



**TECHNICAL STAFF REPORT**  
**Planning Board Meeting of March 26, 2026**

**Case No./Petitioner: SDP-26-001, Columbia Concepts – Columbia Flier Owner LLC.**

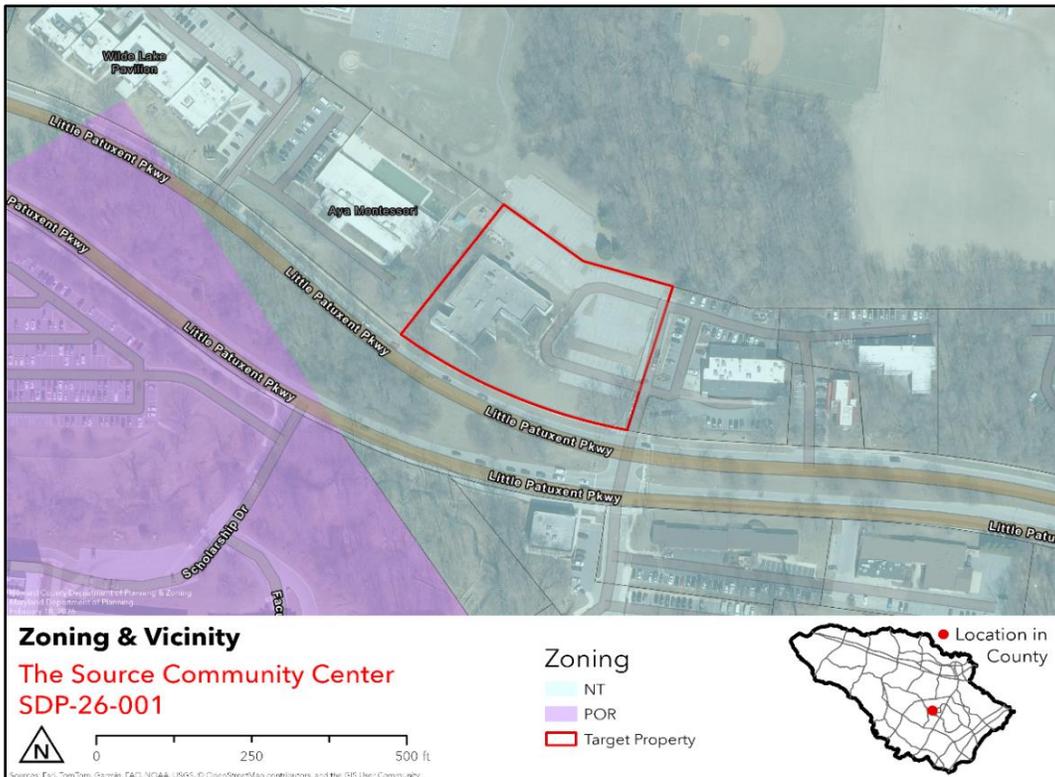
**Project Name: The Source**

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**Request:** A Site Development Plan (SDP-26-001) for the redevelopment of the former Columbia Flier Building property. The redevelopment plan includes the construction of a 60,180 SF multi-use community center with the following proposed uses: athletic area/gymnasium, education center, medical and mental health services bilingual daycare services, food stalls, and non-profit social service space.

**Location:** The subject property is located in the Village of Wilde Lake at 10750 Little Patuxent Parkway in Columbia. The property is identified as Tax Map 35, Grid 6, and Parcel 269, Parcel 27. The property is zoned New Town (NT) and identified as Employment Center – Town Center Commercial\* on FDP-48 (Village of Wilde Lake, Section 10, Area 5). The site is 2.16 acres in size and is the former location of the Columbia Flier Building which has been recently razed.



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**Vicinal Properties:**

North: Wilde Lake High School and Wilde Lake Middle School owned by the Board of Education (Tax Map 29, Parcel 280, Lot 1).

South: Little Patuxent Parkway, public right-of-way. Howard Community College is located on the opposite side of the road on Parcel B of Howard Community College Bulk Parcels A & B.

East: Commercial retail including 7-Eleven convenience store, Nothing Bunt Cakes bakery, and available lease space on Parcel 28 of Village of Wilde Lake Section 10, Area 5.

