



Columbia Flier Building

Virtual Community Informational Meeting

July 23, 2020

Meeting will begin shortly.....

Columbia Flier Building Meeting Connection Options

1. WebEX via Computer

ATTENDING THE VIRTUAL MEETING

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

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

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

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

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

HowardCounty
may2020

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

Event status: ● Started
Date and time: Thursday, May 21, 2020 7:00 pm
Eastern Daylight Time (New York, GMT-04:00)
[Change time zone](#)

Duration: 1 hour
Description:

To join this event, you are accepting the Cisco Webex [Terms of Service](#) and [Privacy Statement](#).

Join Event Now

To join this event, provide the following information:

First name:
Last name:
Email address:
Attendees in this meeting: 6/20/2020/2020/2020

[Join by WebEx](#)
[Join by browser](#) **Join**
If you are the host, [start the meeting](#)

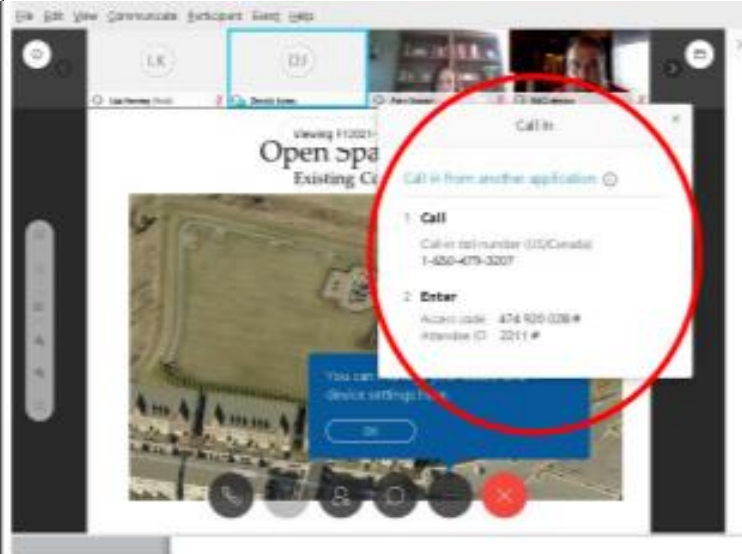
2. Phone via Computer

Call-in by Phone –

Attendee ID

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

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



3. Livestream

Columbia Flier Building Meeting Welcome

Overview for the Evening

Introduce Speakers and Panelists

Dr. Calvin Ball's Welcome Video

Columbia Flier Building History

History

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



Columbia Flier Building Today

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

Year Built: 1978

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

Above Grade Living Area: 35,724 sf

Current Type: Office Building

Zone: New Town District



Columbia Flier Building Today

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



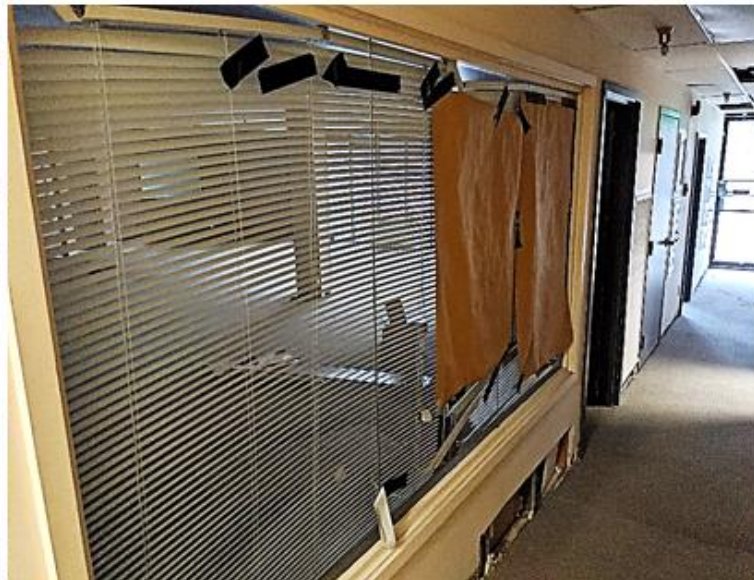
Building Condition



Building Exterior



Building Interior



Building Interior



Request for Proposals (RFP) - Overview

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

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

Request for Proposals- Timeline

Summer/Fall 2020

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

Fall/Winter 2020/21

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

Winter/Spring 2021

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

Request for Proposals - Process

Process

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

Market Opportunities

Property and Market Opportunities

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

Local Regulations

Zoning

- New Town Zoning District

Final Development Plan (FDP)

