



June 5, 2020

To: Columbia Association Board of Directors  
(E-mail: [Board.Members.FY20@ColumbiaAssociation.org](mailto:Board.Members.FY20@ColumbiaAssociation.org))  
CA Management

From: Andrew C. Stack, Board Chair

**The Columbia Association Board of Directors Virtual Work Session will be held on Thursday, June 11, 2020 at 7:00 p.m.**

### **AGENDA**

	<b>5 min.</b>	<b>Page Nos.</b>
1. Call to Order		
(a) Announce the procedures being used to conduct the virtual work session		
(b) Roll Call to determine Directors/senior staff in attendance		
(c) Announce that the work session is being recorded and the podcast will be posted on the Board of Directors page on CA's website.		
(d) Remind Board members and senior staff members to mute their phones and speak slowly and clearly so they can be heard		
(e) Remind Board and senior staff members to announce their name when they speak so everyone knows who is speaking		
2. Approval of Agenda	<b>1 min.</b>	
3. Verbal Resident Speakout will be available to individuals who submitted the Resident Speakout form on CA's website by the specified due date. Residents may also send written comments to CA's Board of Directors at <a href="mailto:Board.Members.FY21@columbiaassociation.org">Board.Members.FY21@columbiaassociation.org</a> . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout.		
4. Work Session Topics	<b>115 min.</b>	
(a) Form – Proposed New Topics for Board Discussion	(15 min.)	2 -9
(b) Howard County General Plan Update – Consultant Services	(30 min.)	10 - 12
(c) Easement Requests	(20 min.)	
(i) Talbott Springs Temporary Construction Easement (TCE) and Outfall Easement		13 - 20
(ii) Tamar Drive Roundabout TCE and Reversible Slope Easements		21 - 38
(d) Discussion of the Most Recent Development Tracker	(15 min.)	39 - 50
(e) Capital Projects and Open Space Updates	(15 min.)	51 - 64
(f) Status Report on the FY 2021 Operating Budget	(20 min.)	
5. Chairman's Remarks	<b>3 min.</b>	65
6. President's Remarks; Follow-Up Questions from the Board Members	<b>10 min.</b>	
7. Proposed New Topics	<b>5 min.</b>	
8. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.		

**Next Scheduled Virtual Board of Directors Meeting**  
**Thursday, June 25, 2020 – 7:00 p.m.**

### **CA Mission Statement**

Engage our diverse community, cultivate a unique sense of place, and enhance quality of life

### **CA Vision Statement**

CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community.

**Contents:**

1. Proposed form to provide info to board on suggested future agenda items
2. Proposed form that includes two examples of how the form should be completed
3. Proposed procedure for how and when the form should be used.
4. Suggested benefits and disadvantages of adopting the form and process
5. CA's strategic priorities and objectives for easy reference when completing the form.

## CA Board of Directors Agenda Submission

(Expected time for review and determination is five minutes or less.)

**Proposed Agenda Item:** \_\_\_\_\_

As a \_\_\_\_\_ (beneficiary of the proposed item),  
I would like \_\_\_\_\_ (desired action),  
so that \_\_\_\_\_  
\_\_\_\_\_ (expected benefit of action).

Brief Supporting Information:

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- 
- 

Associated Strategic Priority: \_\_\_\_\_

Why Now? \_\_\_\_\_

Time Sensitivity? \_\_\_\_\_

## CA Board of Directors Agenda Submission

(Expected time for review and determination is five minutes or less.)

**Proposed Agenda Item:** \_\_\_\_\_

As a \_\_\_\_\_ (beneficiary of the proposed item),  
I would like \_\_\_\_\_ (desired action),  
so that \_\_\_\_\_  
\_\_\_\_\_ (expected benefit of action).

Brief Supporting Information:

- 
- 
- 

Associated Strategic Priority: \_\_\_\_\_

Why Now? \_\_\_\_\_

Time Sensitivity? \_\_\_\_\_

**Example 1:** Proposed Agenda Item: Discuss usage and adoption of a proposed agenda submission form to ensure consistency of information and consideration for topics proposed by board members.

As a board member, I would like to ensure that my idea for an agenda item is given equal and timely consideration so that a decision can be made promptly on things I've proposed.

Brief Supporting Information:

- If the majority of the board does not support a suggestion, I would rather know now than have it placed on a list and never discussed.
- Agenda items should be tied to a strategic priority or objective to justify time spent on them.
- Providing a targeted summary of the topic/proposal provides other board members with focused information to gauge interest in further discussion and enable a quick decision of whether to move it forward or not.

Associated Strategic Priority: Advocacy – optimizing how board time is spent enables greater time for focusing on goals that support our community.

Why Now? There are always ways for the CA board to optimize it's time and focus its discussion to enable taking action.

Time Sensitivity? No

**Example 2:** Proposed Agenda Item: Discuss usage and adoption of an events database that provide users with the ability to filter, target and flag events that are of interest to them and opt in to receiving reminders prior to the event.

As a community member, I would like to have greater insight into CA events that are relevant to me and remember when they are, so that I can feel more connected to my community, better utilize available activities and see greater value in CA's community outreach.

Brief Supporting Information:

- CA offers a wide variety of activities but it's not always easy to find information about them.
- Several residents have suggested they would have attended a certain event if they had known about it or remembered when it was.
- Well-attended events reflect positively on CA and ensure efficient usage of invested resources.

Associated Strategic Priority: Identity; relevant objectives: Increase CA's awareness and value perception, Drive community cohesion via events sponsored by CA, Improve communications from CA to community and partners.

Why Now? As we slowly emerge from COVID-19 stay-at-home and the inability to gather, it is more important than ever to provide quality community events and ensure it is as easy as possible for people looking to find them.

Time Sensitivity? No



## CA Board of Directors Agenda Submission – Additional Information

Proposal: Adopt new form to for more consistent evaluation and inclusion of proposed agenda items

Goal for adopting form: Clearly state expected outcome for any topics recommended as a future agenda item so the board can easily decide whether or not to include it on an agenda.

Proposed procedure:

1. Board member completes form to provide a brief summary of proposed future agenda item, being as clear and succinct as possible.
2. Board reviews proposed idea in meeting during “New Business” agenda item,
  - a. Submitted prior to the board meeting – included with materials, reviewed by topic only and given an up/down vote to proceed or not (Expected time per review: 1-2 min)
  - b. Form completed during the board meeting - read aloud and given an up/down vote to proceed or not. Any materials introduced during the board meeting are to be submitted electronically for inclusion in a Google drive folder that all board members have access to. (Expected time per review: < 5 min).

The potential outcomes for proposed agenda items are:

Outcome	Board # Required*	How Achieved
Add item to an agenda within the next six months	Majority of members at the meeting	Board members give the idea thumbs up to be added to a future agenda, with the expectation that it will be included within the next six months.
Add item to in-progress board meeting due to time sensitivity	2/3 or more of present members	Board members determine that an issue is both important and needs to be addressed in a finite time period (e.g., prior to some type of hearing or event date) with two possible results: <b>a)</b> Up to 30 minutes of time will be provided in the current meeting OR <b>b)</b> the topic requires a separate meeting ASAP to provide adequate time for discussion within a certain time period to be able to determine appropriate action.
An item is not added to a future agenda	Less than a majority of board members present	The idea does not move forward nor does it get placed on a list for future consideration.

\* Please note: To vote in favor of adding an item to a future agenda only indicates that a board member believes the topic deserves further discussion and is willing to put in the time to have that discussion, not necessarily that the board member supports the issue. Any issue added to a future agenda and requiring a vote will still require the necessary votes to pass.

Benefits:

1. Allows for swift board action to add agenda items with minimal but targeted discussion.
2. Helps ensure that suggestions include focused information and rationale to support #1.
3. Links suggestions to our strategic priorities to ensure they are consistent with what the board has deemed priorities.
4. Provides timely feedback to board member proposed topics.
5. Allow for the possibility of pre-submission so that the board may have time to review the proposal and that the form is available when the New Business agenda item is reached. Form is short enough that it could be completed during a board meeting and circulated electronically or read aloud to facilitate the adoption of additional agenda items.
6. Makes forgetting to bring it up at the right time less likely.

## Disadvantages:

1. Submitted forms can add minutes onto an in-progress agenda for evaluation and add more substantial time when the board supports a time-sensitive issue for immediate discussion and vote.
2. Offers the possibility that we would need to suspend our rules in the event that the board supports discussion a time-sensitive addition.
3. All additional items will need to be fit into future agendas in the time frame agreed upon or could require an additional meeting, depending on the expected length of discussion.

## Easy reference to relate to a Strategic Priority or Objective

### 2019 STRATEGIC PLAN, MISSION, VISION, GOALS & OBJECTIVES

**Mission:** Engage our diverse community, cultivate a unique sense of place and enhance quality of life.

**Vision:** CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community.

#### **Strategic Priority: Identity**

*Goal: Significantly improve CA's visibility as a valued partner in enriching the quality of life and community cohesion/connections.*

Objective 1: Develop a baseline assessment of CA's awareness, understanding, and perception in the community by the end of (FY) Q1 2020. Use the assessment to identify shortfalls and opportunities.

Objective 2: Increase CA's awareness and value perception by 15%.

Objective 3: Create true partnership with village boards (i.e. form work groups, host town halls).

Objective 4: Drive community cohesion via events sponsored by CA.

Objective 5: Improve communications from CA to community and partners.

Objective 6: Monitor CA's reputation and recognition in the community by surveying the community every 2-3 years and developing a subsequent plan for optimization and improvement. The first survey should be conducted toward the end of FY2020 to assess communication effectiveness following baseline.

#### **Strategic Priority: Resource Stewardship**

*Goal: Create systems to align physical assets and financial resources to meet CA's strategic goals and mission.*

Objective 1: Create a system to assess the physical condition of CA's assets by 4.30.20.

Objective 2: Create a system to evaluate community impact of CA's assets.

Objective 3: Create a scorecard combining assessments and evaluation to prioritize capital and budget resources/investments by 8.31.21.

- Action Step A: Identify opportunities to provide greater access for all residents.
- Action Step B: Develop assessment tool to prioritize community needs and opportunities against available budget resources.
- Action Step C: Develop a process to identify assets that should be acquired, modified, or consolidated.

Objective 4: Create a 5-10 year capital investment plan based on the outputs above by 4.30.22.

Objective 5: Determine quality of revenue (consistency, dependability) needed to support programs and services by 4.30.23.

- Action Step A: Create a zero-based budget review (that includes a competitive analysis to other similar organizations).

- Action Step B: Develop 10-year forecast.

**Strategic Priority: Environmental Sustainability**

*Goal: Advance Columbia as a leader in environmental sustainability in Maryland.*

Objective 1: Maintain and advance CA's climate change mitigation and adaptation efforts.

- Action Step A: CA will advocate for and support access to multi-modal public transportation in the community.
- Action Step B: CA will advance best procurement and waste management practices that increase source reduction, increase the use of recycled content materials, increase recycling/composting rates, and reduce single use plastic consumption.
- Action Step C: CA will continue efforts to reduce energy consumption and support clean energy through its existing solar farm and procurement of renewable energy credits.
- Action Step D: CA will work to reduce fossil fuel consumption associated with its vehicle and equipment fleet and encourage similar practices in its contractors.
- Action Step E: CA will conduct a Columbia-wide climate change vulnerability assessment to identify key climate risks affecting its operations, property, and public safety.

Objective 2: Advance sustainable land use practices and improve the quality of streams, ponds, and lakes.

- Action Step A: CA will refine its use of best practices for fertilization, weed, and pest management so as to maintain aesthetically pleasing open space while reducing the potential harmful impacts to humans and wildlife.
- Action Step B: CA will enhance its open space management practices to support native species of grasses, increase rainwater retention, support pollinators, and increase carbon sequestration.
- Action Step C: CA will advocate for advanced storm water management practices in developments in and around Columbia.
- Action Step D: CA will reduce stream erosion and flooding by deploying advanced stream stabilization techniques and reducing upstream runoff volume by promoting best management practices for impervious surface area.

Objective 3: Educate and connect citizens to CA's open spaces and best practices for sustainability.

- Action Step A: CA will partner with villages to develop opportunities for resident engagement and education.
- Action Step B: CA will develop engagement programs and materials that help advance community sustainability and connection to open space.
- Action Step C: CA will work to more effectively promote its activities and performance associated with improving the environmental sustainability of its operations and land management practices.

**Strategic Priority: Leadership Development**

*Goal: Increase participation among a demographically diverse community to serve in leadership roles on CA advisory committees, community groups, and the CA Board.*

Objective 1: Outreach to cultural and diverse community.

- Action Step: Annually conduct at least one new outreach initiative.

**Strategic Priority: Advocacy**

*Goal: Advocate on issues that are key to Columbia's values and are key to our future as a unique, diverse, master planned community.*

Objective 1: Conduct an annual evaluation of CA priorities that considers all stakeholders.

Objective 2: Coordinate advocacy efforts with Village Boards where appropriate.

Objective 3: Monitor issues in the following categories for advocacy:

- New town zoning
- Environment
- Land use
- Alternative housing
- Smart development



## CA Board of Directors Agenda Submission

(Expected time for review and determination is five minutes or less.)

**Proposed Agenda Item:** \_\_\_\_\_

As a \_\_\_\_\_ (beneficiary of the proposed item), I would like  
\_\_\_\_\_ (desired action), so that  
\_\_\_\_\_  
\_\_\_\_\_ (expected benefit of action).

