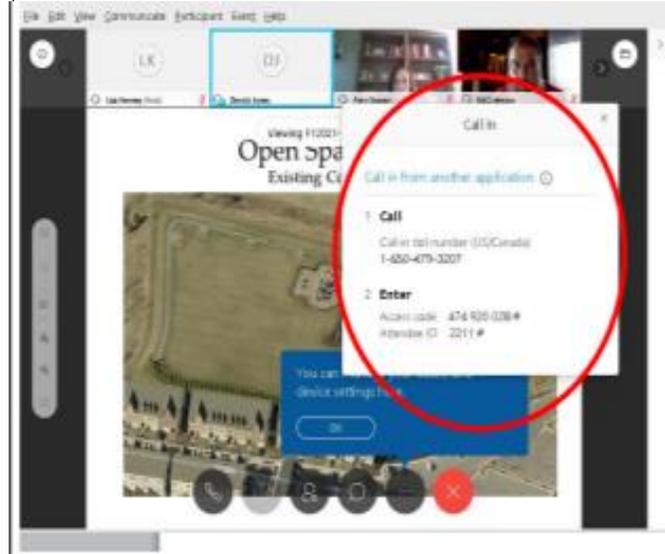
Join by browser

If you are the host, call 1.800.479.3207

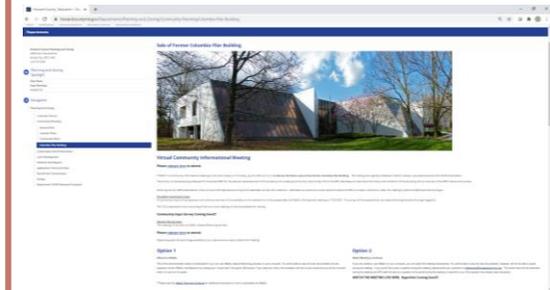
## 2. WebEX - Phone for Audio

**Call-in by Phone – Attendee ID**  
If you select, call-in by phone, a screen will appear with the call-in number, access code and attendee ID.

**\*\*So that you can be easily identified during the meeting, please enter your Attendee ID when prompted.**



## 3. Livestream



Go to:

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building>

# Columbia Flier Building Meeting Welcome

Overview for the Evening

Introduce Speakers and Panelists

Dr. Calvin Ball's Welcome Video

# Columbia Flier Building History

## History

- **1978:** Constructed by architect Bob Moon
- **1979-2011:** Housed “Columbia Flier”, publishers, reporters and print production all in same facility with production of over 35,000 weekly papers, delivered free to all the households in town
- **2014:** Building purchased by Howard County for proximity to Downtown Columbia as a potential location for the Maryland Center for Entrepreneurship
- **2015:** Maryland Center for Entrepreneurship is located in Innovation Center in Columbia Gateway Park (a designated “Innovation District”)



# Columbia Flier Building Today

**Address:** 10750 N. Little Patuxent Parkway  
Columbia, MD 21044

**Year Built:** 1978

**Property Land Area:** 94,046 sf (2.16 Acres)

**Above Grade Living Area:** 35,724 sf

**Current Type:** Office Building

**Zone:** New Town District



# Columbia Flier Building Today

- Currently used as storage for Howard County Community College theatre program
- Used by local community organization to store donated school supplies



