



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

**TECHNICAL STAFF REPORT**

**American Cities Building Temporary Lot**

**Planning Board Meeting of October 1, 2020**

**For Consideration to add a temporary parking lot at the site of the former American Cities Building**

**File No./Petitioner:** SDP-69-904, 10227 Wincopin Circle

**Project Name:** Temporary Surface Lot, 10227 Wincopin Circle

**DPZ Planner:** *Jill Manion, Planning Supervisor*  
*(410) 313-2350, jmanion@howardcountymd.gov*

**Request:** To approve redline revisions at 10227 Wincopin Circle to provide a temporary parking lot at the location of the recently razed American Cities Building (Tax Map 36, Parcel 298, Lot 13 and Parcel 321, Lot 17).

**Recommendation:** The Department of Planning and Zoning recommends approval of redline revisions to SDP-69-904, "10227 Wincopin Circle", for the addition of a temporary parking lot connecting to an existing parking lot and passive lawn area in accordance with Section 125.0.G. of the Howard County Zoning Regulations and subject to any conditions imposed by the Planning Board.

**Location:** The subject site is identified as Tax Map 36, Parcel 298, Lot 13 and Parcel 321, Lot 17 and is zoned NT-DMUA. The temporary parking lot will cover the area that was previously occupied by the recently razed American Cities Building. The site has been stabilized and there are no environmental features on the site. It is located within the Lakefront Core in the Downtown Columbia Revitalization Area and is designated for the construction of the future Lakefront Connection amenity area.

**Vicinal Properties:**

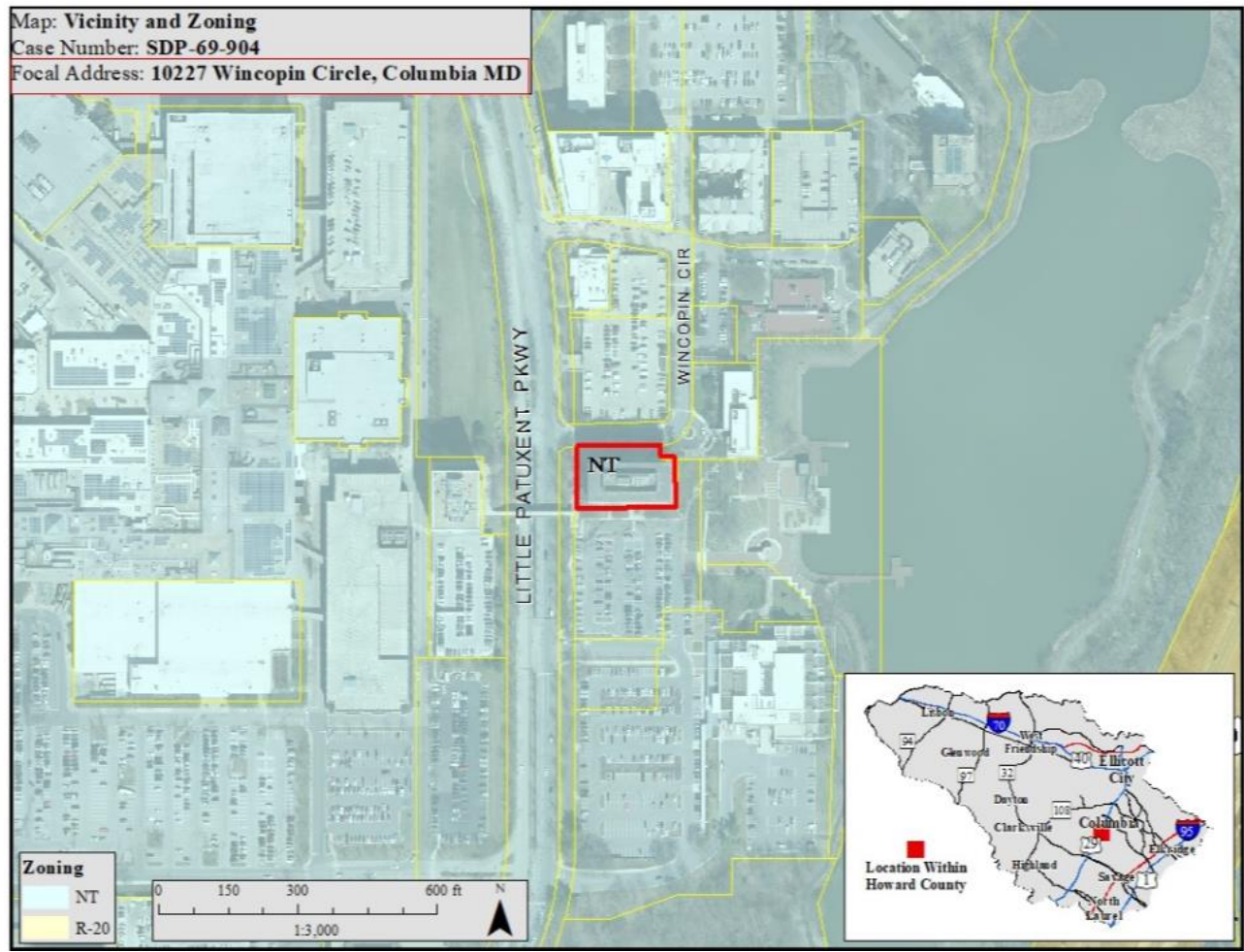
**North:** The site is bounded to the North by Wincopin Circle. A parking garage is located on the opposite side of Wincopin Circle.

