



January 7, 2022 – Updated on January 10, 2022

To: Columbia Association Board of Directors
CA Management

From: Janet Evans, Board Chair

The Columbia Association Board of Directors Virtual Work Session will be held on Thursday, January 13, 2022 beginning at 7:00 p.m.

AGENDA

	5 min.	Page Nos.
1. Call to Order		
(a) Announce procedures being used to conduct the virtual work session		
(b) Roll Call to determine Directors in attendance		
(c) Announce that both audio and video of the work session are being broadcast. Anyone using the link on CA's website will be able to see and hear the proceedings.		
(d) Timekeeper – Lin Eagan		
2. Approval of Agenda	1 min.	
3. Verbal Resident Speakout will be available to individuals who submitted the Resident Speakout form on CA's website by the specified due date. 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	115 min.	
(a) Extension of the Minority Business Enterprise Program Policy	(15 min.)	2 – 5
(b) Advisory Committees and Appointments	(30 min.)	6 - 9
(c) Board of Directors Training – Michael W. Aniton, General Counsel	(30 min.)	10
(d) Community Programs and Services Update	(20 min.)	11 – 27
(e) Community Operations Update	(20 min.)	28 – 39
(f) Pre-Filed Legislation		40 - 42
5. Questions Only	3 min.	
(a) Most Recent Development Tracker		43 – 51
(b) Board Priority Review		
(c) President's Remarks; Follow-up Questions from Board Members		
7. Proposed New Topics	5 min.	
8. Chair's Remarks	3 min.	
9. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.		

Upcoming Scheduled Board Meeting

January 27, 2022 – Board of Directors Meeting – Beginning at 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.



January 7, 2022

To: Columbia Association Board of Directors
Lakey Boyd, President/CEO

From: Patrick O'Malley, Director of Purchasing

Cc: Susan Krabbe, Senior Vice President and CFO

Re: Minority Business Enterprise Policy

The Minority Business Enterprise (MBE) policy is set to terminate on April 30, 2022. Staff recommends extension of the policy through April 30, 2032. A copy of the policy is attached for your review and consideration.

Since the start of the current fiscal year in May 2021, additional outreach activities and progress have been made, as noted below:

- The Director of Purchasing was a speaker in the Maryland Procurement Technical Assistance Center (MDPTAC) webinar in September to provide outreach to small and minority-owned businesses interested in procurement at CA. Eighty-three people registered for the event.
- The Director of Purchasing also participated in Baltimore County and Baltimore Metropolitan Council's annual "Meet the Primes" event to invite small and minority-owned businesses to participate in procurement opportunities at CA.
- The team facilitates community connections - connecting The 3rd, a new 501(c)(3) nonprofit organization that showcases, supports and incubates Women of Color-owned businesses on the lakefront in Downtown Columbia, with the Equal Opportunity Business Program Coordinator from Howard County's Office of Procurement and Contract Administration.
- CA purchasing information and materials were shared with the local community at the Howard County Fair for the first time and the Mall in Columbia's 50th anniversary activities, in additional efforts to reach small, MBE and local vendors.

As of January 1, 2022, the purchasing office has contracted with 13 new MBE vendors this fiscal year for a total of an additional \$287,300 in spending fiscal year to date. The new MBE vendors provide architectural/engineering services, construction services, HVAC and electrical services, consulting services, computer equipment and supplies, signage, uniforms and office supplies. Several of these categories are goods or services that have not previously been provided to CA by MBE vendors.

CA's ongoing outreach efforts to MBE vendors include:

- Obtained MBE directory from Howard County and contacted each firm to register with CA (obtains contact information for purchasing opportunities)
- Send Invitations for Bids and Requests for Proposals to all of the MBE firms identified, based on the goods/services they sell
- Advertise all current bids on CA website
- Meet one-on-one with MBE vendors to make referrals to specific departments and facilities that purchase the goods/services sold by MBE vendors
- Display MBE policy statement on CA's website under procurement tab
- Publish all contract awards in the fiscal year on CA's website
- Participate with the Howard County purchasing group, which includes county government, library system, public schools and community college to share procurement information
- Coordinate information and opportunities with Howard County Equal Business Opportunity Office
- Include CA's MBE policy and goal in every procurement

**MINORITY BUSINESS ENTERPRISES,
WOMEN OWNED BUSINESS ENTERPRISES AND DISABLED OWNED BUSINESS
ENTERPRISES POLICY**

The Columbia Association (CA) encourages Minority Business Enterprises (“MBEs”), Women Owned Business Enterprises (“WBEs”) and Disabled Owned Business Enterprises (“DBEs”) to participate in CA procurements. For the purposes of this policy, an MBE is a business entity that is majority owned, operated, and controlled by members of one of the following groups: African Americans, Native American Indians, Asian Americans, and/or Hispanic Americans. A WBE is a business entity that is majority owned, operated, and controlled by a Caucasian woman. A DBE is a business entity that is majority owned, operated and controlled by an individual who has a physical or mental impairment that substantially limits one or more major life activities or has a record of such impairment.