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

Other restrictions

Covenants

HRD Architectural Review Committee (ARC) approval of:

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

ARC review criteria:

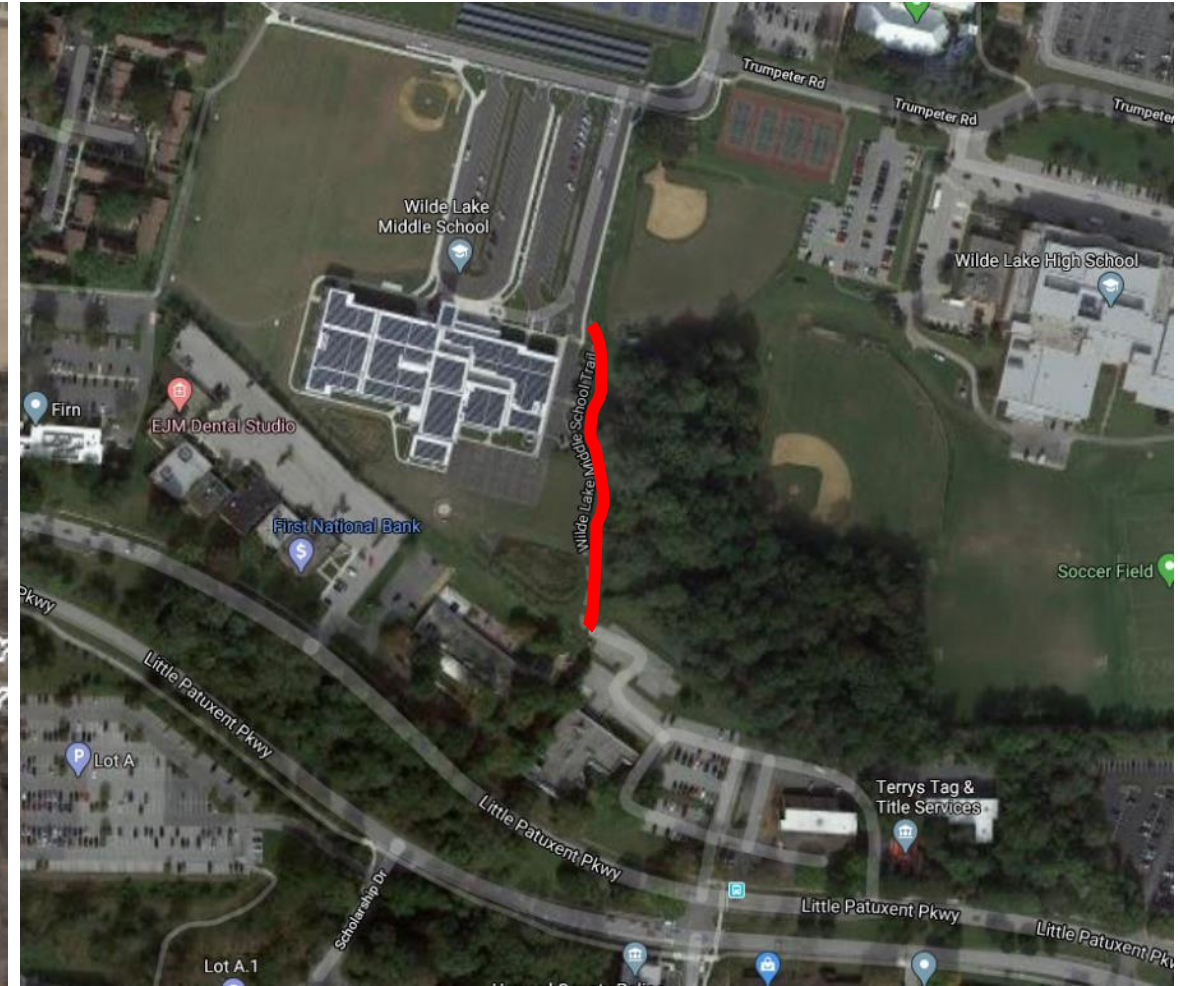
- Necessity for and suitability of use in the neighborhood
- Effect on surrounding neighborhood
- Nature, quality, appearance and compatibility of structures to the character of the neighborhood