Brief Supporting Information:

- 
- 
- 

Associated Strategic Priority: \_\_\_\_\_

Why Now? \_\_\_\_\_

Time Sensitivity? \_\_\_\_\_

<b>Proposed Agenda Item:</b>		
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As a		<i>(beneficiary of the proposed item)</i>
I would like		<i>(desired action)</i>
so that		<i>(expected benefit of action)</i>

Brief Supporting Information		
1		
2		
3		

Associated Strategic Priority:		
Why Now?		
Time Sensitivity?		



To: Columbia Association Board of Directors  
From: Kristin Russell, Director, Office of Planning and Community Affairs  
Subj: New Town (NT) Planning & Visioning consulting services  
Date: June 3, 2020

CA has selected Mahan Rykiel as the consulting team charged with facilitating conversations among the CA Board and leadership to help develop our vision for the Columbia community into the future. We will establish “big picture” goals and priorities for greater Columbia that will be the foundation for the community as it continues to evolve and head into the coming decades.

The consulting team will bring to the table a wealth of knowledge and experience related to the planning principles and practices that are applicable to redevelopment, reinvestment, and preservation of mature master planned communities.

These conversations and information sessions will allow CA leadership to formulate its vision for NT-zoned portions of Columbia in order to best advocate for itself and work in partnership with the County during its General Plan rewrite and later comprehensive rezoning.

#### **Mahan Rykiel team**

- Tom McGilloway, a Principal at Mahan Rykiel, has been involved in the Ellicott City master plan, the Columbia Town Center Master Plan, and the current update for the Howard County General Plan. Mr. McGilloway assisted Rockville, MD with its Comprehensive Plan, where he applied new zoning criteria to older, predominantly single family neighborhoods illustrating how mixed-use infill could promote walkable neighborhoods and a greater variety of housing.
- Steve Kellenberg, founder of Kellenberg Studio, has over 35 years of consulting on the design of large-scale and mixed use new communities, town centers and business environments across the US and internationally. Mr. Kellenberg served as senior VP at the Irvine Company, developer of the largest, mature master planned community in the US, where he headed their Urban Planning and Design Group. He teaches in the Master in Real Estate program at USC.
- Ann Forsyth, Professor of Urban Planning at Harvard University is trained in planning and architecture and her primary research and practice focus on examining new towns. Her recent book, Reforming Suburbia, was an in-depth analysis of three planned new towns: Columbia, MD; Irvine, CA and The Woodlands, TX.
- Uri Avin is a former Howard County planning director. He also laid the groundwork for subsequent rezoning and growth management measures for the next decade, executed 20 projects around the sustainability needs of Howard County, six projects for CA, and collaborated to produce the Route 1 corridor study. He is currently an advisor to the County DPZ on their General Plan update.

- Erin Talkington, Principal and the Director of Consulting for RCLCO (Real Estate Advisors), has executed numerous market studies for public and private sector clients in the mid-Atlantic including the Route 1 corridor study in Howard County. Ms. Talkington is currently leading the County's Housing Needs Study for the Department of Housing and Community Development.

## Schedule of Work

Columbia 2.0 Schedule of Work

	Month 1	Month 2	Month 3	Month 4
<b>Task 1 Discovery</b> 1.1 Formative Principles 1.2 Issues Identification 1.3 Case Study Analysis Workshop 1				
<b>Task 2 Big Ideas</b> 2.1 Market Realities 2.2 Visioning Session 2.3 Governance Strategies Workshop 2				
<b>Task 3 Synthesis</b> 3.1 Preliminary Vision Framework 3.2 Mitigate Regulatory Dissonance Workshop 3				
<b>Task 4 Final Report</b> 4.1 Powerpoint Summary 4.2 Documentation Workshop 4				

Although the above table has four workshops in four consecutive months, current COVID circumstances may prohibit in-person gatherings as previously imagined. We may instead opt for more, but shorter, virtual meetings within a similar timeframe. Logistics of working within the confines of COVID are still being sorted out.

## Scope of Work

### Task 1 – Discovery

The purpose of this task is to develop and share an understanding of the history of Columbia, its driving principles and emerging issues.

Workshop 1 (or, as above this could become multiple workshops) will cover:

- The birth of the community and the concepts developed by The Rouse Company that made Columbia the model of its time. Are those concepts valid and have they evolved? Review relevant recent plans or studies. What worked and what didn't?
- General history of land use practices in the United States with a focus on how the greater Columbia community differs from these practices.
- Which of the principles and concepts are foundational and need to be retained/strengthened and which need refinement/redirection?
- What is missing that current demographic and cultural trends suggest may be needed to address opportunities in the coming decades?
- The team will present, from their collective knowledge, at least three 'case studies' reflecting on how similar sized and vintage new towns are adapting, or not, to change and anticipating their next stage.

### Task 2 – Big Ideas: Options and Consensus

This task looks into the future with its purpose to help identify a “preferred future.” What are the stakeholders and community-at-large goals and aspirations? If we imagine Columbia in 25 or 50 years, what do we see?

This Task will include a market study. Potential for residential and non-residential infill and redevelopment will be presented and discussed, looking at the types of opportunities that other mature master planned communities have leveraged. This will be set in a county-wide and regional context.

Workshop 2 (or, as above this could become multiple workshops) will cover:

- The team will facilitate an ‘Ideation Session’ to further envision the future.
- Additional variables and dynamics found relevant and in other communities will be considered. This could include parks and open space, redevelopment, sustainability, housing, aging population, and more.
- The team will facilitate a discussion leading to a general prioritization.
- There will be a discussion on how private covenants are applied to land development and design decisions, with an overview of the positive and negative impacts that private covenants have on shaping the built environment and desirability of the community.

### Task 3 – Synthesis into a Vision

This task will utilize the outcomes of the previous stages to refine vision components into a set of Goals and/or Guiding Principles.

Workshop 3 (or, as above this could become multiple workshops) will cover:

- Develop a high-level policy framework based on the preferences identified in the previous workshops.
- Articulate priorities and general actions required to achieve goals.
- If needed, discussion and resolution regarding perceived misalignment between the existing regulatory process and preferred goals and objectives.

### Task 4 - Summary Report

The purpose of this task is to produce a final report summarizing the discussions and findings of the discovery process and subsequent synthesis. The team will prepare both a PowerPoint and written document with a draft and final version of each.





## Easement Request Form

Date: 6/11/2020

Easement Grantee: Howard County Board of Education

Project Name: Talbott Springs

### Proposed Easement Location:

Village of Oakland Mills - Section 4 - Area 1 - Open Space Lot 215

### Purpose of Proposed Easement:

Request for Drainage & Utility Easements and a Temporary Grading Easement associated with the construction of the new Talbott Springs Elementary School.

### Alternatives to Proposed Easement:

Howard County Public School System will need to delay construction of the school in order to redesign the drainage outfall.

### Briefly describe who will be impacted and how they will be impacted:

Residents in adjacent lots will experience construction activities. Improved public amenities and preservation of open space for the residents of Columbia.

### Additional Notes:

Staff recommends approval, subject to Howard County Board of Education paying \$49,500 in exchange for acquiring the easement. This fee will cover the costs for CA to stabilize the outfall. Approval will also be subject to the final review of documents.

### Contact Information

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Phone #: \_\_\_\_\_



PROPERTY OF  
TALBOTT SPRINGS NEIGHBORHOOD CENTER  
VILLAGE OF OAKLAND MILLS  
TALBOTT SPRINGS  
SECTION 4 AREA 1  
ZONED = NEW TOWN

PROPERTY OF  
HOLLY COURT  
VILLAGE OF OAKLAND MILLS  
TALBOTT SPRINGS  
SECTION 4 AREA 1  
PARCEL C  
PLAT BOOK 17 FOLIO 54  
ZONED = NEW TOWN  
TOWNHOUSE

PROPOSED  
TEMPORARY  
GRADING EASEMENT  
(306 SQ.FT.)

PROPOSED 20'  
DRAINAGE &  
UTILITY EASEMENT  
(657 SQ.FT.)

EX. BUILDING  
5 TAXUS MEDIA  
'HICKSII' (2'-3' HT)

EX. SEWER  
MANHOLE

PROPOSED 20'  
TEMPORARY  
UTILITY EASEMENT

PROPOSED 20'  
DRAINAGE &  
UTILITY EASEMENT

**HOLLY COURT  
PRIVATE ROAD**

 DENOTES PROPOSED  
PERMANENT PRIVATE 20'  
DRAINAGE & UTILITY EASEMENT

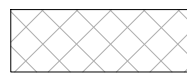
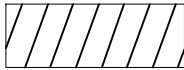
 DENOTES PROPOSED  
TEMPORARY PRIVATE  
GRADING EASEMENT

EXHIBIT FOR PROPOSED EASEMENTS  
FROM COLUMBIA ASSOCIATION TO  
HOWARD COUNTY PUBLIC SCHOOLS  
**TALBOTT SPRINGS  
ELEMENTARY SCHOOL**

ZONED: NT TAX MAP NO.: 36  
PARCEL NO.: 313 GRID NO.: 3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: APRIL 2020

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855



DENOTES PROPOSED  
PERMANENT PRIVATE 30'  
DRAINAGE & UTILITY EASEMENT

PROPERTY OF  
VILLAGE OF OAKLAND MILLS  
TALBOTT SPRINGS  
SECTION 4 AREA 1  
LOT 215  
ZONED = NEW TOWN

PROPOSED 30'  
DRAINAGE &  
UTILITY EASEMENT  
(474 SQ.FT.)

EXHIBIT FOR PROPOSED EASEMENTS  
FROM COLUMBIA ASSOCIATION TO  
HOWARD COUNTY PUBLIC SCHOOLS  
**TALBOTT SPRINGS  
ELEMENTARY SCHOOL**

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

ZONED: NT TAX MAP NO.: 36  
PARCEL NO.: 283 GRID NO.: 3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: APRIL 2020



May 28, 2020

Al Edwards, P.E.  
Assistant Director  
Open Space and Facilities Management  
Columbia Association

Dear Mr. Edwards:

Thank you for your letter dated May 13, 2020 and attached regarding the Talbott Springs Elementary School Easements. We would like to express our gratitude to you and the Columbia Association staff for working with Fisher Collins & Carter, Inc. (FCC) and the Howard County Public School System (HCPSS) on this matter. The HCPSS staff has discussed the letter and options both internally and with Stephanie Tuite at FCC.

After review of the options clearly identified within your letter, we feel the project and process would be best served by Option 3. As you have noted, this option would allow the project plan to continue while we work on an agreed easement document. Included within the easement would be the indicated easement fee \$49,500. This would allow for your staff to address the drainage channel.

Again thank you for the letter and effort to work with us on this matter. If you have any questions or require additional information, please do not hesitate to contact me at 410.313.8203 or [daniel\\_lubeley@hcpss.org](mailto:daniel_lubeley@hcpss.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Lubeley", with a horizontal line extending to the right.

Daniel Lubeley  
Acting Director, Capital Planning and Construction

cc: Stephanie Tuite, FCC  
Scott W. Washington  
Bruce Gist  
Douglas Pindell



May 13, 2020

Mr. Terry Fisher, P.E., L.S.  
Fisher, Collins & Carter, Inc.  
Centennial Square Office Park  
10272 Baltimore National Pike  
Ellicott City, Maryland 21042

Subject: Talbott Springs Elementary School Easements

Mr. Fisher,

Columbia Association (CA) has been working with Fisher, Collins & Carter, Inc. (FCC) to get the drainage system designed and necessary private easements approved, in order to allow the development to proceed as soon as possible. Please note, these suggestions are offered from CA's technical staff, but ultimately, the final decision and approval will come from the CA Board of Directors (BOD), which is currently scheduled to be presented and decided in June. While the legal paperwork for the easements proceed, CA's technical review still has a lingering issue regarding the eroding outfall area that is impacting CA Open Space Lot 1.

As you know, this outfall drainage is primarily from the school site, has been out-letting on CA property with no SWM controls, and has eroded a drainage channel on Open Space Lot 1. CA cannot support a development that increases the impervious condition, thus increasing the flow to a situation that continues to damage CA's property. It is imperative that the drainage ditch, which has formed as a result of this upstream development, be addressed to create a stable outfall.

After a field inspection, CA staff has determined that in order to create a stable outfall, a stable armored drainage channel will need to be prepared, from the outlet of the proposed structure HW-1 down to the existing pathway, approximately 190 linear feet. Our construction department has conceptually analyzed the situation, and proposed a fix, as well as a cost estimate as follows:

• Clear the work area	<u>Estimate:</u>	
• Widen the channel	Construction	\$30,000
• Lay the sides back	Engineering & Permits*	\$15,000
• Line the channel with class 1 rock	<u>10% Contingency</u>	<u>\$ 4,500</u>
• Install class 2 check dams	<b>TOTAL:</b>	<b>\$49,500</b>

\*For permit purposes, the estimate considers the project as stabilizing a drainage ditch effort.

Normally, this would have been discussed with CA early on in the development process and be designed as part of the overall development. However, CA understands that this project is now in somewhat of a time crunch and does not want to interfere with the progress of the school construction project. Therefore, we are offering several options for you to present to your client, in order to address the situation.



### Option 1

CA approves the requested private drainage easements with a requirement that the outfall is stabilized by your client, as described above, as a condition of approval. It is assumed that this would be added to the design plans and proceed as part of the larger project development. You are likely aware of the plan revisions, processing at the County for approvals and extra permit requirements from the State. This option likely would impact the development schedule.