CA shall:

- a. Promote participation of MBEs, WBEs and DBEs in Procurements of all types and of all values;
- b. Consider responsible and responsive MBEs, WBEs and DBEs when soliciting, conducting, and awarding Procurements;
- c. Discuss with Vendors MBE, WBE and DBE subcontracting and other business relationship opportunities when available, at all phases of the Procurement process;
- d. Train all CA purchasers on this policy;
- e. Include the following language in Invitations for Bids (“IFBs”) and Requests For Proposals (“RFPs”):
Minority Business Enterprises, Women Owned Business Enterprises and Disabled Owned Business Enterprises will be afforded equal opportunity to submit Bids or Proposals in response to this Procurement and will not be subject to discrimination on the basis of race, color, sex, or national origin in consideration for award;
- f. Maintain lists of potential Bidders and Offerors that include responsible MBEs, WBEs and DBEs;
- g. Suggest that Vendors provide Procurement documents to responsive MBEs, WBEs and DBEs for subcontracting and other business relationship opportunities that may be available due to the scope and nature of the Procurement;
- h. Ask Vendors to provide information related to MBE, WBE and DBE participation in Procurements and availability of subcontracting and other business relationship opportunities for MBEs, WBEs and DBEs, including descriptions of steps taken to seek and encourage that participation and other relationships;

- i. If there are no known MBEs, WBEs or DBEs that may respond to a Procurement for which an IFB or RFP will be issued, make efforts to locate such firms and to encourage participation of MBEs, WBEs and DBEs in the Procurement;
- j. When requested by Vendors, offer the assistance of Purchasing Department personnel in identifying, locating, and contacting MBEs, WBEs and DBEs available for subcontracting and other business relationships;
- k. Ensure that requirements for MBE, WBE and DBE participation under Federal or State law or agreements are met when applicable; and;
- l. Request Vendors to keep the Purchasing Department advised of existing MBE, WBE and DBE subcontracts and other business relationships, as well as any changes to these business relationships that affect MBE, WBE and DBE participation in the Procurement.

CA recognizes certifications from Howard County, Maryland; the Maryland Department of Transportation; the City of Baltimore, Maryland; or another certifying entity.

CA will establish guidelines and document efforts to attain its goal to procure Twelve Percent (12%) of the total dollar value in eligible procurements from MBEs, WBEs and DBEs. The Purchasing Department will assist CA purchasers in striving to attain or exceed this goal.

This policy will terminate on April 30, 2022 unless the CA Board of Directors extends this policy after thorough evaluation and review.

CA Advisory Committee Membership

AGENDA ITEM 4(b)

Advisory Board or Committee	# Members by Charter	Reserved Appointments/Member Slot	Selection Process	Qualification Requirements	Charter Date
Aquatics	Up to 16 at large + 1 CA staff member	1 spot for Columbia Neighborhood Swim League Rep. 1 spot for Columbia Clippers Rep. 1 spot to represent people with disabilities	At large members nominated by Director of Sports and Fitness then appointed by CA BOD	Must be current member of a CA aquatic facility	March 2007 Revised: Dec. 2008 April 2016 Oct. 2016
Art Center	Up to 18 members + 1 CA staff member	Organizations entitled to 1 member: Long Reach Community Association Howard Community College Howard County Arts Council 5 slots reserved for Columbia Art Center students enrolled in at least 1 workshop, class, or camp during the previous 12 months.	Members appointed by CA BOD. All Village Associations invited to nominate 1 member. Advertising via print and web but with committee nominating at-large candidates.	Members must have or represent a Columbia/Howard County organization with demonstrated interest in the arts as explained in letter of interest at time of membership application. Village Association nominated members must reside in nominating village on CPRA assessed property.	Dec 2006 Revised: May 2014 Oct. 2016
Climate Change & Sustainability	11		Members appointed by CA BOD. Selected to Represent mix of community stakeholders within Columbia community. Does not say how or who does selecting.	Selected based on relevant experience, educational background, and interest in climate change and other environmental sustainability topics.	2018
Golf and Green	16	6 positions - At Large Elected golf members 2 positions - General Committee Appointee 1 position each: President of Ladies 9-hole group Hobbit's Glen President of Ladies 9-hole group Fairway Hills President of Ladies 18-hole group Hobbit's Glen President of Ladies 18-hole group Fairway Hills President of Senior Association Hobbit's Glen President of Senior Association Fairway Hills President of Women's Twilight Hobbit's Glen President of Women's Twilight Fairway Hills Ex-officio members: CA Director of Sport and Fitness General Manager & Director of Golf Course Maintenance Head Golf Professional	At- large committee members elected on 3rd weekend in April. - does not say how selected. 2 general committee appointees nominated by Director of Sport & Fitness and appointed by CA BOD		Jan. 2007 Revised: Dec. 2008 April 2016 Oct. 2016