Easement

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

Site Context

Pathway Connection



Site Context



Site Context

Adjacent Property

Cross Fox Lane

Howard BOE- Wilde Lake Middle School

Use: School

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



Site Context

Adjacent Property

10730 Little Patuxent Parkway

7-11/Former Princeton Sports

Use: Commercial

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



Site Context

Surrounding Property

10724 Little Patuxent Parkway

Patuxent Place

Use: Office Building

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



Site Context

Adjacent Property

10820 Little Patuxent Parkway

Columbia KinderCare

Use: Daycare

Structure: One-story brick building,
metal parapet roof



Site Context

Surrounding Property

10840 Little Patuxent Parkway

Columbia Professional Center

Use: Office/Retail

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



Site Context

Surrounding Property

5999 Harpers Farm Road

Office Building

Use: Medical Office

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



Site Context

Surrounding Property

10715 Little Patuxent Parkway

Zips Dry Cleaners

Use: Retail

Structure: One-Story brick, sloped roof



Site Context

Surrounding Property

10735 Little Patuxent Parkway

Parkway Partners/Firestone

Auto/Karate

Use: Auto/Retail

Structure: One-Story brick



Site Context

Surrounding Property

10741 Little Patuxent Parkway

Howard County Community Partners

10741 Little Patuxent Parkway

Use: Office

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



Site Context

Surrounding Property

10901 Little Patuxent Parkway

Howard Community College

Use: Educational Facility

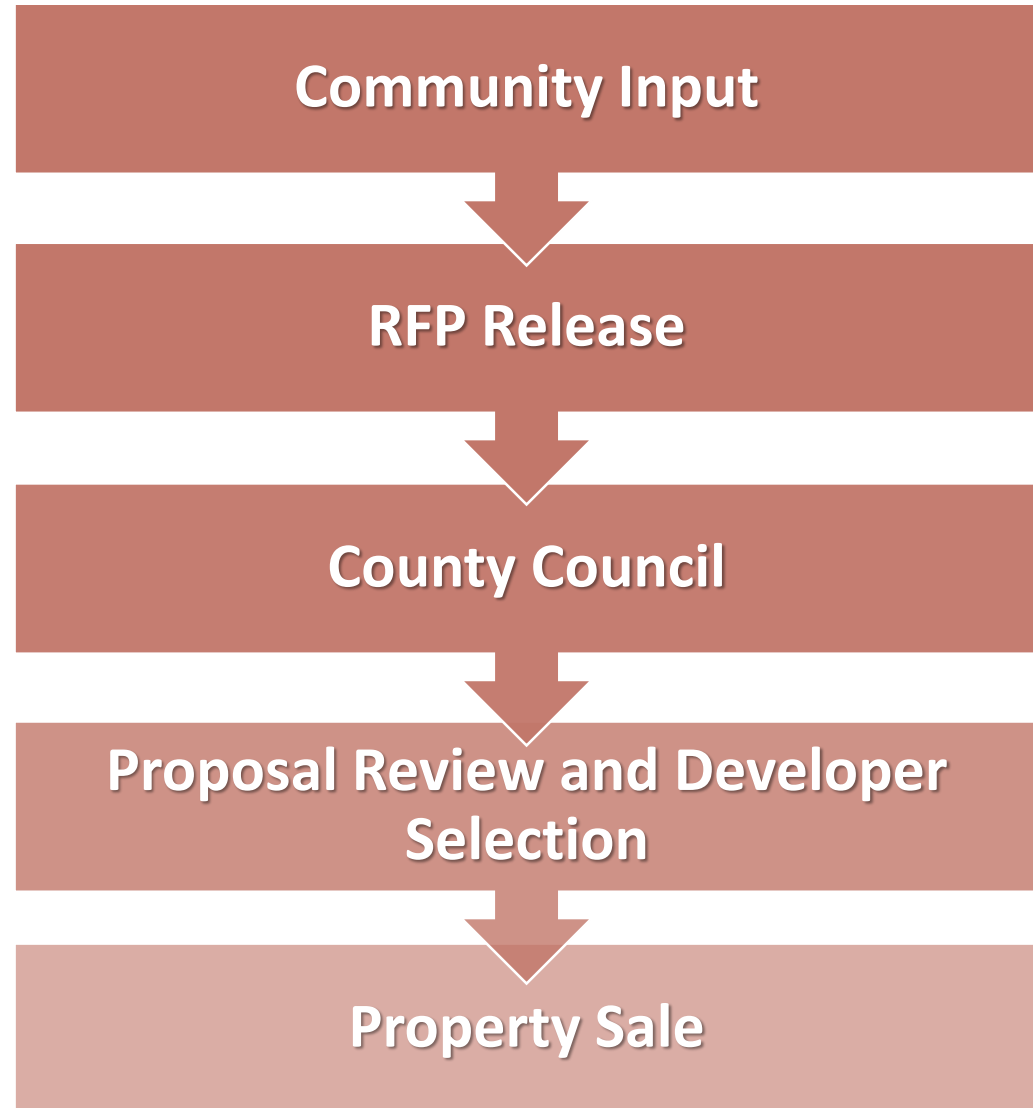
Structure: Multi -Story, setback from street