### Option 2

Your client may elect to make arrangements with a third party, separate from this development, to complete the drainage channel repairs separate from the rest of the project. Howard County DPW, or some other entity, would have to be involved in order to complete the repairs and stabilize the outfall. CA would write a separate Temporary Right of Entry for Construction for this activity. This has the benefit of allowing the school development project to proceed through the developer agreement stage without delay. However, the Temporary Right of Entry for Construction of the drainage channel would have to be negotiated and signed before CA could sign off on the required private drainage easements. This may have a delay, and the cost of engineering, permitting, and construction would be the responsibility of your client.

### Option 3

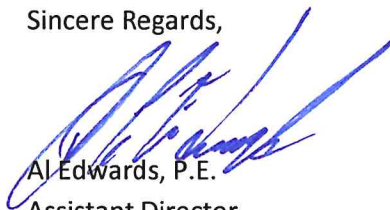
CA's technical staff could make the recommendation to the BOD to approve the required private drainage easements for a fee equal to the repair estimate above. The details of this option would be spelled out in the private drainage easements currently being prepared by your client's legal counsel. Going forward, it would be incumbent on CA to engineer, permit and construct the improvements to the drainage channel. This option would allow your client's plans to continue uninterrupted, and has the added benefit of having a fixed cost of the repairs.

In order for CA to proceed with the planned presentation in June, we will need to know by the end of day on May 28, 2020, which option your client chooses, or some other favorable option that addresses the additional drainage and a stable outfall. If this is not achieved, the request will be presented to the BOD at a future date.

Finally, CA has been in communication with the Development Engineering Division who has the technical review of the plans submitted for County approval. They conceptually agree with the currently designed outfall and the notion of a stable outfall. They have offered to participate or even host a virtual meeting to discuss this if necessary so that all parties are in accord prior to the BOD presentation.

We respectfully wait your reply.

Sincere Regards,



Al Edwards, P.E.

Assistant Director

Open Space and Facilities Management

Columbia Association

## **RESOLUTION AUTHORIZING EASEMENT**

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to payment of the \$49,500 fee, as well as staff final review, to Howard County Public School System relating to the Talbott Springs Elementary School construction on CA Open Space Lot 215, located in the Village of Oakland Mills, Section 4, Area 1, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public amenities and preservation of open space; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

**BE IT SO RESOLVED**

\_\_\_\_\_, 2020





## Easement Request Form

Date: 6/11/2020

Easement Grantee: Howard County

Project Name: Tamar Drive Roundabout

### Proposed Easement Location:

Village of Long Reach - Intersection of Tamar Drive & Old Montgomery Road -  
Open Space Lots 4, 12, 222

### Purpose of Proposed Easement:

1. Request for land acquisition (Lot 4: 0.0879 ac; Lot 12: 0.0510 ac; Lot 222: 0.0449 ac).
2. Request for easements to construct a new roundabout

### Alternatives to Proposed Easement:

Howard County plans have already been approved. The roundabout would have to be redesigned entirely should the request be denied.

### Briefly describe who will be impacted and how they will be impacted:

Traffic will be impacted during construction. Residents in adjacent lots will experience construction activities. Improved safety and road conditions for the residents of Columbia.

### Additional Notes:

Appraisal amount for the land acquisition to be forthcoming from Howard County pending the Appraisal Report. No consideration for the easement. Staff recommends approval, subject to final review of documents.

### Contact Information

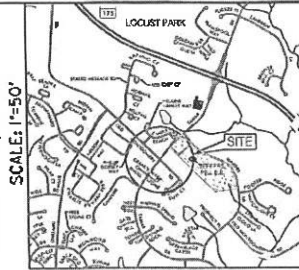
Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Phone #: \_\_\_\_\_

REVERTIBLE SLOPE EASEMENT AREA - PART 1		
A	N 00°30'36" E	11.01'
B	S 44°15'34" E	48.49'
C	S 46°26'33" E	48.95'
D	S 47°26'15" E	48.36'
E	S 45°26'42" E	49.61'
F	S 46°37'40" W	14.28'
G	N 44°29'24" W	185.16'

MARYLAND COORDINATE SYSTEM  
NAD 83/91



VILLAGE OF LONGREACH  
OPEN SPACE  
LOT A 140  
PLAT 6476

EMERSON'S REACH  
COMMUNITY ASSOC. INC.  
LIBER 3971 FOLIO 458

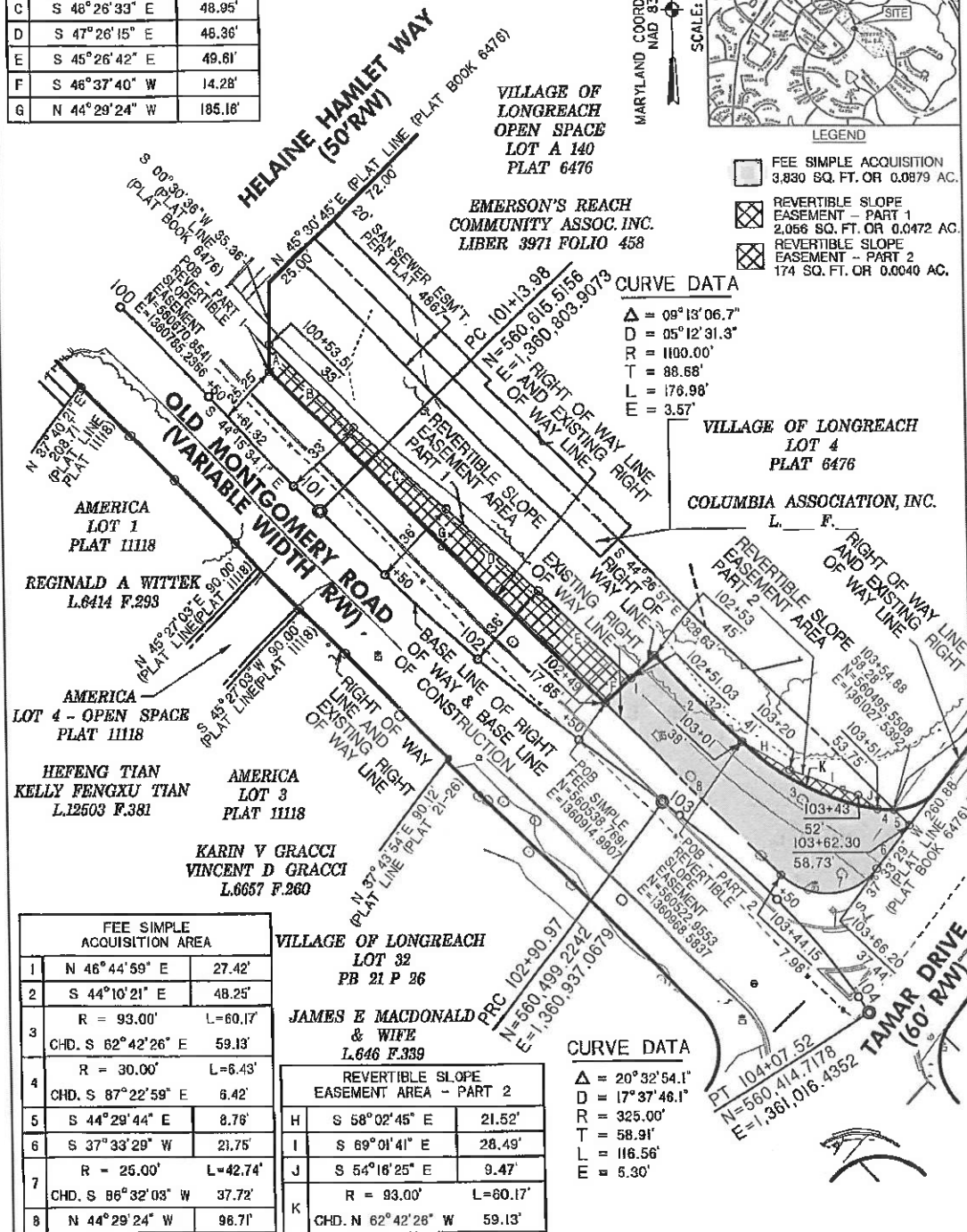
- LEGEND
- FEE SIMPLE ACQUISITION  
3,830 SQ. FT. OR 0.0879 AC.
  - REVERTIBLE SLOPE EASEMENT - PART 1  
2,066 SQ. FT. OR 0.0472 AC.
  - REVERTIBLE SLOPE EASEMENT - PART 2  
174 SQ. FT. OR 0.0040 AC.

#### CURVE DATA

Δ = 09°13'06.7"  
D = 05°12'31.3"  
R = 1100.00'  
T = 88.68'  
L = 176.98'  
E = 3.57'

VILLAGE OF LONGREACH  
LOT 4  
PLAT 6476

COLUMBIA ASSOCIATION, INC.  
L. F.



FEE SIMPLE ACQUISITION AREA		
1	N 46°44'59" E	27.42'
2	S 44°10'21" E	48.25'
3	R = 93.00' L=60.17'	
	CHD. S 62°42'26" E	59.13'
4	R = 30.00' L=6.43'	
	CHD. S 87°22'59" E	8.42'
5	S 44°29'44" E	8.79'
6	S 37°33'29" W	21.75'
7	R = 25.00' L=42.74'	
	CHD. S 86°32'03" W	37.72'
8	N 44°29'24" W	98.71'

VILLAGE OF LONGREACH  
LOT 32  
PB 21 P 26

JAMES E MACDONALD  
& WIFE  
L.646 F.339

REVERTIBLE SLOPE EASEMENT AREA - PART 2		
H	S 58°02'45" E	21.52'
I	S 89°01'41" E	28.49'
J	S 54°16'25" E	9.47'
K	R = 93.00' L=60.17'	
	CHD. N 62°42'26" W	59.13'

#### CURVE DATA

Δ = 20°32'54.1"  
D = 17°37'46.1"  
R = 325.00'  
T = 58.91'  
L = 116.56'  
E = 5.30'

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT.

**WALLACE MONTGOMERY**  
Surveying & Mapping  
19130 104th Road, Suite 200  
Beltway Plaza, Maryland 20750  
410.634.9093 Tel / 410.667.0925 Fax  
www.wallace-montgomery.com

JEFFREY L. BLEACH  
PROF. LAND SURVEYOR NO. 21307  
EXP. DATE 06/26/2020

DATE

REVISION

PLAT NO.: T-7106-01

PROJECT NO.  
T-7106

SCALE: 1" = 50'

DATE: MARCH 2, 2020

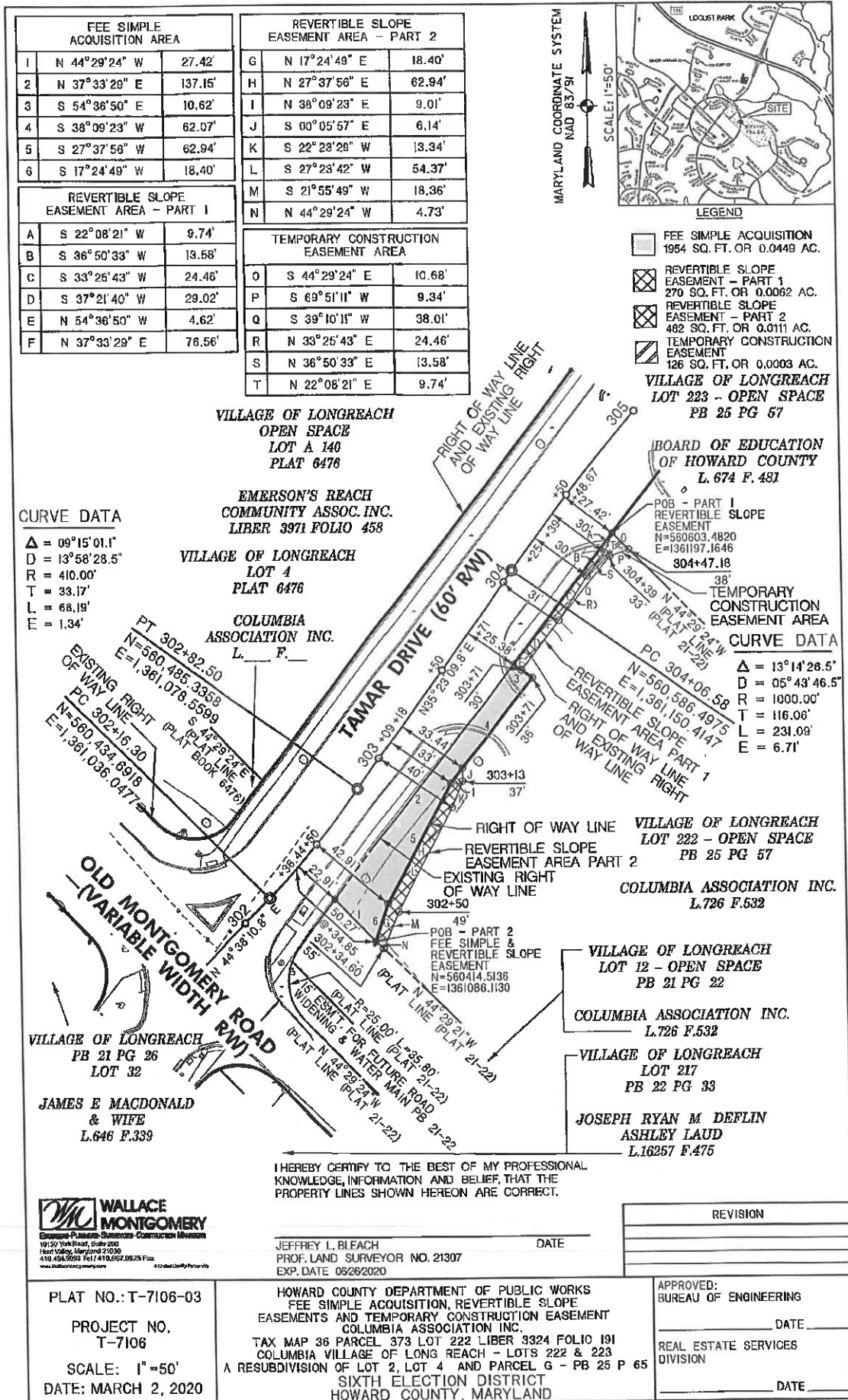
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
FEE SIMPLE ACQUISITION AND  
REVERTIBLE SLOPE EASEMENTS  
COLUMBIA ASSOCIATION, INC.  
TAX MAP 36 PARCEL 391 LOT 4 LIBER FOLIO  
VILLAGE OF LONGREACH, SECTION 1 AREA 9, LOTS A-105 TO A-142  
AND LOT 4, A RE-SUBDIVISION OF LOTS A67 TO A104 AND LOT 3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

APPROVED:  
BUREAU OF ENGINEERING

DATE

REAL ESTATE SERVICES  
DIVISION

DATE



**WALLACE MONTGOMERY**  
 Surveying & Mapping  
 10150 York Road, Suite 200  
 North Potomac, Maryland 21088  
 410.294.5555 Fax 410.294.5555  
 www.wallacemontgomery.com

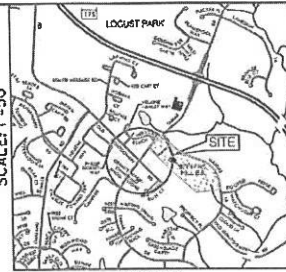
# CURVE DATA

Δ = 09°15'01.1"  
D = 13°58'28.5"  
R = 410.60'  
T = 33.17'  
L = 66.19'  
E = 1.34'

VILLAGE OF LONGREACH  
LOT 4  
PLAT 6476  
COLUMBIA ASSOCIATION INC.  
L. F.