CA Advisory Committee Membership

Advisory Board or Committee	# Members by Charter	Reserved Appointments/Member Slot	Selection Process	Qualification Requirements	Charter Date
Health and Fitness	At least 13	1 CA staff member 1 selected by Director of Sport and Fitness 1 user group rep: Racquetball/Handball/Squash 1 user group rep: Free Weights 1 user group rep: Basketball/ Arena 1 user group rep: Cardio-Vascular Equipment 1 user group rep: Group Exercise 1 user group rep: KidSpace Membership 1 user group rep: Tennis Committee 1 user group rep: Aquatics Advisory Committee 1 user group rep: Persons with Disabilities 1 user group rep: General Membership 1 user group rep: Haven on the Lake Membership	Nominated by Director of Sport and Fitness after publicly advertised solicitation and appointed by CA BOD.		Aug. 2006 Revised: Dec. 2008, April 2016 Oct. 2016
Information Technology	CA's Chief Information Officer (CIO) + up to 5 residents	CA's Chief Information Officer (CIO)	Recommended based on qualifications. - does not identify process. Appointed by CA BOD.	Members recommended based on experience, educational background, interest in information technology. Diverse backgrounds including engineering, computer science, business and technology. Members should be "cutting edge" and "vision oriented" in their outlook.	Sept. 2010 Revised: April 2016 Oct. 2016
International & Multicultural	At least 1 CA staff member and no more than 24 other members	1 spot for Howard County Public School Dept. of Foreign Languages appointee. 2 spots for students who participated in CA sister Cities HS exchange program. 3 spots for adults who participated in an international exchange program or are foreign-born.	Student spots recommended by teacher. 3 adult spots selected by the committee & appointed by CA BOD All Village Associations invited to nominate 1 member with demonstrated interest in the program and member of the association. Additional at large solicited through Village Association newsletters, press releases, local newspaper ad and postings on CA website -> nominated by committee and appointed by CA BOD.	See reserved spots based on prior experience or participation. All at-large candidates must be members of Village Association	Feb. 2010 Revised: May 2014 Oct. 2016

CA Advisory Committee Membership

Advisory Board or Committee	# Members by Charter	Reserved Appointments/Member Slot	Selection Process	Qualification Requirements	Charter Date
Millennial	up to 15		<p>CA CEO appoints CA staff member as liaison (but not member)</p> <p>CA staff liaison will recommend and CA BOD appoint members in response to public announcement soliciting members.</p>	<p>Individuals 19 - 35 years of age when selected</p> <p>Selected such that committee reflects diverse backgrounds and interest, including residents and those employed but not living in Columbia.</p>	Feb. 2019
Senior	At least 1 CA staff member and no more than 17 other members	<p>1 optional, non-voting liaison from Howard County Office of Aging.</p> <p>1 optional, non-voting liaison from Howard County Commission on Aging.</p>	<p>All Village Associations invited to nominate 1 member (to be confirmed by the Village BOD).</p> <p>At-large members nominated by committee and appointed by CA BOD.</p>	<p>All - At least 55 years of age</p> <p>All - Demonstrated interest in issues relevant to the needs of seniors.</p> <p>Village Association reps. must be resident of nominating Village</p>	<p>June 2006</p> <p>Revised: May 2014 Oct. 2016</p>
Teen and Middle School	1 CA staff member + no more than 15 Columbia residents		<p>CA staff liaison appointed by CA Director of Community Services</p> <p>Youth and Teen Center Manager will appoint members from nominations received in response to public announcement soliciting members.</p>	Ages 13 - 19	<p>Feb. 2010</p> <p>Revised: May 2014 Oct. 2016</p>
Tennis (CTC)	1 CA staff member + 12 elected and 8 appointed members	<p>Elected members by vote of CA Tennis Clubs</p> <p>4 appointed by the committee</p> <p>4 spots for members nominated by Director of Sport & Fitness.</p>	<p>Elected members nominated from general tennis membership in April of each year</p> <p>during 1st meeting following elections, committee will appoint 4 members from list of those submitted by election committee (officers of CTC)</p> <p>Sport and Fitness Director selected and appointed by CA BOD.</p>	Appointed members selected to balance committee for demographic and membership purposes.	<p>March 2007</p> <p>Revised: Dec. 2008 April 2016 Oct. 2016</p>

CA Advisory Committee Membership

Advisory Board or Committee	# Members by Charter	Reserved Appointments/Member Slot	Selection Process	Qualification Requirements	Charter Date
Watershed	CA's Watershed Manager + up to 11 resident members	CA's Watershed Manager	<p>Each Village Association asked to recommend potential members.</p> <p>CA BOD appoints Committee members based on Village recommendations. - renewal determined by BOD</p>	Members recommended based on experience, educational background, and interest in watershed issues.	<p>Dec. 2009</p> <p>Revised: April 2016 Oct. 2016</p>



TO: COLUMBIA ASSOCIATION BOARD OF DIRECTORS
FROM: MICHAEL W. ANITON, GENERAL COUNSEL
RE: LEGAL PRESENTATION
DATE: JANUARY 6, 2022

During the Board Operations Committee meeting that was held on December 29, 2021, it was proposed, and agreed upon, that the General Counsel will give legal presentations to the Board of Directors during select work sessions and meetings. Accordingly, the General Counsel will give a presentation to the Board of Directors during the January 13, 2022, work session. The topic of the presentation will be "Fiduciary Duties." The General Counsel will provide the presentation materials to the Board of Directors after the work session.

Respectfully,

Michael W. Aniton, Esq.
General Counsel
Columbia Association

AGENDA ITEM 4(d)



Columbia
Association

Community Programs & Services Update

January 13, 2022

Youth & Teen



School Age Services

- Currently operating in 19 elementary schools and 1 middle school.
- Current maximum capacity per session reduced from 54 to 30 due to COVID restrictions and staffing shortages
- Utilizing Child Care Stabilization Grant from MSDE for staff incentives and recruiting as well as cleaning and operating supplies

Youth & Teen Center at the Barn

- Actively recruiting staff to reopen full time
- Teen Tuesday Night for middle and high schoolers is being offered on the second Tuesday of each month
- Dance Solutions Outreach, a leadership through Hip Hop Dance program, has started it's first 6 week session
- The Barn is serving as a distribution site for Columbia Community Care food distribution program



