



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

May 14, 2019

Greg Fitchitt
Howard Hughes Corporation
10480 Little Patuxent Parkway
Columbia, MD 21044

RE: WP-19-088, Crescent Neighborhood,
Downtown Columbia (FDP-DC-Crescent-1A)

Dear Mr. Fitchitt:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.1106(e)**, "Timing for Nonresidential Projects and Downtown Columbia Revitalization", which states, "For nonresidential projects and all Downtown Revitalization, each milestone occurs nine months after the starting date." The applicant is requesting a 61-day extension of the April 1, 2019 FDP submission milestone.

Approval is subject to the following condition:

1. A major redline revision to SDP-18-005 must be submitted that shows Mixed-Use Residential Building C with the additional 13 units within 122-days from the April 1, 2019 deadline shown in the phasing chart for Allocation Year 2021 (**on or before August 1, 2019**).

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The future major redline revision to SDP-18-005 will change a retail pad to a hotel, and the additional units to Building C. There have been delays in the design of the hotel due to height limitations that the consultants are addressing, requiring additional time before the redline revision is submitted. Rather than process to redline revisions to the same plan concurrently or in quick succession, this minor extension of time allows one submission, which will also allow for a better, comprehensive review by the County.

Alternative Proposal: Extension of the next plan submission date will allow the 13 units to be added to Building C with greater ease. Alternatively, the developer processes two redlines or loses the 13 allocations. It is not in the interest of County resources to review two separate redlines of the same plan if it can be avoided.

Not Detrimental to the Public Interest: Housing Unit Allocations for Downtown Columbia are granted from a pool of allocations separate from the remainder of the County. Further, the number of permitted allocations will not increase. Extending the usable life of the 13 remaining allocations for Allocation Year 2021 does not have any impact on any other property within Downtown Columbia or the remainder of the County.

Will not nullify the intent or purpose of the regulations: The purpose of the Adequate Public Facilities Ordinance and the associated milestone deadlines is to ensure that development takes place in an orderly, predictable manner and that schools have reasonable time to plan for new students within a Planning Area. Approval of this extension of time provided additional opportunity for more comprehensively planning residential growth anticipated as part of the revitalization of Downtown Columbia.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,
K. Maerhart *for KS*
Kent Sheubrooks, Chief
Division of Land Development

S/JAM

- Research
- DED
- Real Estate Services
- Todd Brown
- Jeryl Baker, TCCA