MARYLAND COORDINATE SYSTEM  
NAD 83/91

SCALE: 1"=50'



## LEGEND

- FEE SIMPLE ACQUISITION  
2221 SQ. FT. OR 0.0510 AC.
- REVERTIBLE SLOPE  
EASEMENT  
31 SQ. FT. OR 0.0007 AC.

VILLAGE OF LONGREACH  
LOT 222  
PB 25 PG 57  
COLUMBIA ASSOCIATION INC.  
L.726 F.532

# CURVE DATA

Δ = 11°44'40.5"  
D = 19°05'54.9"  
R = 300.00'  
T = 30.86'  
L = 61.49'  
E = 1.58'

VILLAGE OF LONGREACH  
LOT 12 - OPEN SPACE  
PB 21 PG 22  
COLUMBIA ASSOCIATION INC.  
L.726 F.532

VILLAGE OF LONGREACH  
LOT 32  
PB 21 PG 26  
JAMES E MACDONALD  
& WIFE  
L.646 F.339

JOSEPH RYAN M DEFLIN  
ASHLEY LAUD  
L.16257 F.475

REVERTIBLE SLOPE EASEMENT AREA		
A	S 44°29'24" E	4.73'
B	S 35°50'01" W	13.22'
C	N 17°24'49" E	14.77'

FEE SIMPLE ACQUISITION AREA		
1	S 17°24'49" W	14.77'
2	S 02°05'45" E	32.57'
3	S 44°29'24" E	13.56'
4	S 50°18'42" W	15.05'
5	N 44°29'24" W	41.99'
6	R = 25.00' L=35.80'	
7	CHD. N 03°27'57" W	32.82'
8	N 37°33'29" E	28.73'
9	S 44°29'24" E	27.42'

VILLAGE OF LONGREACH  
LOT 218  
PB 22 PG 33

DAMIEN PFISTER  
CARLY WOODS  
L.16918 F.150

# CURVE DATA

Δ = 11°08'09.8"  
D = 14°19'26.2"  
R = 400.00'  
T = 36.99'  
L = 77.74'  
E = 1.90'

VILLAGE OF LONGREACH  
LOT 219  
PB 22 PG 33

TYRLE LANN HUGHES  
L.16733 F.320

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION AND BELIEF, THAT THE  
PROPERTY LINES SHOWN HEREON ARE CORRECT.

**WALLACE  
MONTGOMERY**  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21036  
410-498-0020 Fax 410-498-0025  
www.wallacemontgomery.com Licensed Land Surveyor

JEFFREY L BLEACH  
PROF. LAND SURVEYOR NO. 21307  
EXP. DATE 06/26/2020

DATE

## REVISION

PLAT NO.: T-7106-04

PROJECT NO.  
T-7106

SCALE: 1"=50'  
DATE: MARCH 2, 2020

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
FEE SIMPLE ACQUISITION AND  
REVERTIBLE SLOPE EASEMENTS  
COLUMBIA ASSOCIATION INC.  
TAX MAP 38 PARCEL 337 LOT 12 LIBER 3324 FOLIO 191  
COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 2 - PB 21 P 22  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

APPROVED:  
BUREAU OF ENGINEERING  
DATE  
REAL ESTATE SERVICES  
DIVISION  
DATE



# HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

3430 Courthouse Drive

■ Ellicott City, Maryland 21043 ■

410-313-4401

James Irvin, Director  
jirvin@howardcountymd.gov

FAX 410-313-3408  
TDD 410-313-2323

April 16, 2020

Columbia Association, Inc.  
10221 Wincopin Circle  
Columbia, Maryland 21044

Re: Capital Project No. T-7106  
Old Montgomery Road at Tamar Drive Roundabout

Dear Property Owner:

Howard County has approved plans to construct a roundabout at the intersection of Old Montgomery Road and Tamar Drive in Columbia. A review of the construction drawings indicates that the acquisition of fee simple areas, revertible slopes easements, and a temporary construction easement will be needed from the properties listed on the attached sheet. Copies of the right of way plats are enclosed for your information.

Please be advised that the Department of Public Works has requested Landmark Realty Advisors, LLC to prepare an appraisal of your property to estimate the fair market value to be offered for the acquisition. The appraiser, Mr. Bruce Dumler, will contact you prior to entry onto your property.

If you have specific questions concerning the capital project, please contact the Project Manager, Yan Zhang, by telephone at 410.313.5742 or by email at [yzhang@howardcountymd.gov](mailto:yzhang@howardcountymd.gov).

If you have any questions concerning the appraisal, please contact me at 410-313-0014 or [jzeller@howardcountymd.gov](mailto:jzeller@howardcountymd.gov).

Sincerely,

Jeremy Zeller  
Real Estate Services Division  
Department of Public Works

Enclosures

cc: File

List of Property

Name and Address of Property Owner: COLUMBIA ASSOCIATION INC

Location of Property: SW OLD MONTGOMERY RD

Tax Map: 36 Parcel No. 391, Lot 4 Election District: 6

Acreage: 0.3700 AC

Zoning: NT

Type of Acquisition: 1 Fee Simple Area and 2 Revertible Slope Easements

Plat No. T-7106-01

Name and Address of Property Owner: COLUMBIA ASSOCIATION INC

Location of Property: 6031 TAMAR DRIVE, COLUMBIA

Tax Map: 36 Parcel No. 373, Lot 222 Election District: 6

Acreage: 4.2900 AC

Zoning: NT

Type of Acquisition: 1 Fee Simple Area, 2 Revertible Slope Easements, and 1 Temporary Construction Easement

Plat No. T-7106-03

Name and Address of Property Owner: COLUMBIA ASSOCIATION INC

Location of Property: TAMAR DRIVE, COLUMBIA

Tax Map: 36 Parcel No. 337, Lot 12 Election District: 6

Acreage: 1.8000 AC

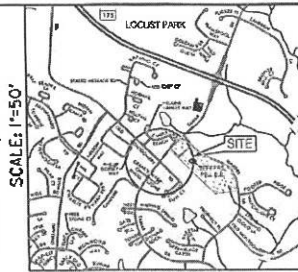
Zoning: NT

Type of Acquisition: 1 Fee Simple Area and 1 Revertible Slope Easement

Plat No. T-7106-04

REVERTIBLE SLOPE EASEMENT AREA - PART 1		
A	N 00°30'36" E	11.01'
B	S 44°15'34" E	48.49'
C	S 46°26'33" E	48.95'
D	S 47°26'15" E	48.36'
E	S 45°26'42" E	49.61'
F	S 46°37'40" W	14.28'
G	N 44°29'24" W	185.16'

MARYLAND COORDINATE SYSTEM  
NAD 83/91



LEGEND

- FEE SIMPLE ACQUISITION  
3,830 SQ. FT. OR 0.0879 AC.
- REVERTIBLE SLOPE EASEMENT - PART 1  
2,066 SQ. FT. OR 0.0472 AC.
- REVERTIBLE SLOPE EASEMENT - PART 2  
174 SQ. FT. OR 0.0040 AC.

VILLAGE OF LONGREACH  
OPEN SPACE  
LOT A 140  
PLAT 6476

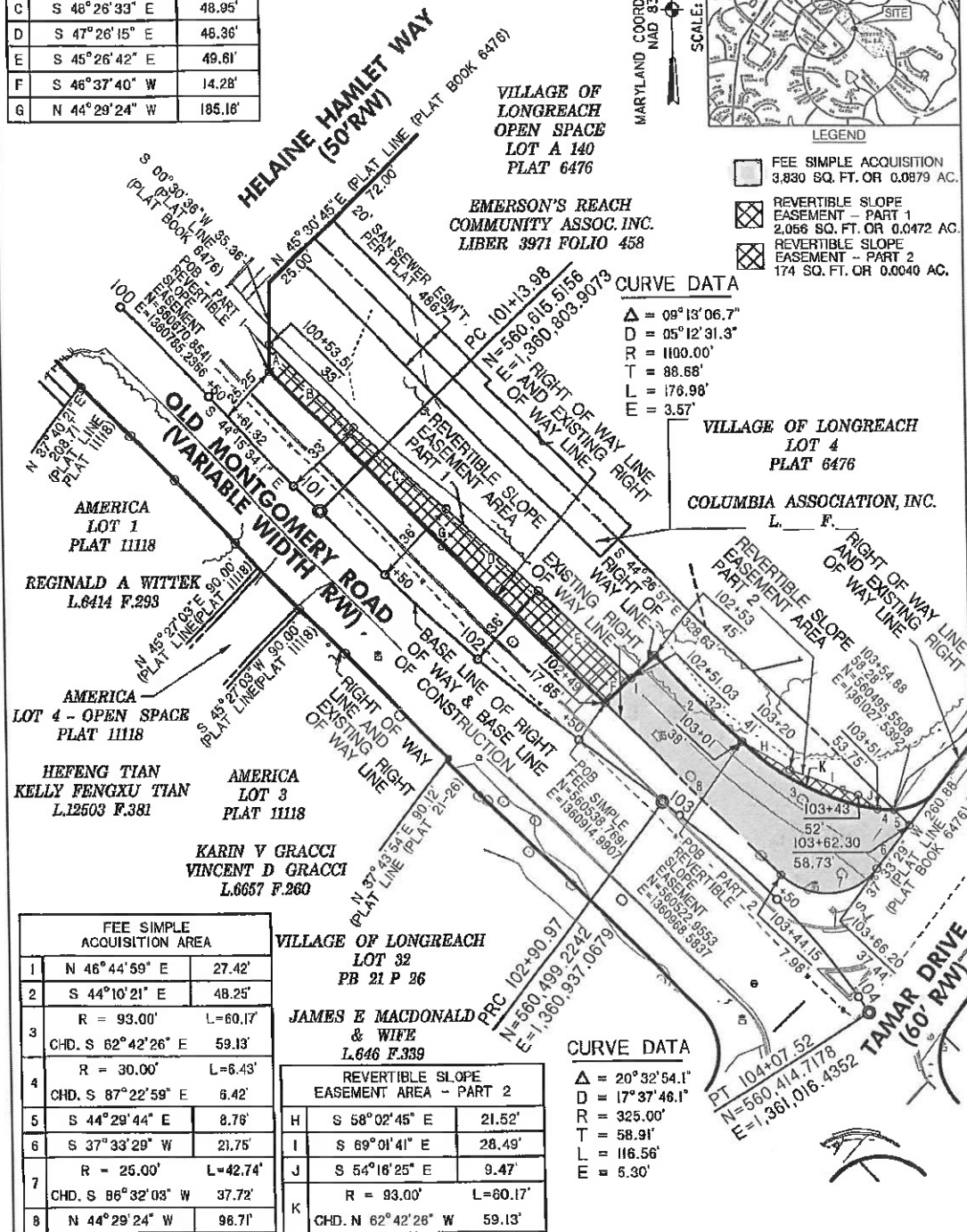
EMERSON'S REACH  
COMMUNITY ASSOC. INC.  
LIBER 3971 FOLIO 458

CURVE DATA

Δ = 09°13'06.7"  
D = 05°12'31.3"  
R = 1100.00'  
T = 88.68'  
L = 176.98'  
E = 3.57'

VILLAGE OF LONGREACH  
LOT 4  
PLAT 6476

COLUMBIA ASSOCIATION, INC.  
L. F.