Camps

- Recruiting part time seasonal camps coordinator

Arts & Culture





Art Center

- Current gallery show is in partnership with Howard County Public Schools
- Preparing for February show featuring African American artists in honor of Black History Month
- Monthly Salon Series in conjunction with Little Patuxent Review are held monthly

International Exchange & Multicultural Programs

- Offering World Language Cafes
- Virtual “e-pals” in place of physical exchanges with French and Spanish students with Chinese student “e-pals” in the works
- Organizing programs for February at each of the three fitness facilities to highlight the cultural diversity of Columbia/Howard County

Columbia Archives





Columbia Archives

- Focused on responding to request for information and processing new additions to the collection
- Creating a mobile exhibition to be shared at the fitness facilities in March in a rotation with IEMP and the Arts Center

Aquatics



Aquatics

- Current focus on hiring for the Summer
 - ◆ Applications pacing close to 2020 but behind 2019
- Swim lessons for winter sold out in 9 min
 - ◆ Recruiting additional instructors
- Coordinating capital projects to prepare outdoor pools for the summer season

Sports





Sports

- Golf is offering winter improvement plan with indoor drills with our computerized golf simulators
- Learn to Skate at the Ice Rink has over 400 participants in the current session
- Tennis has over 500 participants registered for winter programs
- Owen Brown will continue to operate on a limited basis pending weather conditions

Wellness & Fitness



Wellness & Fitness

- Current session of TRIBE is our second largest ever
- Offering more than 180 group fitness classes each week
- Added two new classes of the very popular Les Mills programs
- Basketball and Racquetball leagues are back in January
- Roller Skate offering Friday Teen Glow Skate



AGENDA ITEM 4(e)



Community Operations January 13, 2022 Update

Columbia
Association

Community Operations

Maintenance Facility Renamed



**Capital
Improvement
Projects**

Atrium Stair Treads Replaced (\$8,500) Columbia Gym



Capital Improvement Projects

Interior Renovation Underway (\$44,000) Faulkner Ridge Pool



Deckboards in Disrepair will be Replaced as Needed

Town Center Dock



Tot Lot will be Refurbished

Murray Hill Road (KC02)



Community Engagement

Community Engagement Weed Warriors & Tree Planting Long Reach



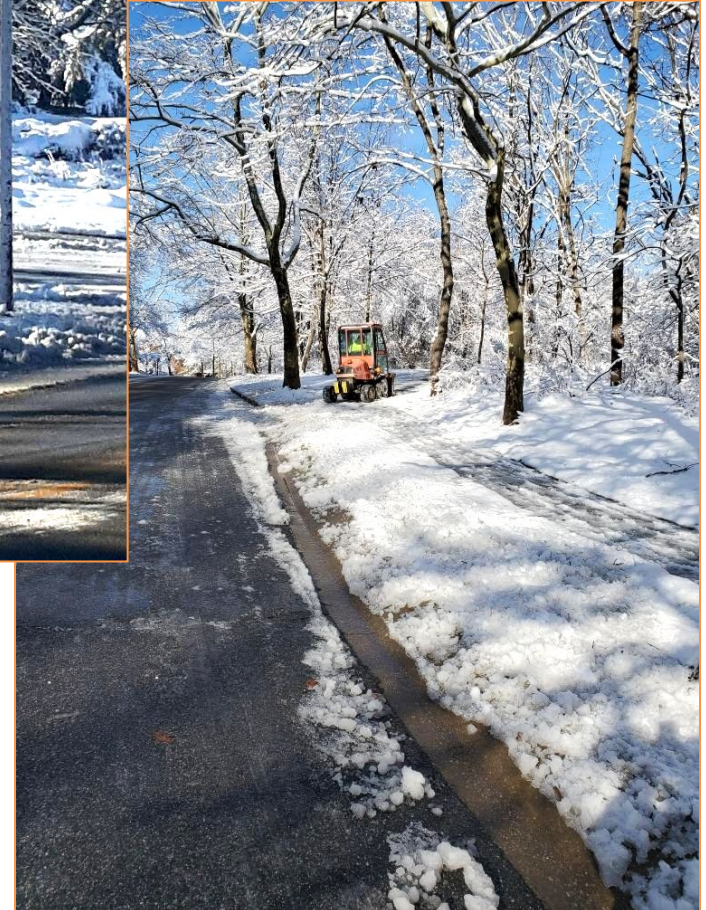
Open Space Management

Planning in Process for Spring and Summer Events



Open Space Management

Columbia-Wide Snow Removal



Pre-Snow Brine Application

Columbia Pathways



Slippery When Wet







TO: COLUMBIA ASSOCIATION BOARD OF DIRECTORS
FROM: MICHAEL W. ANITON, GENERAL COUNSEL
RE: 2022 LEGISLATIVE SESSION – PRE-FILED STATE LEGISLATION
AND CURRENT HOWARD COUNTY COUNCIL LEGISLATION
DATE: JANUARY 13, 2022

A. MARYLAND GENERAL ASSEMBLY PREFILED BILLS

House Bill 26 - Real Property – Regulation of Common Ownership Community Managers

This bill would create the State Board of Common Ownership Community Managers in the Maryland Department of Labor to oversee the licensing of community managers who provide management services for common ownership communities and would (1) require a common ownership community to register with the Board under certain circumstances (2) impose certain duties on a contracting party concerning a fidelity bond or theft insurance under certain circumstances, and (3) require a contract to provide management services to include certain provisions. This bill is similar to bills filed in prior years and would create an onerous regulatory process imposing registration and licensing requirements for HOAs and community managers. However, this bill provides that the provisions that require an individual to be issued a license or a limited license do not prohibit an “individual who is an employee of a common ownership community from providing management services only to that common ownership community or to an affiliated common ownership community.” As a result, CA and village employees providing “community manager services” (as defined in the bill) to CA and the villages are not subject to the bill’s regulatory requirements, but we will continue to monitor the bill as it proceeds through the legislative process to ensure that the language that exempts CA remains in place.