West: Aya Montessori School located on Parcels 15-18 of Village of Wilde Lake Section 10, Area 5.

**Site History**

- **FDP-48:** A final development plan for Section 10, Area 5 of the Village of Wilde Lake. The plat was recorded on March 3, 1969, at Plat Book 16, Folio 97.
- **SDP-77-040:** A site development plan that was for the development of the Columbia Flyer building. The plan received final signature on April 20, 1977.
- **F-04-062:** A plat recorded November 25, 2003, with the purpose of creating an ingress and egress easement to the adjoining Howard County Public School System property.
- **ECP-25-012:** An environmental concept plan for the proposed redevelopment of the Columbia Flyer building. The plan received final signature on February 24, 2025.
- **SDP-25-049:** A site development plan for the proposed redevelopment underwent one cycle of review comments. However, it was determined that a Presubmission Community Meeting had not been held for the project, and a new SDP would be required once the meeting took place.
- **SDP-26-001:** The current site development plan which was submitted August 18, 2025, and is currently being processed for review by SRC Agencies.
- **WP-26-011:** Request for removal of Specimen Tree #3 due to the condition and location of the tree. Approved by the Directors Action Committee on September 18, 2025.
- **WP-26-062:** Request for removal of Specimen Tree #6 to provide improved fire and life safety access to the proposed facility. Approved by the Directors Action Committee on January 22, 2026.

**FDP Site Plan Analysis:**

**Permitted Uses:** The New Town use designation of the site is Employment Center-Commercial. Per FDP 48, Criteria 7, all uses permitted in commercial districts or commercial land use zones are permitted, including but not limited to all of the following: B-1, B-2 and S-C zoning districts. The proposed community center and the services to be provided fall under several categories of uses permitted by right in these zoning districts, including a commercial recreation or commercial athletic center, community hall, ambulatory health care facilities, child day care centers, and offices uses.

**Permitted Location  
Of Building and  
Structures:**

Under FDP 48, Criteria 6, no structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. The proposed structure meets the 30-foot building setback requirement.

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**Building Height:** Under FDP 48, Criteria 8, no height limitation is imposed upon structures constructed within the Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission. The proposed structure is 40.5 feet in height.

**Parking Requirements:** Parking requirements for specific uses listed under FDP 48, Criteria 9 are limited to commercial retail sales, office, hotel, and hotel-related restaurant or café. None of these categories adequately reflect the proposed community center use. The Zoning Regulations are often used when the FDP does not list a proposed use. However, the multi-purpose function of this facility with several unique uses runs the risk of overestimating the parking required under a single use ratio. Furthermore, different areas of a community center building may be reallocated for different purposes during an operational period, and thus it is difficult to pin an exact square footage to each specific use.

In these circumstances, Section 133.0.D.8 of the Zoning Regulations permits an applicant to submit a parking needs study as part of the site development application to suggest an estimate of the parking needs for the use, a thorough explanation of the estimate, data used in the estimate, and an assessment of the availability of public transit, vicinal employment resources, and/or pedestrian accessibility.

The petitioner has submitted a Parking Demand Analysis, which is provided as an exhibit with this Technical Staff Report. The study suggests a parking ratio of 1.67 spaces per 1,000 SF for a total of 100 parking spaces would be adequate for the proposed use. The site development plan proposes 31 spaces constructed on site, the use of 39 spaces on the adjacent Howard County Public School System with its sole point of access being through this site, and the use of 30 parking spaces adjacent Aya Montessori school site, with a pedestrian connection being constructed with this project. The main pedestrian access point for both off-site locations are located no more than 400 ft from the entrance of the building and do not require crossing a public street, as stipulated in Section 133.0.B.4 of the Zoning Regulations. Signed Memorandums of Understanding have been submitted for both off-site locations permitting the use of the parking facilities for The Source.

The parking study first relies on two nationwide sources for calculating parking demand to justify the proposed parking ratio: The 6<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual and the Urban Land Institute (ULI) Shared Parking Base Ratio. ITE suggests an average demand of 104 spaces and an 85<sup>th</sup> percentile demand of 140 spaces for a 60,180 SF Recreational Community Center in an urban/suburban setting. The 85 percentile demand results in a ratio of 2.33 parking spaces per 1,000 SF.