FEE SIMPLE ACQUISITION AREA		
1	N 46°44'59" E	27.42'
2	S 44°10'21" E	48.25'
3	R = 93.00' L=60.17'	
	CHD. S 62°42'26" E	59.13'
4	R = 30.00' L=6.43'	
	CHD. S 87°22'59" E	8.42'
5	S 44°29'44" E	8.79'
6	S 37°33'29" W	21.75'
7	R = 25.00' L=42.74'	
	CHD. S 86°32'03" W	37.72'
8	N 44°29'24" W	98.71'

VILLAGE OF LONGREACH  
LOT 32  
PB 21 P 26

JAMES E MACDONALD  
& WIFE  
L.646 F.339

REVERTIBLE SLOPE EASEMENT AREA - PART 2		
H	S 58°02'45" E	21.52'
I	S 89°01'41" E	28.49'
J	S 54°16'25" E	9.47'
K	R = 93.00' L=60.17'	
	CHD. N 62°42'26" W	59.13'

CURVE DATA

Δ = 20°32'54.1"  
D = 17°37'46.1"  
R = 325.00'  
T = 58.91'  
L = 116.56'  
E = 5.30'

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT.

**WALLACE MONTGOMERY**  
Surveying & Mapping Services  
19130 104th Road, Suite 200  
Beltway Plaza, Maryland 20750  
410.634.9093 Tel / 410.667.0925 Fax  
www.wallacemontgomery.com

JEFFREY L. BLEACH  
PROF. LAND SURVEYOR NO. 21307  
EXP. DATE 06/26/2020

DATE

REVISION

PLAT NO.: T-7106-01

PROJECT NO.  
T-7106

SCALE: 1" = 50'

DATE: MARCH 2, 2020

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
FEE SIMPLE ACQUISITION AND  
REVERTIBLE SLOPE EASEMENTS  
COLUMBIA ASSOCIATION, INC.  
TAX MAP 36 PARCEL 391 LOT 4 LIBER FOLIO  
VILLAGE OF LONGREACH, SECTION 1 AREA 9, LOTS A-105 TO A-142  
AND LOT 4, A RE-SUBDIVISION OF LOTS A67 TO A104 AND LOT 3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

APPROVED:  
BUREAU OF ENGINEERING

DATE

REAL ESTATE SERVICES  
DIVISION

DATE



Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

Project # T-7106  
Plat # T-7106-01

### DESCRIPTION OF FEE SIMPLE ACQUISITION

Columbia Association, Inc.  
TO  
Howard County, Maryland

BEING a strip or parcel of land as described as follows, in, through, over and across the property of the Grantor acquired by the owner from Long Reach Joint Venture, by deed dated \_\_\_\_\_, \_\_\_\_\_ and recorded among the Land Records of Howard County, Maryland in Liber \_\_\_\_\_ at Folio \_\_\_\_\_, said property being shown as Lot 4 on a plat of Village of Long Reach, Section 1, Area 9, Lots A-105 to A-142 and Lot 4, A Re-subdivision of Lots A67 to A104 and Lot 3, recorded among the aforesaid Land Records as Plat No. 6476.

### FEE SIMPLE ACQUISITION

BEGINNING FOR THE FIRST for the said strip or parcel of land at a point having a coordinate of North 560,538.7691 East 1,360,914.9907 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, on the North 44°26'57" West 281.87 foot line of Lot 4 on the aforementioned Howard County plat, 185.16 feet from the end thereof, being the easterly right of way line of Old Montgomery Road, also being 17.85 feet left of station 102+49 on plat T-7106-01 intended to be recorded herewith, and running with all bearings and coordinates being referenced to an assumed plat datum, for the new right of way limits through, over and across the lands of the Grantor the next four (4) courses and distances, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- (1.) North 46°44'59" East 27.42 feet to a point.
- (2.) South 44°10'21" East 48.25 feet to a point of curvature.
- (3.) 60.17 feet along the arc of a curve to the left, said curve having a radius of 93.00 feet and a chord bearing and distance of South 62°42'26" East 59.13 feet to a point of continuing curvature.
- (4.) 6.43 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet and a chord bearing and distance of South 87°22'59" East 6.42 feet, to a point on the line of division between Lot A 140 and Lot 4 as shown on the aforementioned Howard County plat; thence with the remainder of said line of division.
- (5.) South 44°29'44" East 8.76 feet to a point on the northerly right of way line of Tamar Drive, thence leaving said line of division and running with said right of way
- (6.) South 37°33'29" West 21.75 feet to a point of curvature.
- (7.) 42.74 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of South 86°32'03" West 37.72 feet to a point of tangency on the easterly right of way line of Old Montgomery Road.
- (8.) North 44°29'24" West 96.71 feet to the place of beginning.



Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

Containing 3,830 square feet or 0.0879 acres of land, more or less.

**AND ALSO:**

The said Grantor does hereby grant unto the said Grantee the right to use 2 additional revertible slope easement strips or parcels of land of irregular shape on the easterly side of the right of way of Old Montgomery Road, adjacent and contiguous to the first hereinabove described strip or parcel of land during the period of original construction for any and all purposes pertinent thereto.

**REVERTIBLE SLOPE EASEMENT ACQUISITION – PART 1**

**BEGINNING FOR THE SECOND** for the said strip or parcel of land at a point having a coordinate of North 560,670.8541 East 1,360,785.2366 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, at the end of South 00°33'09" West 35.36 foot line of Lot 4 on the aforementioned Howard County plat, being the easterly right of way line of Old Montgomery Road, also being 25.25 feet left of station 100+61.32 on plat T-7106-01 intended to be recorded herewith, and running reversely, with all bearings and coordinates being referenced to an assumed plat datum, with a part of said plat line, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- A. North 00°30'36" East 11.01 feet to a point; thence leaving said right of way line and running for the new limits of a revertible easement through, over and across the lands of the Grantor the next four (4) courses and distances.
- B. South 44°15'34" East 46.49 feet to a point.
- C. South 48°26'33" East 48.95 feet to a point.
- D. South 47°26'15" East 48.36 feet to a point.
- E. South 45°26'42" East 49.61 feet to a point on the 1<sup>st</sup> call of the fee simple area described above, 14.28 feet from the beginning thereof, thence running reversely with said first call.
- F. South 46°37'40" West 14.28 feet to a point on the easterly right of way line of Old Montgomery Road, thence with said right of way.
- G. North 44°29'24" West 185.16 feet to the place of beginning.

Containing 2,056 square feet or 0.0472 acres of land, more or less.

**REVERTIBLE SLOPE EASEMENT ACQUISITION – PART 2**

**BEGINNING FOR THE THIRD** for the said strip or parcel of land at a point having a coordinate of North 560,522.9553 East 1,360,968.5837 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, at the end of 2<sup>nd</sup> call of the fee simple area described above, being the proposed easterly right of way line of Old Montgomery Road, also being 38.00 feet left of station 103+01.00 on plat T-7106-01 intended to be

Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

recorded herewith, thence leaving said proposed right of way line, with all bearings and coordinates being referenced to an assumed plat datum, and running through, over and across the lands of the Grantor the next three (3) courses and distances, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- H. South 58°02'45" East 21.52 feet to a point.
- I. South 69°01'41" East 28.49 feet to a point.
- J. South 54°16'25" East 9.47 feet to a point on the proposed easterly right of way line of Old Montgomery Road, being at the end of the 3<sup>rd</sup> call of the fee simple area described above; thence running reversely with the entirety of the 3<sup>rd</sup> call.
- K. 60.17 feet along the arc of a curve to the right, said curve having a radius of 93.00 feet and a chord bearing and distance of North 62°42'26" West 59.13 feet, to the place of beginning.

Containing 174 square feet or 0.0040 acres of land, more or less.

Intended to be recorded herewith as Plat No. T-7106-01

Description and surveying work associated with its preparation has been prepared under my responsible charge and is compliant with the regulations of the Maryland Minimum Standards of Practice of Professional Land Surveyors.

REVERTIBLE SLOPE EASEMENT AREA - PART 2		
G	N 17° 24' 49" E	18.40'
H	N 27° 37' 56" E	62.94'
I	N 38° 09' 23" E	9.01'
J	S 00° 05' 57" E	6.14'
K	S 22° 28' 28" W	13.34'
L	S 27° 23' 42" W	54.37'
M	S 21° 55' 49" W	18.36'
N	N 44° 29' 24" W	4.73'

REVERTIBLE SLOPE EASEMENT AREA - PART I		
A	S 22°08'21" W	9.74'
B	S 36°50'33" W	13.58'
C	S 33°26'43" W	24.46'
D	S 37°21'40" W	29.02'
E	N 54°36'50" W	4.62'
F	N 37°33'29" E	78.56'

TEMPORARY CONSTRUCTION EASEMENT AREA		
O	S 44°29'24" E	10.68'
P	S 69°51'11" W	9.34'
Q	S 39°10'11" W	38.01'
R	N 33°25'43" E	24.46'
S	N 36°50'33" E	13.58'
T	N 22°06'21" E	9.74'

MARYLAND COORDINATE SYSTEM  
NAD 83/91

LEGEND

- ☐ FEE SIMPLE ACQUISITION  
1954 SQ. FT. OR 0.0449 AC.
- ☒ REVERTIBLE SLOPE  
EASEMENT - PART 1  
270 SQ. FT. OR 0.0062 AC.
- ☒ REVERTIBLE SLOPE  
EASEMENT - PART 2  
482 SQ. FT. OR 0.0111 AC.
- ☒ TEMPORARY CONSTRUCTION  
EASEMENT  
126 SQ. FT. OR 0.0003 AC.

VILLAGE OF LONGREACH  
LOT 223 - OPEN SPACE  
PB 25 PG 57

BOARD OF EDUCATION  
OF HOWARD COUNTY  
L. 674 F. 481

POB - PART 1  
REVERTIBLE SLOPE  
EASEMENT  
N=560603.4820  
E=1361197.1646  
304+47.18

38  
- TEMPORARY  
CONSTRUCTION  
EASEMENT AREA

**CURVE DATA**  
 $\Delta = 13^\circ 14' 26.5''$   
 $D = 05^\circ 43' 46.5''$   
 $R = 1000.00'$   
 $T = 116.06'$   
 $L = 231.09'$   
 $E = 6.71'$

CURVE DATA

$\Delta = 09^{\circ}15'01.1''$   
 $D = 13^{\circ}58'28.5''$   
 $R = 410.00'$   
 $T = 33.17'$   
 $L = 68.19'$   
 $E = 1.34'$

VILLAGE OF LONGREACH  
LOT 4  
PLAT 6476

EMERSON'S REACH  
COMMUNITY ASSOC. INC.  
LIBER 3971 FOLIO 458

COLUMBIA  
ASSOCIATION INC.  
L. F.

L = 66.19  
 E = 1.34'  
 PT 302+82.50  
 N=560.485.3358  
 E=1.361,078.5599  
 EXISTING RIGHT OF WAY  
 PC 302+16.30  
 N=560.434.8918  
 E=1.361,036.0477  
 PLAT BOOK 6418  
 CO ASSOCI L-

**JAMES E MACDONALD  
& WIFE  
L.646 F.339**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT.

JEFFREY L. BLEACH  
PROF. LAND SURVEYOR NO. 21307  
EXP. DATE 06/26/2020

DATE \_\_\_\_\_

## REVISION

APPROVED:  
BUREAU OF ENGINEERING

DATE \_\_\_\_\_

REAL ESTATE SERVICES  
DIVISION

DATE \_\_\_\_\_

PLAT NO.: T-7106-03

PROJECT NO.  
T-7106

SCALE: 1"=50'  
DATE: MARCH 2, 2020

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
FEE SIMPLE ACQUISITION, REVERTIBLE SLOPE  
EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENT  
COLUMBIA ASSOCIATION INC,  
TAX MAP 36 PARCEL 373 LOT 222 LIBER 3324 FOLIO 191  
COLUMBIA VILLAGE OF LONG REACH - LOTS 222 & 223  
A RESUBDIVISION OF LOT 2, LOT 4 AND PARCEL G - PB 25 P 65  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

Project # T-7106  
Plat # T-7106-03

### **DESCRIPTION OF FEE SIMPLE ACQUISITION**

**Columbia Association, Inc.**  
**TO**  
**Howard County, Maryland**

**BEING** a strip or parcel of land as described as follows, in, through, over and across the property of the Grantor acquired by the owner from Howard Research and Development Corporation, by deed dated June 27, 1975 and recorded among the Land Records of Howard County, Maryland in Liber C.M.P. 726 at Folio 532, said property being shown as Lot 222 on a plat of Columbia Village of Long Reach, Lots 222 & 223 and Re-Subdivision of Lot 2, Lot 4 and Parcel G of PB 25 P 65, recorded among the aforesaid Land Records as Plat Book 25 Plat No. 57.

### **FEE SIMPLE ACQUISITION**

**BEGINNING FOR THE FIRST** for the said strip or parcel of land at a point having a coordinate of North 560,414.5136 East 1,361,086.1130 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, on the North 44°26'57" West 590.51 foot line of Lot 222 on the aforementioned Howard County plat, 563.09 feet from the beginning thereof, also being 50.27 feet right of station 302+34.85 on plat T-7106-03 intended to be recorded herewith, and running with all bearings and coordinates being referenced to an assumed plat datum, with the remainder of said plat line, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- (1.) North 44°29'24" West 27.42 feet to a point on the southerly right of way line of Tamar Drive; thence leaving said plat line and running with said right of way line.
- (2.) North 37°33'29" East 137.15 feet to a point; thence leaving said right of way and running for the new right of way limits through, over and across the lands of the Grantor the next four (4) courses and distances
- (3.) South 54°36'50" East 10.62 feet to a point.
- (4.) South 38°09'23" West 62.07 feet to a point.
- (5.) South 27°37'56" West 62.94 feet to a point.
- (6.) South 17°24'49" West 18.40 feet to the place of beginning.