House Bill 93 – Candidates for Offices of Municipalities and Common Ownership Communities – Reports of Donations and Disbursements

This bill would: (1) require homeowners associations that require candidates for office to file reports of donations and disbursements to transmit copies of the reports to the State Board of Elections and (2) require homeowners associations that do not require candidates for office to file reports of donations and disbursements to establish an election committee and file reports of donations and disbursements with the State Board of Elections. We will continue to monitor the bill as it proceeds through the legislative process to determine impact on CA.

House Bill 107 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide

This bill would: (1) require the governing body of certain cooperative housing corporations, condominiums, or homeowners associations to have a reserve study conducted of the common elements of the cooperative housing corporation, condominium, or homeowners association and to update the study at certain intervals, (2) impose certain requirements relating to the annual budget of a cooperative housing corporation, condominium, or homeowners association, and (3)

authorize the governing body of a cooperative housing corporation, condominium, or homeowners association to increase a certain assessment. The relevant portions of this bill do not apply to a homeowners association that issues bonds for the purpose of meeting capital expenditures. CA is an HOA that issues bonds, therefore this bill would not apply to CA but we will continue to monitor the bill as it proceeds through the legislative process to ensure that the language that exempts CA remains in place.

House Bill 140 - Real Property – Condominiums and Homeowners Associations – Governing Bodies and Annual Meetings

This bill would: (1) increase the number of meetings the board of directors or the developer of a condominium or a homeowners association must convene each year, (2) require that unit owners or lot owners have an opportunity to comment, (3) require the developer of a condominium to appoint certain persons to the board of directors for the council of unit owners and to establish a board of directors if no board of directors has been established, (4) require a declarant to appoint certain persons to the governing body of a homeowners association and to establish a governing body of the homeowners association if no governing body has been established, (5) require a developer or a declarant to deliver certain notices regarding a certain bond, (6) require a council of unit owners and a homeowners association to maintain certain books and records, and (7) make certain provisions of law applicable to the accounts of a condominium or a homeowners association. CA already complies with the provisions of this bill and it would not have a negative impact on CA, but we will continue to monitor the bill as it proceeds through the legislative process.

B. HOWARD COUNTY COUNCIL BILLS

Several new bills were introduced at the January 4, 2022 Council meeting. We are evaluating these new bills to determine if any may directly impact CA operations. The next legislative public hearing is set for 1/18/2022.

CB64-2021, CB78-2021, CB79-2021, and CB89-2021

All of these bills related to specimen trees and/or various provisions of the Forest Conservation Act.

- **CB64-2021** – This bill would have prohibited the clearing of specimen trees unless they are dead, diseased, or invasive. It would also have set up a process requiring certain property owners, including CA, to apply for a notification to proceed before the removal of a dead, diseased, or invasive specimen tree. We worked with the County Council and County Administration to ensure that the bill would have allowed for best practice management of CA holdings. This bill failed to pass at the 12/6/2021 Council meeting.
- **CB78-2021** – This bill would have added new definitions to the Forest Conservation ordinance, and established a “look-back” provision for the disturbance of certain trees, reducing the diameter threshold to 24 inches for forest retention. This bill passed with amendments at the 12/6/2021 Council meeting, but was subsequently vetoed by the County Executive on 12/14/2021. The Council failed to override the veto at its 1/4/2022 meeting.
- **CB79-2021** – This bill would have provided for enhanced enforcement measures and penalties for violations of the Forest Conservation Act. This bill was not removed from tabled status at the 12/6/2021 Council meeting, and has therefore expired.
- **CB89-2021** – This bill will add new definitions to the Forest Conservation ordinance, and establish a “look-back” provision for the disturbance of certain trees. It appears that this bill will not impact current CA operations. This bill passed with amendments at the 12/6/2021 Council meeting and was signed by the County Executive on 12/13/2021. The bill will be in effect 61 days after that signing date.

CB82-2021 – Howard County Minimum Wage

- This bill establishes a local minimum wage of \$16 per hour for employees working in Howard County. The current minimum wage will be increased in phases, the timing of which will depend on the size of the employer as defined in the bill. The Howard County Chamber of Commerce expressed its opposition to this bill. This bill passed with amendments at the 12/6/2021 Council meeting, and was signed by the County Executive on 12/13/2021. The bill will be in effect 61 days after that signing date.

CB88-2021 – Maintenance/Repair of Historic Structures

This bill would prohibit the willful failure to do specified maintenance and repair of certain historic structures, in order to avoid demolition by neglect of those structures, and would also allow the Historic District Commission to waive compliance in certain cases of financial hardship and provide for a hearing and an opportunity to cure specified violations. CA owns several historic structures, so we will continue to monitor this bill. This bill was tabled by the Council at its 12/6/2021 meeting, and remains tabled after the Council voted to extend the tabled time limit on 1/4/2022.

