



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

October 16, 2017

Jason Ellestad
Town Center East Business Trust
c/o Howard Hughes Corporation
10480 Little Patuxent Parkway, Suite 400
Columbia, MD 21044

RE: WP-18-033, Columbia Town Center, Section 7, Area 6, Parcel B, "Ridgely Building", 5575 Sterrett Place (SDP-71-55 and GP-18-019)

Dear Mr. Ellestad:

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 16.155(a)(1)(ii)**, which requires a site development plan for a non-residential change in use with a limit of disturbance greater than 5,000 SF.

Approval is subject to the following conditions:

1. Grading is completed as shown on GP-18-019 and stays within the established LOD of the grading plan. The applicant shall comply with all applicable County regulations and obtain all required demolition and grading permits as issued by the Department of Inspections, Licenses and Permits.
2. The area of the LOD must be included in the area used to calculate the SWM requirements within the Redevelopment Criteria with a future submission of a Site Development Plan for the site in accordance with the attached DED comments dated September 29, 2017.
3. The approval of the demolition of this existing building and grading of a future pad site does not preclude any required Final Development Plan or Site Development Plan approval required for new development for Downtown Revitalization per Section 125.0.A.9 of the Zoning Regulations.
4. At the time that a Final Development Plan that includes subject property is submitted, a demolition credit for the demolished building totaling 40,000 SF of office per SDP-71-055 may be established. The FDP must identify WP-18-033 and SDP-71-055 for this credit.
5. Please note this alternative compliance number along with the section number, date of approval and conditions on all future plans for this property.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The purpose of the proposed grading is to stabilize the site after the demolition of an existing building, to ensure stormwater on the site flows to an existing inlet and to have the site basically prepared for future development while being left in a neat, attractive state. To do so, more than 5,000 SF of earth must be disturbed, which technically requires a site development plan per Section 16.155 of the Subdivision and Land Development Regulations. However, the necessary technical and regulatory information can just as easily be covered with a grading plan. To require a site development plan when no new structure is currently proposed will create unnecessary time delays for the building's demolition.

Alternative Proposal: Handling the grading of this site with a grading plan is more efficient than a full SDP because only grading and sediment and erosion information pertains to the current request. The SDP would require a lot of unnecessary information and be transmitted to several agencies for review that would have no input on the proposal.

Not Detrimental to the Public Interest: GP-18-019 shows all the relevant information needed to perform the demolition and leave the pad in a safe, attractive state. There is nothing in the SDP process that would better serve the protection of the public's interest or the environment.

Will not nullify the intent or purpose of the regulations: The purpose of the SDP requirement is to assure that development proposals follow regulations and that anything constructed on the site is properly accomplished. The current proposal is demolition and stabilization only. Any redevelopment in the future will require additional plan processing to review the proposed uses and design at that time.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

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

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Real Estate Services
Carl Gutschick, GLW