Containing 1,954 square feet or 0.0449 acres of land, more or less.

### **AND ALSO:**

The said Grantor does hereby grant unto the said Grantee the right to use 2 additional revertible slope easement strips or parcels of land of irregular shape on the southerly side of the right of way of Tamar Drive, adjacent and contiguous to the first hereinabove described strip or parcel of land during the period of original construction for any and all purposes pertinent thereto.

Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

### **REVERTIBLE SLOPE EASEMENT ACQUISITION – PART 1**

**BEGINNING FOR THE SECOND** for the said strip or parcel of land at a point having a coordinate of North 560,603.4820 East 1,361,197.1646 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, at the beginning of South 44°26'57" East 1017.67 foot line of Lot 222 on the aforementioned Howard County plat, being the southerly right of way line of Tamar Drive, also being 27.42 feet left of station 304+48.67 on plat T-7106-03 intended to be recorded herewith, and leaving said right of way and running, with all bearings and coordinates being referenced to an assumed plat datum, for the new limits of a revertible easement through, over and across the lands of the Grantor the next four (4) courses and distances, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- A. South 22°08'21" West 9.74 feet to a point.
- B. South 36°50'33" West 13.58 feet to a point.
- C. South 33°25'43" West 24.46 feet to a point.
- D. South 37°21'40" West 29.02 feet to a point on the 3<sup>rd</sup> call of the fee simple area described above, 4.62 feet from the beginning thereof, thence running reversely with said first call.
- E. North 54°36'50" West 4.62 feet to a point on the southerly right of way line of Tamar Drive, thence with said right of way.
- F. North 37°33'29" East 76.56 feet to the place of beginning.

Containing 270 square feet or 0.0062 acres of land, more or less.

### **REVERTIBLE SLOPE EASEMENT ACQUISITION – PART 2**

**BEGINNING FOR THE THIRD** for the said strip or parcel of land at a point having a coordinate of North 560,414.5136 East 1,361,086.1130 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, on the North 44°26'57" West 590.51 foot line of Lot 222 on the aforementioned Howard County plat, 563.09 feet from the beginning thereof, also being 50.27 feet right of station 302+34.85 on plat T-7106-03 intended to be recorded herewith, and running reversely, with all bearings and coordinates being referenced to an assumed plat datum, with the 6<sup>th</sup>, 5<sup>th</sup> and 4<sup>th</sup> calls of the fee simple area described above, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- G. North 17°24'49" East 18.40 feet to a point.
- H. North 27°37'56" East 62.94 feet to a point.
- I. North 38°09'23" East 9.01 feet to a point; thence leaving said 4<sup>th</sup> call and running for the new limits of a revertible easement through, over and across the lands of the Grantor the next four (4) courses and distances.

Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

- J. South 00°05'57" East 6.14 feet to a point.
- K. South 22°23'29" West 13.34 feet to a point.
- L. South 27°23'42" West 54.37 feet to a point.
- M. South 21°55'49" West 18.36 feet to a point on the line of division between Lot 222 and Lot 12; thence with said line of division.
- N. North 44°29'24" West 4.73 feet to a point to the place of beginning.

Containing 482 square feet or 0.0111 acres of land, more or less.

Intended to be recorded herewith as Plat No. T-7106-03

**AND ALSO:**

The said Grantor does hereby grant unto the said Grantee the right to use 1 additional construction strip or parcel of land of irregular shape adjacent and contiguous to the first three courses and distances of the second hereinabove described strip or parcel of land for the construction of a sidewalk during the period of original construction for any and all purposes pertinent thereto.

Description and surveying work associated with its preparation has been prepared under my responsible charge and is compliant with the regulations of the Maryland Minimum Standards of Practice of Professional Land Surveyors.

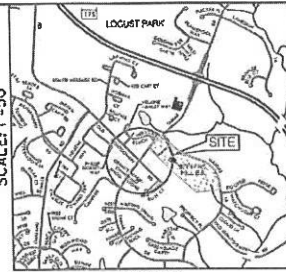
# CURVE DATA

Δ = 09°15'01.1"  
D = 13°58'28.5"  
R = 410.60'  
T = 33.17'  
L = 66.19'  
E = 1.34'

VILLAGE OF LONGREACH  
LOT 4  
PLAT 6476  
COLUMBIA ASSOCIATION INC.  
L. F.

MARYLAND COORDINATE SYSTEM  
NAD 83/91

SCALE: 1"=50'



## LEGEND

- FEE SIMPLE ACQUISITION  
2221 SQ. FT. OR 0.0510 AC.
- REVERTIBLE SLOPE  
EASEMENT  
31 SQ. FT. OR 0.0007 AC.

VILLAGE OF LONGREACH  
LOT 222  
PB 25 PG 57  
COLUMBIA ASSOCIATION INC.  
L.726 F.532

# CURVE DATA

Δ = 11°44'40.5"  
D = 19°05'54.9"  
R = 300.00'  
T = 30.86'  
L = 61.49'  
E = 1.58'

VILLAGE OF LONGREACH  
LOT 12 - OPEN SPACE  
PB 21 PG 22  
COLUMBIA ASSOCIATION INC.  
L.726 F.532

VILLAGE OF  
LONGREACH  
LOT 32  
PB 21 PG 26  
JAMES E MACDONALD  
& WIFE  
L.646 F.339

PRC 300+92.38  
N=560,341.5646  
E=1,360,954.6794  
VILLAGE OF  
LONGREACH  
LOT 217  
PB 22 PG 33  
JOSEPH RYAN M DEFLIN  
ASHLEY LAUD  
L.16257 F.475

VILLAGE OF LONGREACH  
LOT 218  
PB 22 PG 33  
DAMIEN PFISTER  
CARLY WOODS  
L.16918 F.150

VILLAGE OF LONGREACH  
LOT 219  
PB 22 PG 33  
TYRLE LANN HUGHES  
L.16733 F.320

# CURVE DATA

Δ = 11°08'09.8"  
D = 14°19'26.2"  
R = 400.00'  
T = 36.99'  
L = 77.74'  
E = 1.90'

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION AND BELIEF, THAT THE  
PROPERTY LINES SHOWN HEREON ARE CORRECT.

REVERTIBLE SLOPE EASEMENT AREA		
A	S 44°29'24" E	4.73'
B	S 35°50'01" W	13.22'
C	N 17°24'49" E	14.77'

FEE SIMPLE ACQUISITION AREA		
1	S 17°24'49" W	14.77'
2	S 02°05'45" E	32.57'
3	S 44°29'24" E	13.56'
4	S 50°18'42" W	15.05'
5	N 44°29'24" W	41.99'
6	R = 25.00' L=35.80'	
7	CHD. N 03°27'57" W	32.82'
8	N 37°33'29" E	28.73'
9	S 44°29'24" E	27.42'

**WALLACE  
MONTGOMERY**  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21036  
410-498-0023 Tel / 410-667-0925 Fax  
www.wallacemontgomery.com Licensed Land Surveyor

JEFFREY L BLEACH  
PROF. LAND SURVEYOR NO. 21307  
EXP. DATE 06/26/2020

DATE

## REVISION

APPROVED:  
BUREAU OF ENGINEERING  
\_\_\_\_\_  
DATE \_\_\_\_\_  
REAL ESTATE SERVICES  
DIVISION  
\_\_\_\_\_  
DATE \_\_\_\_\_

PLAT NO.: T-7106-04  
PROJECT NO.  
T-7106  
SCALE: 1"=50'  
DATE: MARCH 2, 2020

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
FEE SIMPLE ACQUISITION AND  
REVERTIBLE SLOPE EASEMENTS  
COLUMBIA ASSOCIATION INC.  
TAX MAP 38 PARCEL 337 LOT 12 LIBER 3324 FOLIO 191  
COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 2 - PB 21 P 22  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

Project # T-7106  
Plat # T-7106-04

### DESCRIPTION OF FEE SIMPLE ACQUISITION

Columbia Association, Inc.  
TO  
Howard County, Maryland

BEING a strip or parcel of land as described as follows, in, through, over and across the property of the Grantor acquired by the owner from Howard Research and Development Corporation, by deed dated June 27, 1975 and recorded among the Land Records of Howard County, Maryland in Liber C.M.P. 726 at Folio 532, said property being shown as Lot 12 on a plat of Columbia Village of Long Reach, Section 1, Area 2, recorded among the aforesaid Land Records as Plat Book 21 Plat No. 22.

### FEE SIMPLE ACQUISITION

BEGINNING FOR THE FIRST for the said strip or parcel of land at a point having a coordinate of North 560,414.5136 East 1,361,086.1130 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, on the North 44°26'57" West 590.51 foot line of Lot 12 on the aforementioned Howard County plat, 563.09 feet from the beginning thereof, also being 58.37 feet left of station 104+45.57 on plat T-7106-04 intended to be recorded herewith, and running, with all bearings and coordinates being referenced to an assumed plat datum, for the new right of way limits through, over and across the lands of the Grantor the next four (4) courses and distances, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- (1.) South 17°24'49" West 14.77 feet to a point.
- (2.) South 02°05'45" East 32.57 feet to a point.
- (3.) South 44°29'24" East 13.56 feet to a point.
- (4.) South 50°18'42" West 15.05 feet to a point on the easterly right of way line of Old Montgomery Road; thence running with said right of way line.
- (5.) North 44°29'24" West 41.99 feet to a point of curvature.
- (6.) 35.80 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of North 03°27'57" West 32.82 feet to a point of tangency on the southerly right of way line of Tamar Drive; thence with said right of way line.
- (7.) North 37°33'29" East 28.73 feet to a point where the line of division between Lot 12 and Lot 222 intersects the southerly right of way line of Tamar Drive; thence leaving said right of way line and running with a part of said line of division.
- (8.) South 44°29'24" East 27.42 feet to the place of beginning.

Containing 2,221 square feet or 0.0510 acres of land, more or less.



Wallace Montgomery  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030

**AND ALSO:**

The said Grantor does hereby grant unto the said Grantee the right to use 1 additional revertible slope easement strip or parcel of land of irregular shape on the southerly side of the right of way of Tamar Drive, adjacent and contiguous to the first hereinabove described strip or parcel of land during the period of original construction for any and all purposes pertinent thereto.

**REVERTIBLE SLOPE EASEMENT ACQUISITION**

**BEGINNING FOR THE SECOND** for the said strip or parcel of land at a point having a coordinate of North 560,414.5136 East 1,361,086.1130 in the Maryland State Reference System NAD '83/'91 as projected by Howard County Geodetic control stations No. 36CA and No. 36CB, on the North 44°26'57" West 590.51 foot line of Lot 12 on the aforementioned Howard County plat, 563.09 feet from the beginning thereof, also being 58.37 feet left of station 104+45.57 on plat T-7106-04 intended to be recorded herewith, and running, with all bearings and coordinates being referenced to an assumed plat datum, reversely with a part of said plat line, as now surveyed by Wallace Montgomery in October 2015, referring to the true meridian, viz:

- A. South 44°29'24" East 4.73 feet to a point; thence leaving said line of division and running for the new revertible easement limits through, over and across the lands of the Grantor.
- B. South 35°50'01" West 13.22 feet to a point at the end of the 1<sup>st</sup> call of the fee simple area described above; thence running reversely with said 1<sup>st</sup> call.
- C. North 17°24'49" East 14.77 feet to the place of beginning.

Containing 31 square feet or 0.0007 acres of land, more or less.

Intended to be recorded herewith as Plat No. T-7106-04

Description and surveying work associated with its preparation has been prepared under my responsible charge and is compliant with the regulations of the Maryland Minimum Standards of Practice of Professional Land Surveyors.

## **RESOLUTION AUTHORIZING EASEMENT**

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County Board of Education relating to the Tamar Drive roundabout construction on CA Open Space Lot 222, Lot 12, and Lot 4, located in the Village of Long Reach, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public amenities and safety improvements; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

**BE IT SO RESOLVED**

\_\_\_\_\_, 2020

# Columbia Development Tracker

**June 1, 2020**



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

*This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government*

# Upcoming Development Public Meetings

## **Special Note: Temporary Modifications to Development Tracker**

In response to the Covid-19 virus, most Howard County planning meetings have transitioned to a virtual format with computer and phone-based call in options. The procedures and registration requirements of these virtual meetings varies by meeting type. Columbia Association's Office of Planning and Community Affairs will continue to monitor the status of meetings and hearings. When virtual meetings are held the development tracker will attempt to reflect procedures for attending such meetings.

The Howard County Department of Planning and Zoning is still accepting applications and development proposal plans for review which will continue to be tracked in this report. The Howard County Planning Board has continued to meet virtually for the past several months while several rescheduled or postponed Hearing Examiner and Zoning Board meetings will be held in June, 2020.

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
SDP-74-122, Snowden Crossing, LLC A Site Development Plan redline revision for a property located at 7090 Deepage Drive on Snowden River Parkway. The applicant is proposing a 2,100 SF addition to the existing retail and restaurant building and a 300 SF outdoor seating area, construction of a drive-through access lane for a fast food restaurant and a setback adjustment for a dumpster and other minor structures associated with the drive thru.	Owen Brown	Continuation – Work Session Only Testimony Concluded  6/4/2020 6:30 pm  <a href="#">Call in information and registration for online viewing available at PB website</a>	Planning Board – Decision Making Meeting	Final Decision	CA OPCA staff provided testimony opposing this development proposal. CA is concerned with adverse impacts associated with the proposed placement of new structures and setback adjustment. These requests will be detrimental to realizing local transportation goals and negatively impact the visual character of the community.
ZB-1119M HRVC Limited Partnership, C/O Kimco Realty Corp  The applicant has submitted a request to amend the Preliminary Development Plan for Columbia’s New Town District for the purpose of redeveloping the Hickory Ridge Village Center.  The Planning Board previously voted to recommend approval of the PDP amendment.	Hickory Ridge	6/3/2020 & 6/10/2020 6:00 pm  <a href="#">WebEx Hearing – Register and View Online</a>  Continuation of hearing from 7/24/2019, 9/4/2019, 9/25/2019 (cancelled) 11/07/2019, 1/15/2020, 1/29/2020, 2/5/2020	Zoning Board	Final public meeting and decision	No action recommended.  The Village of Hickory Ridge is opposing this development as submitted and requesting alterations to the plan.  CA planning staff will closely monitor this case.

