

**Former Flier Building - 10750 Little Patuxent Parkway, Columbia, MD - Sale
Request for Proposal (RFP)
Questions and Answers Matrix - 1.28.2021**

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.
Posted 11.4.2020		
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.

Posted 11.18.2020		
8	The as of right to the rear parking area is marked "Private". Is it intended that only the users of the rear lot have access to this drive on the property or would we be able to use it as well? It would also be helpful to know if administration or students use the parking lot.	The private easement allows for ingress and egress of the upper surface parking lot owned by the Howard County Board of Education. Currently, the upper parking lot is used very minimally. Prior to the County owning the Property, the previous Property owner used the parking lot for employee parking through a license agreement with the Howard County Board of Education. The private easement will remain in place to ensure perpetual public use of the easement area. The upper surface parking lot connects with a trail used by cyclists and pedestrians which runs along a periphery of Wilde Lake Middle School. Prior to closing, the County and buyer may enter negotiations for an alternate location for the private easement so long as the new location for the easement affords access to the upper surface parking lot and the trail.
Posted 12.1.2020		
9	Would zoning work for a hotel? Water and sewer for a hotel?	The Final Development Plan (FDP) references B-2, which allows hotels by right. The Property is serviced with water and sewer (i.e., public water and sewer located in or adjacent to Little Patuxent Parkway). The developer will need to verify with an engineer the requirements for its specific use (i.e., hotel use, etc.) and verify the capacity requirements for the project.
10	Is there a covenant preventing the building from demolition?	The covenants currently require the Property owner to get approval from the architectural committee, either through Howard Hughes Corporation or its assignee, to "alter or erect a structure" on the Property. While demolition is not specifically mentioned, as outlined in the covenants, any re-development of the property would require approvals by the architectural committee and adjustments to the covenants.
Posted 1.13.2021		
11	The 10-page limit is noted, but does this apply to both the Technical Proposal and the Price Proposal combined or separately. In other words, does each proposal get 10 pages or is the combined length of both proposals limited to 10 pages? Also, is it okay to have appendices and exhibits in addition to the 10-page limit?	The technical response is limited to no more than 10 pages. Respondents can include appendices and exhibits in addition to the 10-page technical response limit. There is no page limit for the price proposal which is to be submitted in a separate PDF from the technical proposal.
Posted 1.28.2021		
12	Does the property still need to get the approval from the architectural committee for redevelopment? The covenant mentions it only lasts 15 years from the effective date but a written notice needs to be given to close the obligation. Can you provide some clarity?	To our knowledge, redevelopment of the Property still requires approval from the architectural committee.

13	Can you share the private easement agreement for the back parking lot?	<p>The License Agreement for the parking lot on the Board of Education's property was an agreement between the previous owner and Board of Education for the construction, maintenance and use of the parking lot. The License terminated in 2013 and is no longer effective. Any intention to reinstate the License would need to be discussed with the Board of Education. The License did not serve as an easement to the parking lot but did allow the Board of Education to also access the parking lot thru the Flier Building property for periodic use. The easement across the rear of the property was only shown on the subdivision plat and was not recorded as an easement in the Land Records. As previously indicated an easement will remain in place to ensure perpetual public use of the trail used by cyclists and pedestrians. Prior to closing, the County and buyer may enter negotiations for an alternate location for the easement so long as the new location for the easement affords access to the upper surface parking lot and the trail. The License Agreement for the parking lot 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</p>
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