Next Steps

Summer 2020 – Winter 2021

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



Columbia Flier Building



Q & A

Columbia Flier Building- Virtual Q&A Instructions

CONTACT US THROUGH ONE OF THE FOLLOWING WAYS:

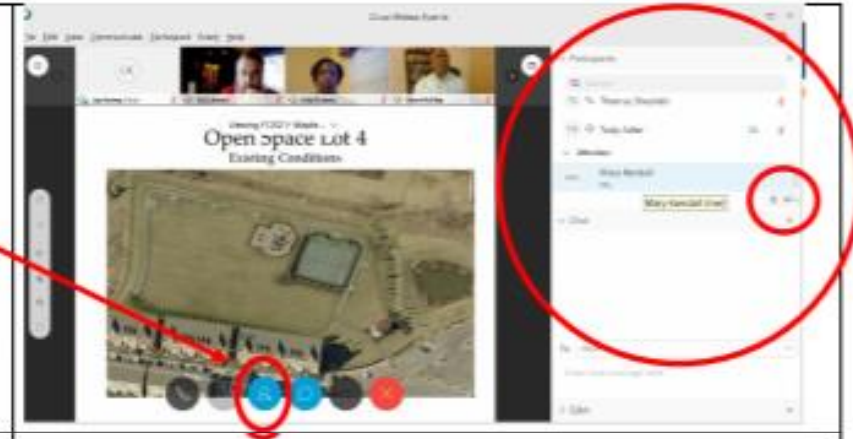
Raise Your Virtual Hand

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

Raise Hand

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

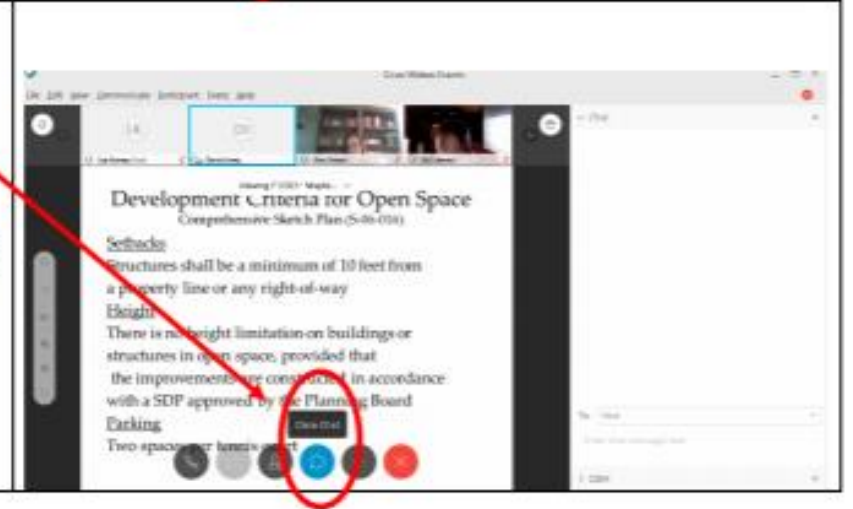
- Click on the participant button
- Find your name in the Attendee list
- Click on the hand icon



Type Your Question In the **Chat Box**

Chat Feature

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



Email Your Question

idelmonico@howardcountymd.gov

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

Thank you!

A stylized, low-poly illustration of a residential street. In the foreground, a grey road curves from the bottom left towards the right. To the left of the road is a sidewalk and a large tree with green foliage. In the background, there are several houses with red roofs and white walls. The overall style is modern and graphic, with a muted color palette.

Columbia Flier Building

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July 23, 2020

THANK YOU.....