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>BA 19-002C - Gyung Hyang Garden Presbyterian Church</p> <p>The owners of property at 8665 Old Annapolis Road, Columbia have submitted a Conditional Use application to operate a day care in the existing church and to add a playground on the adjacent property.</p>	Near Long Reach	<p>6/18/2020 6:00 pm</p> <p><a href="#">WebEx Hearing – Register and View Online</a></p>	Hearing Examiner	Final decision would be applied to site plan approvals and future permit applications.	No action recommended.
<p>Erickson at Limestone Valley ZB-1118M</p> <p>A proposal to rezone 62.116 acres from B-2 &amp; RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.</p>	Near River Hill	<p>6/17/2020 4:30 pm</p> <p><a href="#">WebEx Hearing – Register and View Online</a></p>	Zoning Board	<p>Evaluation for change to CEF-M zoning</p> <p>Planning Board previously recommended approval</p>	CA staff is monitoring this proposal. The CEF zone requires enhancements that exceed minimum standards and staff is evaluating the applicant's proposed amenities. Amenities could include parks, dog parks, recreation facilities, enhanced environmental open space, bike, pedestrian, and transit improvements, etc.

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>BA 19-032C - The Muslim Family Center, Inc.</p> <p>This project would convert a residential building, located at 5796 Waterloo Road, to a religious facility. The building fronts on Waterloo Road, near its intersection with Snowden River Parkway. It is adjacent to a neighboring single family home and a senior living facility. The property consists of 1.11 acres and the proposed project is an allowable conditional use in the R-20 zone. Conditional use approval by the Hearing Examiner is required.</p>	Near Long Reach	<p>6/25/2020 6:00 pm</p> <p>Registration link not yet posted. Check often at:</p> <p><a href="#">WebEx Hearing – Register and View Online</a></p>	Hearing Examiner	Final decision would be applied to site plan approvals and future permit applications.	No action recommended. The use is appropriate given development in the area and its location fronting a minor arterial roadway. Sufficient open space buffer exists between the subject property and neighboring New Town zoned single-family home neighborhoods.

## Previous Development Related Meetings and Decisions

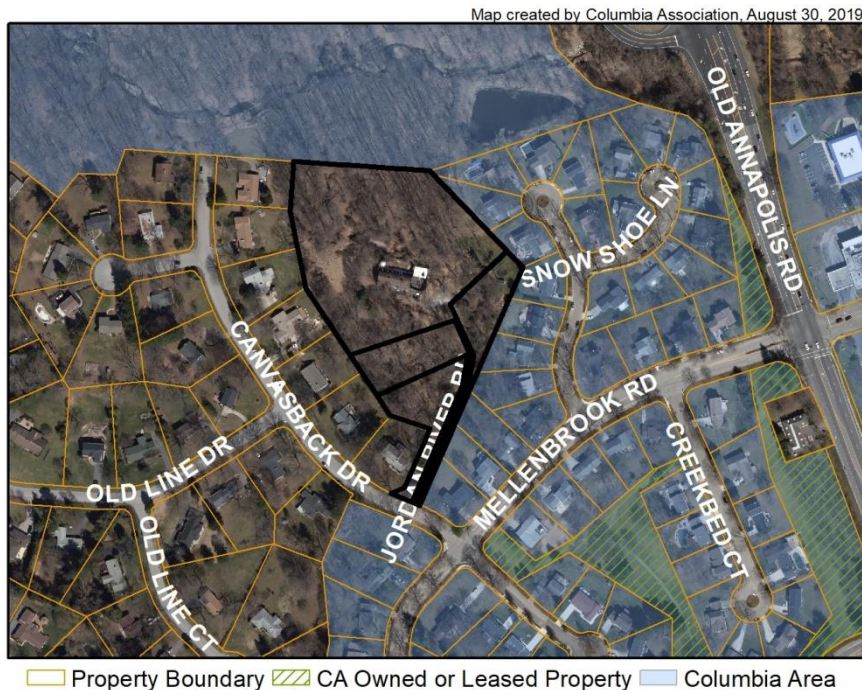
Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
General Plan Guidelines The Planning Board will approve guidelines to be used by the Department of Planning and Zoning in the preparation of the general plan.	N/A	May 7, 2020  Virtual meeting. Instructions for joining the meeting or signing up to testify are available on the <a href="#">Planning Board website</a> .	Planning Board – Decision Making Meeting	Approved 5-0	Final Decision	No action recommended.



# Newly Submitted Development Plans

## WP-20-110, Jordan Overlook

Near Oakland Mills



### Project Description:

An alternative compliance request was submitted related to the removal of trees and site planning in relation to environmentally sensitive features for a property of consisting of 5.45 acres located at 9211, 9214, 9215, & 9219 Jordan River Road.

**Submitted:** 5/26/2020

**Zoning:** R-20

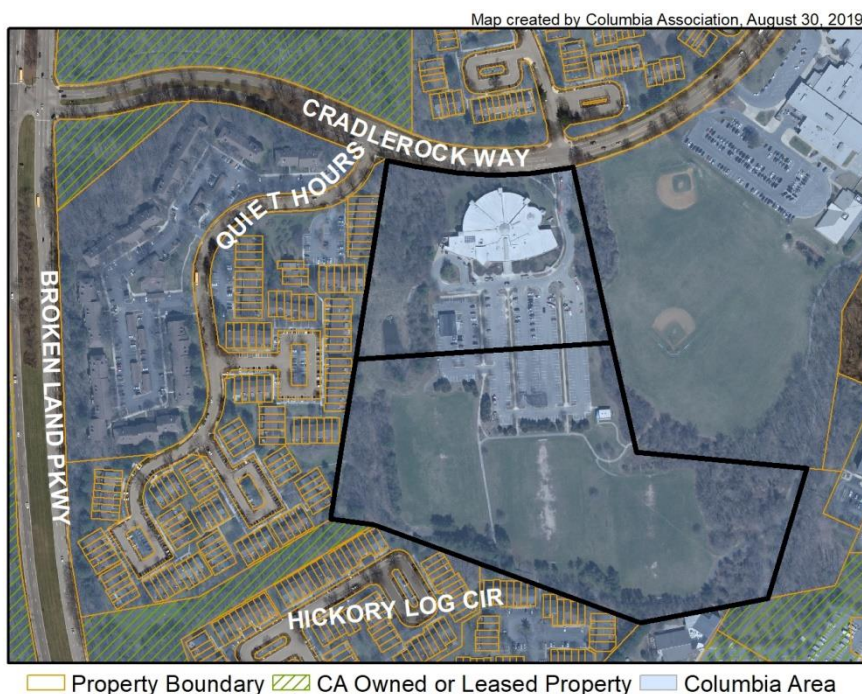
**Decision/Status:** Under review

**Next Steps:** Review and approval by Department of Planning and Zoning

**CA Staff Recommendation:** OPCA is seeking clarifying information on this application to more fully understand the extent and nature of the relief request.

## SDP-20-059, East Columbia 50+ Center

Owen Brown



### Project Description:

A Site Development Plan was submitted for a 2 story standalone community center at 6600 Cradlerock Way, adjacent to the East Columbia Library. This facility is to replace the existing center located within the library.

**Submitted:** 5/26/2020

**Zoning:** New Town, NT

**Decision/Status:** Under review

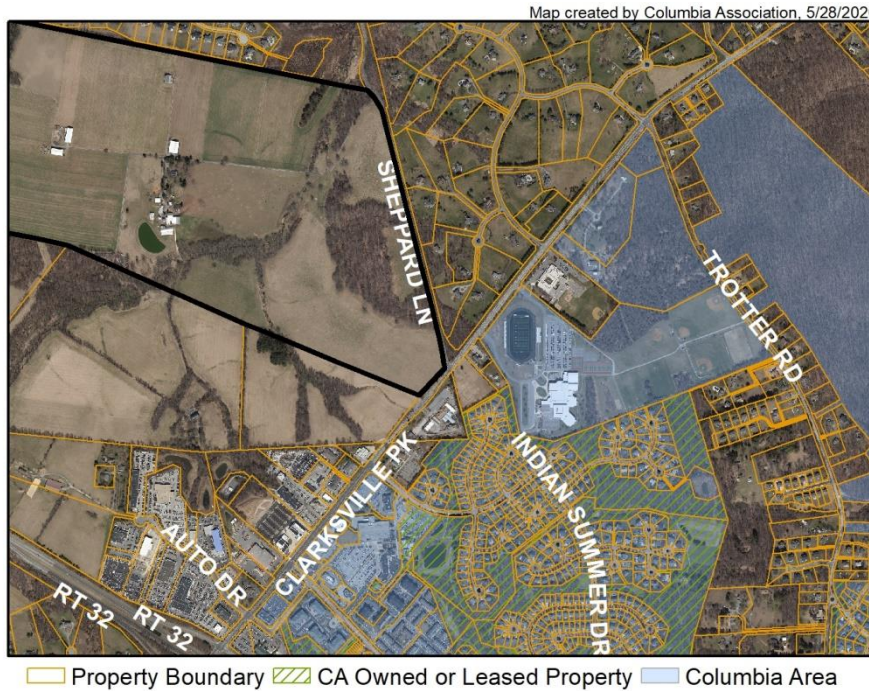
**Next Steps:** Review by Department of Planning and Zoning; then Planning Board.

**CA Staff Recommendation:** No action recommended. Project is net community benefit and while impacting existing tree line, is sited to achieve minimum disturbance.

# Newly Submitted Development Plans

## WP-20-108, Limestone Valley Farm

Near River Hill



**Project Description:** The owner of property at 5450 Sheppard Lane is proposing to reconfigure existing parcel lines to outline an existing agricultural easement. The applicant submitted an alternative compliance request for relief from the requirements to perform a boundary survey for the entire property instead of the relevant parcel areas.

**Submitted:** 5/22/2020

**Zoning:** RC-DEO

**Decision/Status:** Submit Revised

**Next Steps:** Technical review and decision by Department of Planning and Zoning

**CA Staff Recommendation:** No action recommended – request action has no discernable impact



## Columbia Development Tracker (June 2020)

Last Updated 5/29/2020

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

### Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-19-025 Cedar Creek Bridge and Trail WP-20-094 (3/13/2020)	11/21/2018, 2/28/2019, 5/28/2019, 1/6/2020	An SDP was submitted for an environmental trail connecting the Cedar Creek development to the Robinson Nature Center. This project is a community enhancement and a condition of approval for CEF-R associated with the adjacent Cedar Creek residential development on Grace Drive.  Alternative Compliance Request is for additional time for developer to address DPZ review comments. (Approved)	Near River Hill & Hickory Ridge	NT	Submit Revised	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-19-068 Taco Bell WP-20-090 (3/10/2020)	6/18/2019, 11/25/2019, 4/30/2020	A Site Development Plan was submitted for the Taco Bell located at 7102 Minstrel Way. The existing building will be replaced with a new building (also Taco Bell) and adjustments made to the site design.  An alternative compliance request was submitted requesting reactivation of SDP which was automatically voided when the applicant failed to submit revised plans by the deadline. The applicant notes that technological issues prevented successful resubmission by the due date.	Village of Owen Brown	NT	Under Review	Planning Board	No action recommended – staff will monitor this project to ensure adequate landscape buffering is proposed between the project and Snowden River Parkway.
SDP-20-009 F-20-11 Eden Brook	9/20/2019, 12/05/2019, 1/29/2020	A Site Development Plan and Final Plan were submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site.	Near Kings Contrivance	R-12	Technically Complete 3/10/2020	Review and decision by Department of Planning and Zoning.	No action recommended. Must comply with previous concept plan and relevant code requirements.
SDP-20-008, Dunwoody Property	9/4/2019; 11/26/2019	A Site Development Plan was submitted to build an additional single-family detached home on a property located at 9794 Old Annapolis Rd.	Near Dorsey's Search	R-20	Signed 5/12/2020	Technical review and decision by Department of Planning and Zoning.	No action recommended – the proposed development of this parcel is consistent with the surrounding density and permitted zoning.
SDP-20-015 Atholton Overlook	10/15/2019, 12/20/2019	The owner of property at 6549 Freetown Road submitted a Site Development Plan proposing to build 5 single-family detached dwelling units on 2 acres of property currently developed with 1 existing single-family home.	Near Hickory Ridge	R-12	Technically Complete 1/21/2020	Technical review and decision by Department of Planning and Zoning	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.