C. HEARING CHART

Hearing Date – Time	Bill Number	Title	Cross-filed Bill
11/16 – 7:30 p.m.	HoCo 10-22	Howard County – Property Tax – Credit for Seniors to Offset Property Tax Rate Increase, Ho. Co. 10-22	---
TBD	HB 26	Real Property - Regulation of Common Ownership Community Managers	---
1/25 – 1:00 p.m.	HB 93	Candidates for Offices of Municipalities and Common Ownership Communities - Reports of Donations and Disbursements	---
1/13 – 1:00 p.m.	HB 107	Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Reserve Studies - Statewide	---
1/13 – 1:00 p.m.	HB 140	Real Property - Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings	---
9/20 – 7:00 p.m.	CB64-2021	Howard County Council – Specimen Trees	---
9/20 – 7:00 a.m.	CB66-2021	Howard County Council – Forest Conservation Act removal of exemptions	---
10/18 – 7:00 p.m.	CB78-2021	Howard County Council – Forest Conservation Act tree “lookback” provision	---
10/18 – 7:00 p.m.	CB79-2021	Howard County Council – Forest Conservation Act enforcement measures	---
11/15 – 7:00 p.m. 11/17 – 6:00 p.m.	CB82-2021	Howard County Council – Local Minimum Wage	---
11/15 – 7:00 p.m.	CB88-2021	Howard County Council – Historic Structure Maintenance	---
11/15 – 7:00 p.m.	CB89-2021	Howard County Council – Forest Conservation Act tree “lookback” provision	---

Columbia Development Tracker

January 5, 2022



The Columbia Development Tracker presents a selection of projects or development proposals within the Columbia community moving through the Howard County Department of Planning and Zoning entitlement and/or plan 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 with information compiled from publically available information posted by Howard County Government.

Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
Lakefront Neighborhood Final Development Plan Amendment	Downtown Columbia	1/10/2022; 6-8 pm Virtual. Sign up information available on HoCo DPZ Search Development Plans Site.	Pre-submission Community Meeting	Community meeting prior to submission of plans to Howard County DPZ	Staff will attend one of these meeting to learn about the proposed changes.
		1/12/2022; 7 pm Virtual https://www.howardcountymd.gov/boards-commissions/design-advisory-panel	Howard County Design Advisory Panel	Advisory Comments	
9005 Old Montgomery Road Proposed development of 12 single family detached homes on a 4 acre site with one existing home.	Near Long Reach	1/12/2022; 6 pm Virtual. Join meeting via: https://www.bei-civilengineering.com/communityinputmeeting	Pre-submission Community Meeting	Community meeting prior to submission of plans to Howard County DPZ	No action recommended

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
SDP-75-021, 5913 Tamar Drive A proposal to construct a 2,131 square foot clubhouse addition with a 453 square foot attached deck.	Long Reach	12/2/2021; 7 pm Information on in-person, hybrid, and virtual meeting options available on the County's Planning Board website: https://www.howardcountymd.gov/boards-commissions/planning-board	Planning Board	Approved 4-0	Review and Final Decision	No action recommended.
BA 781-D – AGS Borrower, Lakeview LLC Appeal of Planning Board decision letter dated 1/25/21 denial of SDP-20-042 and Hearing Examiner denial on 5/27/21. Lakeview Retail located at 9841 & 9861 Broken Land Parkway is a proposed infill retail/commercial development with drive-through.	Owen Brown	12/16/2021 6:30 pm Continued from 10/14/21 Howard County Board of Appeals Website	Board of Appeals	Continued – date TBD	Appeal of PB and HE decisions	CA OPCA staff provided testimony based on our prior testimony opposing elements of the proposed site design.

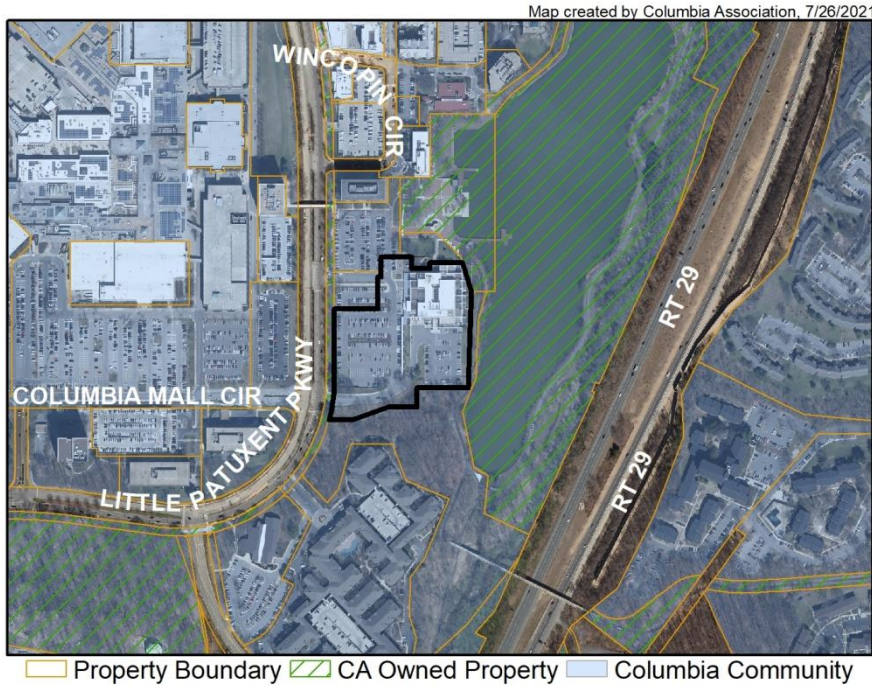
Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
SDP-21-045 Woodmere Retail Proposed development of a one story, 5,000 square foot restaurant building with drive through to be located	Owen Brown	12/16/2021; 7 pm Information on in-person, hybrid, and virtual meeting options available on the County's Planning Board website: https://www.howardcountymd.gov/boards-commissions/planning-board	Planning Board	POSTPONED	Review and Final Decision	No action recommended - The applicant worked with CA planning to address design details related to visual impacts on the parkway.
Ranleagh Court Redevelopment (Lot 18, VOHC, 3/2) Proposed redevelopment of an existing townhome community with an 82 unit apartment development.	Harper's Choice	12/22/2021; 6 pm Virtual meeting, registration link and information: https://www.enterpriseresidential.org/blog/2021/11/	Pre-submission Community Meeting	Not a decision-making meeting	Community meeting prior to submission of plans	CA staff will attend this meeting to learn more about this project.

