

Former Flier Building - 10750 Little Patuxent Parkway, Columbia, MD - Sale
Request for Proposal (RFP)
Questions and Answers Matrix - 11.4.2020

Questions		Answers
Posted 10.29.2020		
1	What is the general process for a specific use not listed on the Final Development Plan (FDP)?	The permitted uses in the Final Development Plan (FDP) include uses permitted in B-1, B-2 and S-C Districts. If there is a specific use considered by an interested party that is not listed under one of these permitted uses, an amendment to the FDP is required. The original petitioner, Howard Research and Development Corporation (HRD), must sign a petition for an amendment to the FDP which is then filed. An amendment to the FDP requires approval from the Planning Board. In addition, it is the developer's responsibility to review the Property covenants and address any proposed revisions to the covenants with HRD. The Property deed and covenants can be found on the County's website for the Sale of the Former Flier Building at the following address: https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building
2	What jurisdiction does the Howard Research and Development Corporation (HRD) have on this property?	HRD is the original petitioner for New Town zoned properties; and therefore, HRD must approve any changes to the zoning of the property (e.g., changes to the FDP). HRD also holds private covenants on the land so any change to the covenants must be addressed by the interested party with HRD. The Property deed and covenants can be found on the County's website for the Sale of the Former Flier Building at the following address: https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building
3	Please share any drawings or plans you might have to include an ALTA Survey or Plat or anything in CAD.	Please see the County website (same address as in A1 and A2 above) for the Sale of the Former Flier Building which contains a link to the Property's original Construction Documents and a file with information on modifications made in 1999. The County does not have an updated ALTA Survey for the Property.
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4	Does the County have a Phase I ESA for the Property?	Please see a Phase I Environmental Site Assessment (ESA) for the Property on the County website at the following address: https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building
5	Are there any environmental issues with the Property? Did any printing occur on the Property?	Please see the Phase I ESA provided on the County website.
6	Does the owner of the Property have to pay CA fees?	Yes. A fee is assessed annually for the Property and due to the Columbia Association. Please see the following website for additional information: https://www.columbiaassociation.org/annual-charge
7	Can the County provide some help understanding the bulk regulations, the development plan actually states no height restriction?	If the Final Development Plan (FDP) states no height limit than there is none.