## Columbia Development Tracker (June 2020)

Last Updated 5/29/2020

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

### Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
Ellicott Gardens II WP-20-049	11/14/2019, 3/9/2020	Alternative compliance requesting the removal of five specimen trees in the location of the proposed building and parking lot.  The owners of property at 5513 & 5511 Waterloo Road are proposing to develop an 80 unit apartment building on 3 acres of property partially developed with an existing surface parking lot. This is a Howard County Housing Commission project.	Near Long Reach	POR	Submit Revised	Review and decision by Department of Planning and Zoning.	No action recommended
SDP-20-027 Ellicott Gardens II WP-20-095	12/23/2019 3/16/2020	The owners of property at 5513 & 5511 Waterloo Road are proposing to develop a 70 unit apartment building on 3 acres of property partially developed with an existing surface parking lot. This is a Howard County Housing Commission project.  Alternative Compliance requests additional time to prepare additional storm-water management plans.	Near Long Reach	POR	Submit Revised	Review and decision by Department of Planning and Zoning.	No action recommended
ECP-20-026, Zubairi Property	2/4/2020, 4/20/2020	The owners of property at 6811, 6813, & 6815 Martin Rd submitted an Environmental Site Plan for three single family detached homes on three lots.	Near Hickory Ridge	R-SC	Approved 5/12/2020	Technical review and decision by Department of Planning and Zoning.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-20-051 & 52, Columbia Harper's Choice	1/10/2020	Final subdivision plans were submitted for CA open space in association with stream restoration work.	Village of Harper's Choice	NT	Under Review	Review and recordation	No action recommended.
ECP-20-029, EZ Storage Expansion	2/4/2020, 3/2/2020	The owners of property at 9265 Berger Road submitted an Environmental Site Plan associated with the expansion of the storage facility.	Near Owen Brown and Columbia Non-Village	M-1	Approved 5/18/2020	Technical review and decision by Department of Planning and Zoning.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

## Columbia Development Tracker (June 2020)

Last Updated 5/29/2020

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### Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-20-042, Lakeview Retail	2/25/2020	The owner of property located on Broken Land Parkway north of Patuxent Woods Dr. is proposing a single multi-tenant retail building, including a fast food restaurant, on a pad site between Broken Land Parkway and the existing office buildings at 9801, 9821, & 9861 BLP. The proposed use is permitted under the current FDP but subject to Planning Board approval of landscaping plans.	Owen Brown	NT	Submit Revised	DPZ staff level review prior to Planning Board	The Office of Transportation recently discussed this project with the Multimodal Transportation Board indicating that the Office has requested the inclusion of a bicycle and pedestrian sidepath on the frontage of Broken Land Parkway connecting from the proposed development north to the intersection at Cradlerock Way. CA Planning staff is highly supportive of this proposal for improved transportation opportunities and recommends CA support the request.
Jordan Overlook SDP-20-044 F-20-073 F-20-059	3/9/2020; 5/21/2020; 5/6/2020	The owner of property at 9211, 9214, 9215, & 9219 Jordan River Road (access from Canvasback Dr.), consisting of 5.45 acres total, submitted a site development plan proposing 4 single family detached homes to be built on the three smaller lot. Two final subdivision plans were submitted in association with this proposal (under review).	Near Oakland Mills	R-20	Submit Revised	Technical review and decision by Department of Planning and Zoning.	No action recommended. Proposal is consistent with surrounding density and zoning.
F-20-058, Downtown Columbia – Crescent	3/9/2020	A final subdivision plan was submitted for 8 parcels located in Area 3 of the Crescent Neighborhood in order to correct recorded easements.	Downtown Columbia Crescent Neighborhood Non-Village	NT	Signed 5/1/2020	Recordation	No action recommended.
SDP-20-051, Talbot Spring Elementary School	4/28/2020	A site development plan was submitted proposing the construction of an elementary school on the same parcel as the existing school (to be demolished)	Oakland Mills	NT	Under Review	Technical review by Department of Planning and Zoning; then Planning Board.	No action recommended. Proposal is consistent with FDP use and surrounding neighborhood character.

**Columbia Development Tracker (June 2020)**

Last Updated 5/29/2020

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

**Previous Development Proposals and Decisions**

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
ECP-18-056, Badart Subdivision	4/14/2020	An Environmental Concept Plan was submitted for a property located at 6205 Waterloo Road for the proposed development of 2 new lots and replacement of an existing 6 unit apartment building with single family detached units.	Near Long Reach	R-SC	Submit Revised	Technical review and decision by Department of Planning and Zoning.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
ECP-20-034, Oakland Ridge Industrial Park	4/8/2020	An Environmental Concept Plan was submitted in association with the proposed demolition of an existing building and replacement with 2 warehouse/office buildings at 9190 Red Branch Road.	Columbia Non-Village	NT	Submit Revised	Technical review and decision by Department of Planning and Zoning.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.





# **Open Space and Facility Services June 2020 Update**

**Columbia**  
Association



# Bridge Repair

## River Hill Bridge 10



BEFORE



# Capital Improvement Projects

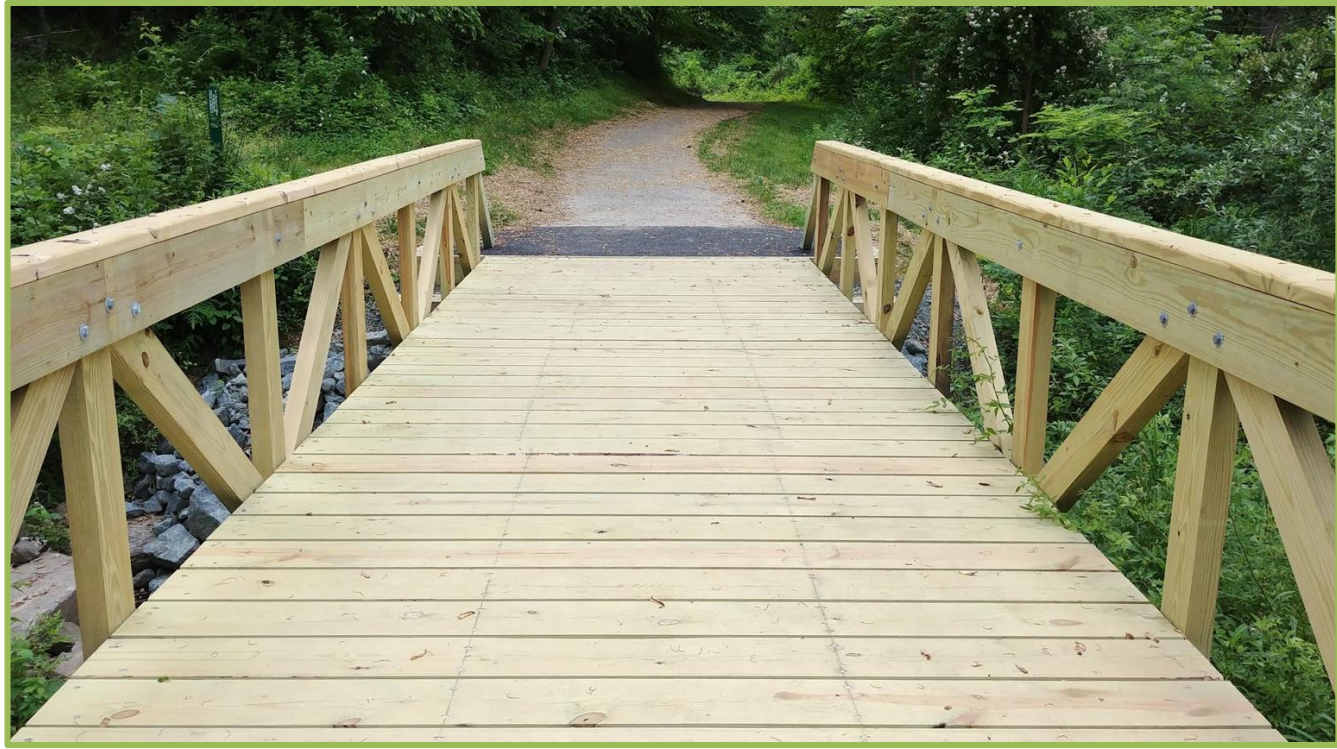
## Bridge Repair River Hill Bridge 10



UNDER CONSTRUCTION

# Capital Improvement Projects

## Bridge Repair River Hill Bridge 10



AFTER



# Capital Improvement Projects

## Stream Stabilization Rustling Leaf





# Stream Stabilization

## Rustling Leaf



# Energy Management

## UV Sanitizing Fans

Supreme Sports Club, Columbia Athletic Club, and Columbia Gym





## Open Space Operations

# Mowing Schedules Adjusted



## Open Space Operations

# Symphony Woods

Implementation of long term maintenance plan  
begins to show results





## Open Space Operations

# Columbia Dog Park Re-opened June 2!



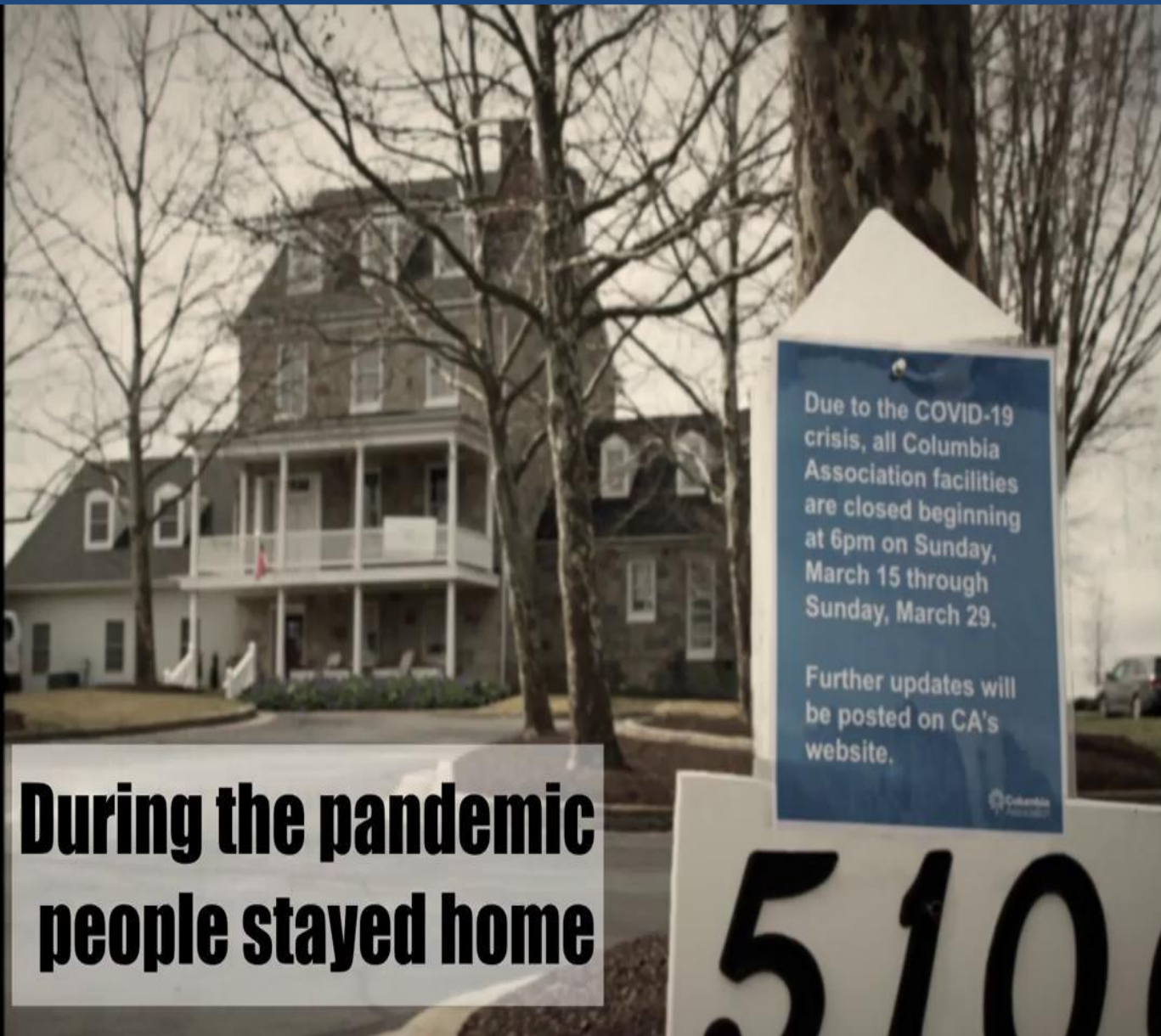


## Landscape Services

# Town Center Garden



# We Care for Columbia



**During the pandemic  
people stayed home**

No Board action requested or  
required







June 5, 2020

## Chair's Remarks June 11, 2020 CA Board Work Session

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Jun 10, 2020	Zoning Board Hearing for Redevelopment of Hickory Ridge Village Center (County Virtual)	6:00 PM
Jun 11, 2020	CA Board work session (Virtual)	7:00 PM
Jun 17, 2020	Zoning Board Hearing for Erickson Retirement Community on Route 108 (County Virtual)	4:30 PM
Jun 25, 2020	CA Board meeting (Virtual)	7:00 PM

RR = Registration Required or there is a Cost associated with this Activity

I want to thank the CA Board and Staff for the work done over the past 2 months to address the crisis affecting CA as a result of the pandemic. Quick decisions and implementations allowed CA to finish FY-2020 (on 30 April 2020) with a positive bottom line in spite of a significant loss of income. The FY-2021 budget was totally revamped to deal with the fiscal crisis in an extremely short time. Staff is working on reopening plans to address health concerns and to meet government mandates. With the lifting of some State emergency orders, CA has been able to open two tennis facilities and two golf courses in compliance with State regulations. The open space and bike paths continue to be maintained. Necessary repairs to facilities are being done. All of this under very challenging conditions including the continued furlough of CA team members. This crisis presents many challenges to CA, but CA will work through them. CA may look different, but CA will continue to uphold Columbia's vision.