Newly Submitted Development Plans

SDP-22-019, Southlake Office Building

Columbia Non-village, Downtown Lakefront Core Neighborhood



Project Description:

The applicant (HRD) is proposing a medical office building to be constructed on the lower parking lot next to the Whole Foods building and Lake Kittamaqundi in Downtown Columbia.

Submitted: 1/4/2022

Zoning: New Town, NT

Decision/Status: Under review by Howard County DPZ

Next Steps: Technical review and determination of completion.

CA Staff Recommendation: No action recommended - The applicant will need to meet current environmental design standards as determined by the Development Engineering Division.

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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-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, 9/10/2020	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	Technically complete 11/17/2020 - To be scheduled before Planning Board	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-20-055 Cedar Creek Phase 2	7/30/2020	The owner of property at 7600 Grace Drive submitted a site development plan for 55 single family detached homes which are part of a larger development proposal at this site.	Near River Hill	CEF-R	Approved/Signed 12/15/2021	Final signature on hold until SDP-19-025 is approved by PB and DA for SDP-19-025 is executed.	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-20-077, Columbia EZ Storage	8/11/2020, 1/5/2021	The owners of property at 9265 Berger Road are proposing demolishing the two existing buildings on the rear of the site and constructing one new storage facility.	Near Columbia non-village & Owen Brown	M-1	Approved/Signed 12/23/2021	Technical review and decision by Department of Planning and Zoning	No action recommended - The project is consistent with permitted uses and surrounding area.
F-21-004	8/11/2020	A final plan was submitted in order to record easements related to construction of the new Talbott Springs Elementary School.	Oakland Mills	NT	Under Review	Review and recordation	No action recommended
F-21-023, Dorsey Overlook	10/22/2020, 3/30/2021, 7/19/2021, 11/15/2021	A final plan was submitted in association with an 82 unit 1 over 2 townhome proposal at the northeast quadrant of the intersection of MD 108 and Columbia Road.	Near Dorsey's Search	R-Apt	Submit Revised	Review and decision by Department of Planning and Zoning	No action recommended
SDP-20-074, WP-22-014 Dorsey Overlook	11/10/2020, 4/20/2021, 7/19/2021, 11/15/2021 (SDP) 8/12/21 , 11/30/21(WP)	A site development plan was submitted for 82 unit development of 1 over 2 townhomes at the northeast quadrant of the intersection of MD 108 and Columbia Road. An alternative compliance request was submitted re: aspects of the site design re: removal of specimen trees and location of condominium units from environmental features.	Near Dorsey's Search	R-Apt	Submit Revised	Review for compliance with regulations and decision by Department of Planning and Zoning	No Action Recommended. CA planning is following this project at the request of the CA Board of Directors.
SDP-21-029, Muslim Family Center	3/25/2021, 6/30/2021, 12/22/2021	A site development plan was submitted for a property located at 5796 Waterloo Rd proposing construction of a concrete parking lot and ADA ramp.	Columbia Non-village	R-20	Under Review	Review by DPZ	No action recommended

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F-21-046, Sapariya Property WP-22-031	3/18/2021, 6/29/21, 9/23/2021, 12/15/2021 (WP 9/28/2021)	A final plan was submitted for two single family detached homes on a property located at 5669 Trotter Road with an existing single family detached home. Alternative compliance application submitted re: forest conservation regulations.	Columbia Non-village	R-20	Submit Revised	Review and recordation	No action recommended –proposal is consistent with the zoning and surrounding area.
WP-21-120 & 115, Plumtree Branch/Dunloggin MS	4/20/2021	An alternative compliance request was submitted for several regulations associated with wetlands, streams and forest cover. This is a stream restoration project sponsored by the Howard County Office of Community Sustainability that, by its very nature, requires alternative compliance to such regulations.	Dorsey's Search	R-20	Submit Revised	Review by DPZ	No action recommended
SDP-21-052, Stonewood 5 Storage WP-22-066	6/30/2021, 9/17/2021, 12/6/2021 12/21/2021	The owner of property at 7185 Oakland Mills Rd is proposing 1 self-storage building. Alternative compliance request associated with clearing and removal of vegetation near a wetland.	Columbia, Non-village	NT	Submit Revised Under Review	Review of plans by DPZ	No action recommended – proposal is consistent with the permitted use and surrounding area
F-19-077, Pope Property WP-22-007	6/30/2021, 10/18/21 7/15/2021	The owner of property at 10446 Owen Brown Rd submitted a final subdivision plan for 3 single family detached homes on 1.81 acres consisting of 1 existing SFD home. An alternative compliance request associated with provision of sidewalk and street lights when the owner owns land on only one side of the road.	Near Hickory Ridge	R-20	Submit Revised	Review of plans by DPZ	No action recommended – proposal is consistent with the permitted use and surrounding area; there are no sidewalks to connect to on either side of this property.
WP-21-137, Badart Subdivision	6/17/2021	The owner of property at 6205 Waterloo Road submitted an alternative compliance request related to compliance with future right-of-way dedication/front yard setbacks for an existing building (Est. 1938).	Near Long Reach	R-SC	Under Review	Review and decision by DPZ	No action recommended
WP-22-001, Huntington Park	7/8/2021	Howard County Parks and Rec is proposing changes to site amenities at Huntington Park. As no Site Development Plan previously existed for this site, they are seeking an alternative compliance request to the SDP process given that there is no change in use. The Board of Education is transferring this property to the County Department of Parks and Rec.	Kings Contrivance	NT	Submit Revised	Technical review and decision by Department of Planning and Zoning	No action recommended