# Building Condition



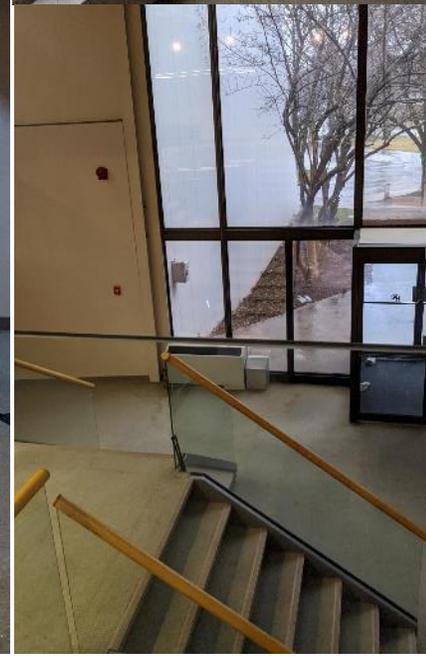
# Building Exterior



# Building Interior



# Building Interior



# Request for Proposals (RFP) - Overview

## County Goals for the RFP Process and Sale of the Flier Building

- Facilitate the *redevelopment* of the building and property through new ownership
- Generate *revenue* for the County through the sale of the property and collection of *future real property taxes* on the property
- Conduct a *competitive solicitation process* to sell to an entity which will consider *community input* and address *market demand* which does not include housing

# Request for Proposals - Timeline

## **Summer/Fall 2020**

- Meet with the public to present the County's intent to sell the Flier Building ("Property") and to receive community input for this Property
- Finalize the RFP and release to the market
- Present a surplus resolution for the Property to the County Council

## **Fall/Winter 2020/21**

- Obtain approval of surplus resolution
- Receive proposals for the purchase and redevelopment of the Property
- Evaluate proposals and conduct negotiations
- Identify proposal that best meets the County's goals for the sale of the Property

## **Winter/Spring 2021**

- Execute a purchase and sale agreement
- Provide a due diligence period
- Close on the sale of the Property

# Request for Proposals - Process

## Process

- Finalize an RFP that addresses the County's goals for the sale of the Property and clearly identifies the community input
- Reach out to developers, investors, neighboring entities to market the Property in advance of the RFP release
- Release the RFP (allow for approximately 30 – 60 days to respond)
- An evaluation team comprised of County personnel will evaluate the proposals and provide a recommendation as to the offer which best meets the County goals following a negotiation period

# Market Opportunities

## Property and Market Opportunities

- Visibility and accessibility from a major road
- Proximity to a range of amenities
- Established neighbors three of which are major employers in the County (Howard County Public School System, Howard County General Hospital, Howard Community College)

# Local Regulations

## Zoning

- New Town Zoning District

## Final Development Plan (FDP)

- Land Use: Employment Center – Town Center
- Permits commercial uses, including uses allowed in B-1 (Business Local), B-2 (Business General), and S-C (Shopping Center) districts
- Changes to allowable FDP uses require amendment of the FDP
- FDP amendment requires approval from the original petitioner, Howard Research and Development (HRD) and the Howard County Planning Board

# Other restrictions

## Covenants

HRD Architectural Review Committee (ARC) approval of:

- Use (residential prohibited)
- Site design (parking/loading, landscaping, refuse, setbacks, signs)

ARC review criteria:

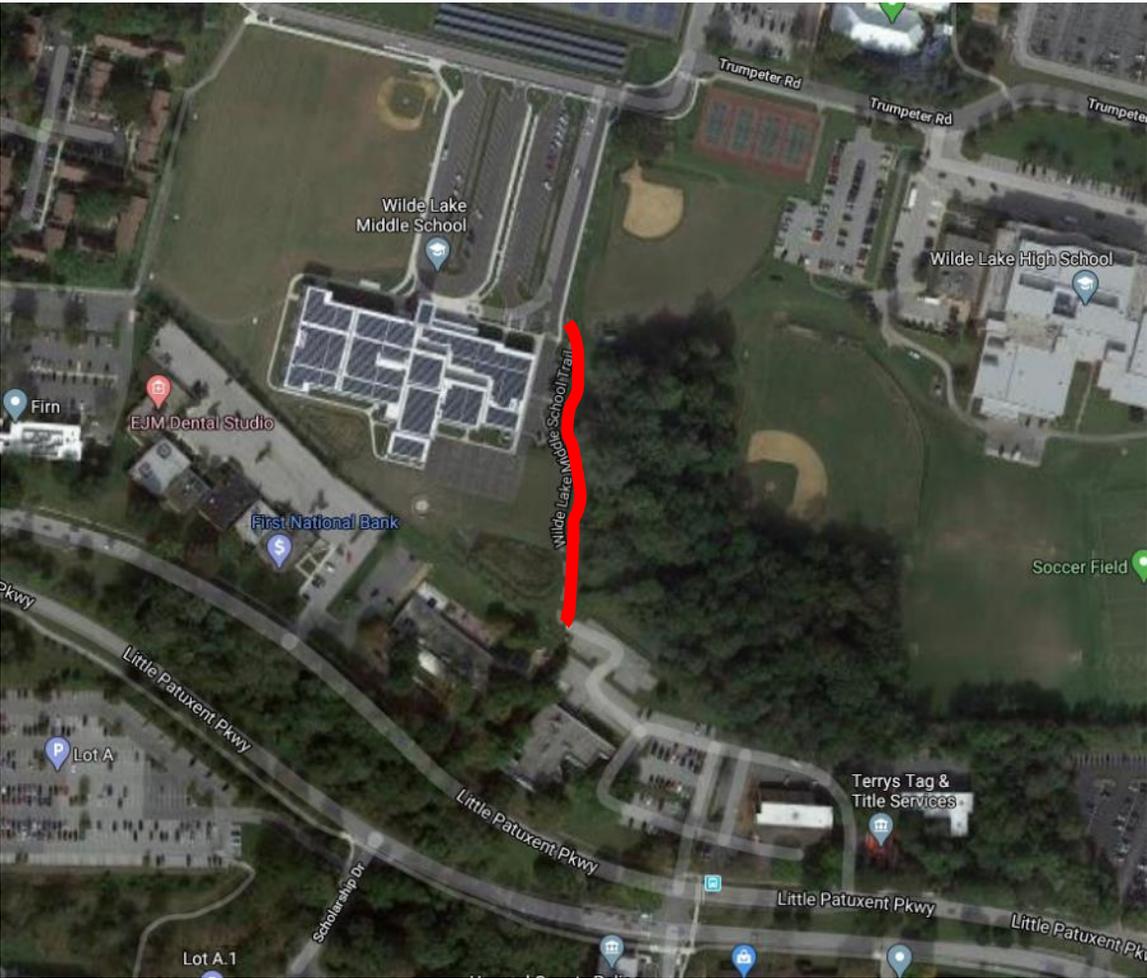
- Necessity for and suitability of use in the neighborhood
- Effect on surrounding neighborhood
- Nature, quality, appearance and compatibility of structures to the character of the neighborhood

## Easement

- Pedestrian connection from school to sidewalk to Community College to remain in perpetuity