Referencing the ULI standards, the parking study uses the Active Entertainment category which suggests 1.67 parking spaces per 1,000 square feet, the ratio used for this project. The ULI Active Entertainment Use category is often used for private commercial recreation uses in line with the Howard County Indoor Commercial Recreation category that would be used for this site in the absence of a parking demand study. There may be other categories in the ULI model that would better align with this project's uses, but that cannot be confirmed by DPZ. ULI ratios are dynamic, meaning they are often used when a community center use would share parking and compare peak demand with another use. ULI ratios can also be reduced to consider other multi-modal access to a site (pedestrian, bicycle and transit).

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In addition to nationwide standards, the parking demand study references Montgomery County parking requirements for Active Entertainment Uses in Commercial/Employment Districts, which offers a minimum and maximum range in parking districts or areas that permit reduced parking. The ratio range for Active Entertainment ranges between a minimum of 1 space per 1,000 SF to a maximum of 5 spaces per 1,000 SF. This regional data offers insight to the range of parking that may be needed to adequately serve this use category, and that the proposed 1.67 spaces per 1,000 SF ratio for this project falls within this range.

The justification for the proposed 1.67 spaces per 1,000 SF parking ratio offered by the applicant is bolstered on the target population for the proposed facility, which are youth, faculty and staff from surrounding local schools and residents from the immediately surrounding community. The parking demand further relies on the opportunities for alternative forms of transportation to the site. The site is less than 1,000 linear feet from Wilde Lake Middle School and Wilde Lake High School and is situated on one of the primary pedestrian and bike routes to these schools. Additionally, the site is situated approximately a quarter mile from the Downtown Columbia boundary and is in proximity to Howard Community College. The Downtown Multiuse Pathway, which extends from Howard County Hospital to Blandair Park, is on the south side of Little Patuxent Parkway opposite from this site. Finally, the site is directly accessible to two bus transit routes connected to the regional transit system. Access to robust multiple modes of transportation and proximity to complementary uses such as a youth community facility to schools is a strong consideration for a reduced parking ratio proposed in the parking demand study submitted with this site development plan.

To alleviate any remaining parking capacity concerns, a parking agreement with Howard County College (HCC) is being pursued by the applicant. While it does not meet the Zoning Regulation requirements for off-site facilities, the applicant is pursuing an agreement with the HCC for use of the East parking garage to provide additional parking capacity during peak demand periods. The applicant is also developing a Parking Demand Management Plan to mitigate parking constraints during anticipated high-turnout events and times of inclement weather.

**Requirements:** Per FDP 48, Criteria 12, no coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

**Other Site Considerations:**

**Forest Conservation:**

The proposed development is subject to forest conservation requirements. However, pursuant to Section 16.1202(b)(1)(xiii) of the Howard County Code, previously developed areas that are covered by impervious surfaces and located within the Priority Funding Area may be excluded from the net tract area used to calculate forest conservation requirements. A 0.1-acre obligation is generated by the site and will be addressed through a fee-in-lieu payment of \$5,445.00. Four native shade trees will be planted for mitigation of two specimen trees that will be removed from the site.

**Landscaping:**

The site development plan meets the landscape requirements identified in the Landscape Manual and Howard County Code. The landscape plan was reviewed and approved by Howard Research and Development Architectural Review Committee (ARC) on February 19, 2026. Street tree requirements will be met through the planting

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of five (5) large shade trees along Little Patuxent Parking. Street trees were limited by the Department of Public Works since a public utility easement runs across the entire frontage of the parcel. An additional 5 street trees were required but have been relocated adjacent to the expanded parking area on the Board of Education property to provide additional shading. Perimeter landscape edge and parking lot requirements will be met onsite with the installation of 12 shade trees, 8 ornamental trees, 29 evergreen trees, and 98 shrubs.

DocuSigned by:

*Lynda Eisenberg*  
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3/12/2026

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Lynda Eisenberg, AICP, Director

Date

**Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.**

\* Employment Center – Town Center Commercial refers to the original designation under the Final Development Plans drafted by the Howard Research and Development Corporation and not the revised Village Center Boundaries adopted with the Wilde Lake Village Center Redevelopment boundaries delineated under ZB1096.