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ECP-21-047, Lee Property	7/20/2021; 10/19/2021, 12/20/2021	The owner of property at 5405 Trotter Road submitted an Environmental Concept Plan associated with construction of 2 SFD homes on a 1.004 acre lot with 1 existing SFD home.	Near River Hill	R-20	Under Review	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-22-011, 7-11 Stevens Forest	8/25/2021, 1/4/2022	The applicant submitted an ECP associated with a proposed gasoline service station, car wash, and convenience store at 5901 Stevens Forest Road on 1.7 acres with an existing demolished/paved lot.	Oakland Mills	NT	Under Review	Technical review and decision by Department of Planning and Zoning. The applicant will need to meet current design standards as determined by the Development Engineering Division.	CA planning is following this project.
SDP-22-001, F-22-006, Jordan Overlook	8/5/2021, 8/6/2021, 11/4/2021	A site development plan and final plan were submitted in association with 7 single family detached homes.	Near Oakland Mills	R-20	Technically complete 12/17/2021	Technical review and decision by Department of Planning and Zoning	No action recommended. Proposal is consistent with surrounding density and zoning.
SDP-21-045, Woodmere Retail	8/16/2021, 9/30/2021	A site development plan was submitted associated with a proposed single-story building & drive thru to be located within the existing parking lot between the existing building located at 9881 Broken Land Parkway and the parkway.	Owen Brown	NT	Pending before Planning Board	Review and Approval by Planning Board following DPZ technical review.	No action recommended - The applicant worked with CA planning to address design details related to visual impacts on the parkway. Staff will confirm that submitted plans addressed comments.
ECP-22-027 WP-22-027, Wood Creek Stream Rehabilitation	10/15/2021, 12/13/2021 9/13/2021, 11/1/2021	This is a stream rehabilitation project to address erosion, flood relief, and channel stability. Department of Public Works is the applicant seeking alternative compliance to stream and tree related regulations.	Long Reach	NT	Under Review	Technical review and decision by Department of Planning and Zoning.	No Action Recommended
WP-22-024, Columbia Sheraton	9/2/2021	The applicant for 10207 Wincopin Cir. submitted an alternative compliance request to permit grading and utility relocation within a floodplain in association with a stair and ramp connection between the hotel and CA Lake Kittamaquundi pathway.	Downtown, Columbia Non-village	NT	Approved 1/4/2022	Technical review and decision by Department of Planning and Zoning	No action recommended – Applicant is coordinating design with CA staff prior to easement request review by CA Board of Directors.
F-22-027, Wynne Property Lots 1 & 2	10/4/2021, 12/17/2021	The owner of property at 5668 Trotter Rd submitted a subdivision plan for two proposed single family dwelling units on 1.07 acres of land with an existing single family dwelling.	Near River Hill	R-20	Under Review	Technical review and recordation	No action recommended – consistent with area and zoning.

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F-22-029 Roslyn Rise Other Plans (F-22-007, SDP-21-030)	11/19/2021	A proposed re-development of an existing affordable housing townhome community located at the southeast quadrant of Trumpeter Rd and Twin Rivers Rd with two apartment buildings consisting of 153 units with a mix of market rate and affordable units.	Village of Wilde Lake	NT	Project is Approved	Land Record Processing	No action recommended. This project involves a land swap and easements on CA open space lands. CA CDRES is coordinating with the County and Developer to file the appropriate land records for this project.
F-22-024, Columbia Town Center	11/8/2021	A subdivision plan was submitted for two commercial parcels on the west side of Little Patuxent Parkway	Lakefront Neighborhood Downtown, Columbia Non-village	NT	Under Review	Technical review and decision by Department of Planning and Zoning	No action recommended
ECP-22-025, Blandair Park – Phase 6	11/22/2021	An Environmental Concept Plan was submitted for implementation of Phase 6 improvements to Blandair Park.	Near Oakland Mills	RC-DEO	Under Review	Technical review and decision by Department of Planning and Zoning	No action recommended. This project will be reviewed in accordance with the applicable regulations.
ECP-22-017, Raising Cane's	11/22/2021	Technical review and decision by Department of Planning and Zoning	Columbia Non-village	B-2	Submit Revised	Technical review and decision by Department of Planning and Zoning	No action recommended. This project will be reviewed in accordance with the applicable regulations.