# Site Context

## Pathway Connection



# Site Context



# Site Context

## Adjacent Property

### *Cross Fox Lane*

Howard BOE- Wilde Lake Middle School

Use: School

Structure: Two-story brick and aluminum panels/ Cafeteria/Gym



# Site Context

## Adjacent Property

*10730 Little Patuxent Parkway*

7-11/Former Princeton Sports

Use: Commercial

Structure: One-story wood, sloping roofs and dormer windows



# Site Context

## Surrounding Property

***10724 Little Patuxent Parkway***

**Patuxent Place**

**Use:** Office Building

**Structure:** Two-Story brick, setback section, gable roofs



# Site Context

## Adjacent Property

*10820 Little Patuxent Parkway*

Columbia KinderCare

Use: Daycare

Structure: One-story brick building,  
metal parapet roof



# Site Context

## Surrounding Property

*10840 Little Patuxent Parkway*

**Columbia Professional Center**

**Use:** Office/Retail

**Structure:** One-story brick building/metal shed roof/stepped back building sections



# Site Context

## Surrounding Property

*5999 Harpers Farm Road*

**Office Building**

**Use:** Medical Office

**Structure:** Two-Story Brick, flat roof, deep set windows and doorways



# Site Context

## Surrounding Property

*10715 Little Patuxent Parkway*

Zips Dry Cleaners

Use: Retail

Structure: One-Story brick, sloped roof



# Site Context

## Surrounding Property

*10735 Little Patuxent Parkway*

Parkway Partners/Firestone  
Auto/Karate

Use: Auto/Retail

Structure: One-Story brick



# Site Context

## Surrounding Property

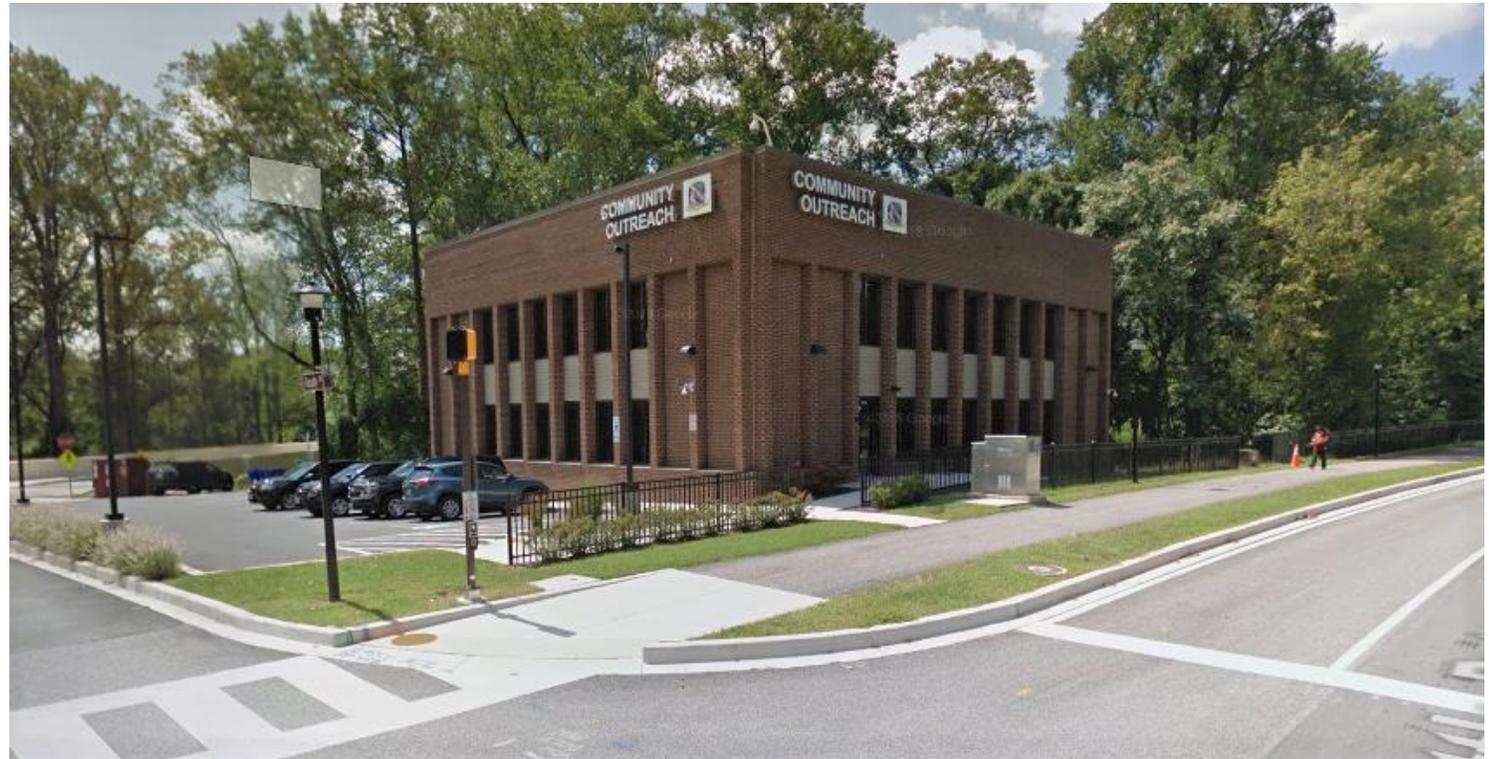
**10741 Little Patuxent Parkway**

**Howard County Community Partners**

10741 Little Patuxent Parkway

**Use:** Office

**Structure:** Two-Story brick, vertical bays, parapet roof



# Site Context

## Surrounding Property

*10901 Little Patuxent Parkway*

**Howard Community College**

**Use:** Educational Facility

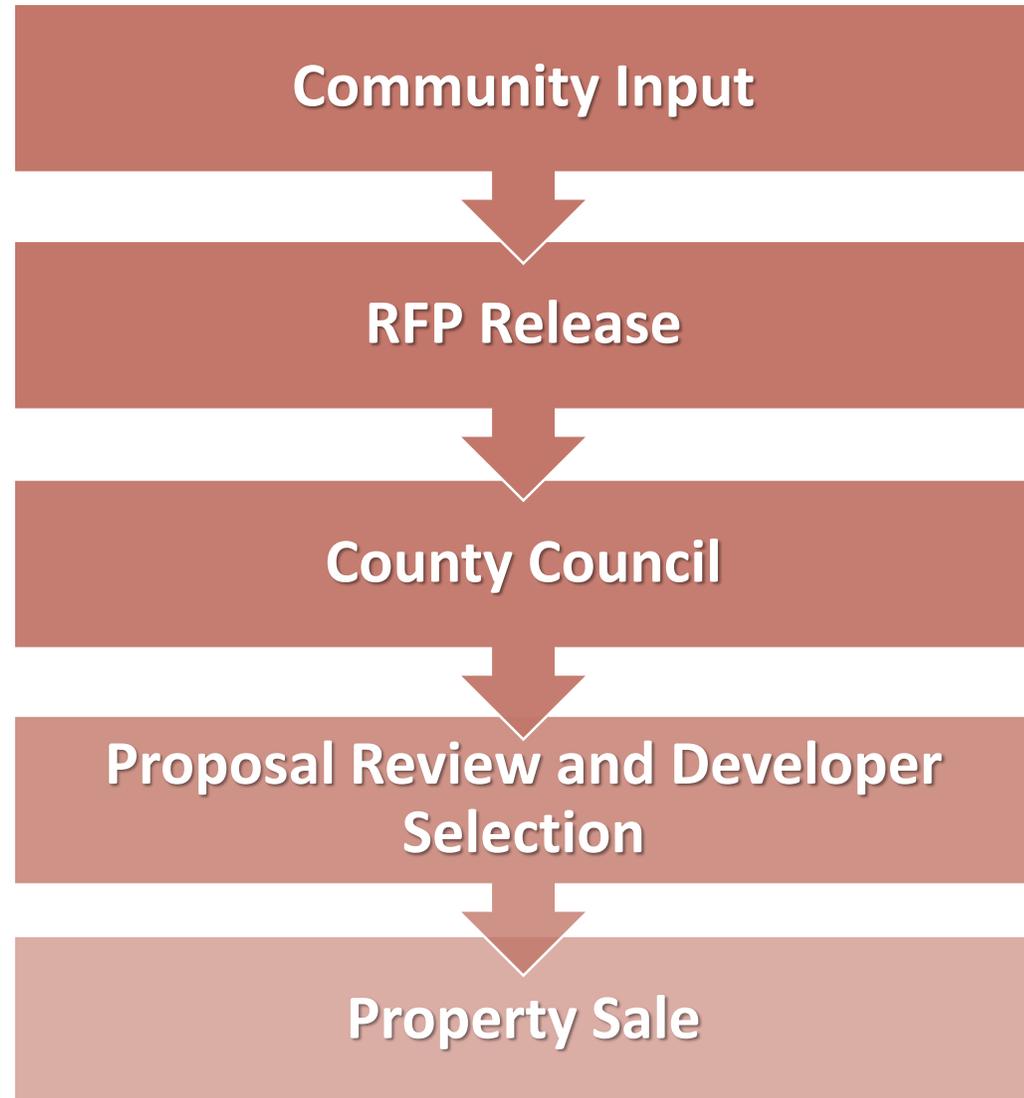
**Structure:** Multi -Story, setback from street



# Next Steps

## Summer 2020 – Winter 2021

- Incorporate community input into RFP
- Release of the RFP
- Council approval surplus sale
- Review, evaluate, and select developer
- Purchase and Sale Agreement
- Final closing



# Columbia Flier Building



Q & A

# Columbia Flier Building- Virtual Q&A Instructions

## CONTACT US THROUGH ONE OF THE FOLLOWING WAYS:

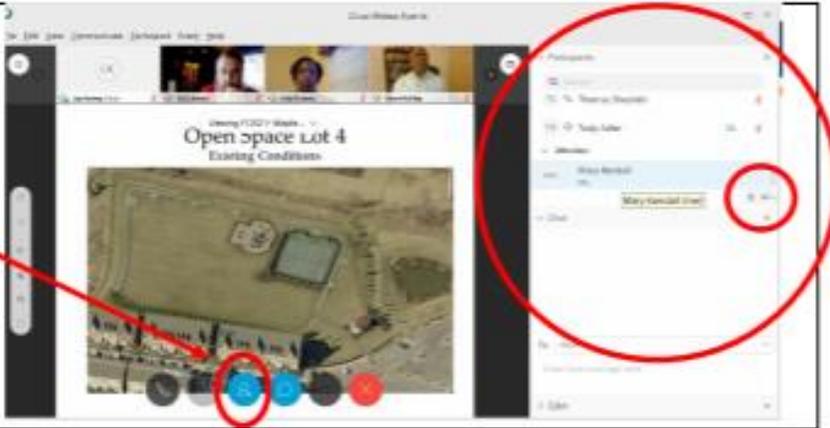
### Raise Your Virtual Hand

(only available if you are in the WebEx and connected to audio)

**Raise Hand**

If the participants are asked to raise their hand, please:

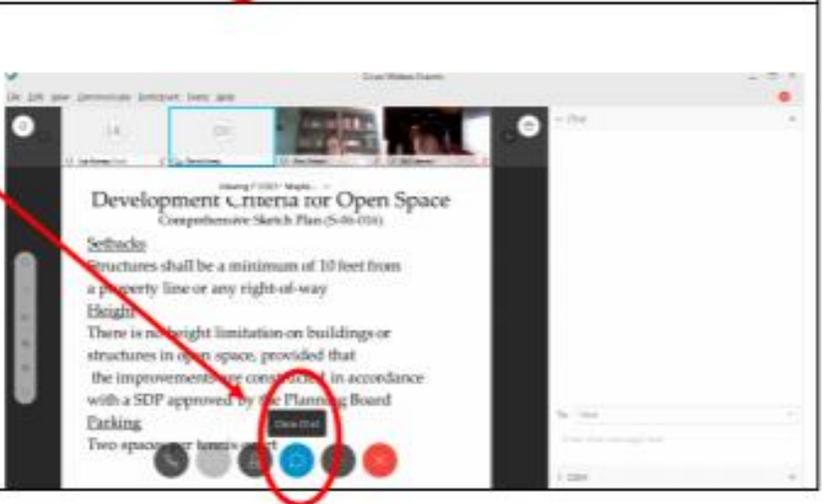
- Click on the participant button
- Find your name in the Attendee list
- Click on the hand icon



### Type Your Question In the Chat Box

**Chat Feature**

Please only use the chat feature to ask questions of the panelists. Please do not respond to other participants' questions or make comments on what you are hearing during the presentation.



### Email Your Question

[idelmonico@howardcountymd.gov](mailto:idelmonico@howardcountymd.gov)

# Columbia Flier Building

<https://www.surveymonkey.com/r/FlierBldg>



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**THANK YOU.....**