South: The site is bounded to the South by the existing parking that was formally utilized by patrons and employees of the American Cities Building and for the Whole Foods store, also located south of the site.

East: The site is bounded to the North by a narrow strip of pedestrian and wooded area owned by Howard Research and Development and the Lakefront amenity area owned by the Columbia Association.

West: The site is bounded to the West by Little Patuxent Parkway. The “Merrill Lynch” building and the Mall of Columbia is located on the opposite side of Little Patuxent Parking.

**Vicinity Map:**



**Legal Notice:** The property was properly posted and electronic notification has been provided to all required parties as verified by DPZ.

**Plan History:**

The property was the site of the American Cities Building as identified on SDP-69-904, when Columbia was in its early origin period. The building no longer met current building codes nor was it marketable for modern day office needs, so it had sat mostly vacant in recent years. As such, the building was razed in 2019.

Lot 13 was subject to its own Final Development Plan, FDP-21, and permitted all commercial uses. FDP-21 was superseded by FDP-DC-L-1, which is an FDP for Downtown Revitalization of the Lakefront Core area. The property is ultimately the location of the Lakefront Connection, a Primary Amenity Space area intended to provide a green pedestrian connection between Little Patuxent Parkway and the western neighborhoods to the Lakefront Area.

**Current Redline Proposal:**

The redline to SDP-69-904 proposes a temporary parking lot on a portion of Lot 13 to add 19 parking spaces that connect to the adjacent surface parking lot on Lot 17. Minor reorganization of the spaces and access lanes are occurring on Lot 17 to facilitate the connection. The parking will be accessible from Wincopin Circle and the existing Lot 17 parking lot. A concrete sidewalk is proposed on the east side of Wincopin Circle connecting to the Lakefront Amenity Area. Proposed landscaping will be consistent with Lakefront Core Neighborhood Design Guidelines for temporary surface parking lots. Since the parking lot is anticipated as a temporary condition utilizing only half the American Cities parcel, with the remainder of the parcel proposed as lawn area, this improvement is considered a minor improvement under Section 125.0.A.9.e.1 and is processed as a redline revision to the existing Site Development Plan. The temporary parking provides some additional capacity during the development transition in the Lakefront Neighborhood. The lawn area will provide a transitional area between the parking area and the Lakefront open space owned by Columbia Association. A full SDP for Downtown Revitalization will be processed as development proceeds in the Lakefront Core, including the Lakefront Connection.

The site stormwater management qualifies as “redevelopment”, therefore, 50% of the existing impervious and 100% of any increased impervious area will be managed. All stormwater management requirements have been met. Stormwater management will be treated with a “Filterra” located on Lot 13.

**Planning Board Review:**

Section 125.0.G.1 requires that the Planning Board approve any Site Development Plans for Downtown Revitalization, except for minor modifications as described in Section 125.0.G.2 and G.3. The proposed modifications did not meet the minor modification criteria in those sections and therefore require Planning Board review and approval at a public meeting.

DocuSigned by:  
*Amy Gowan* 8/20/2020  
5B4D5DD9470C4D4...  
\_\_\_\_\_  
Amy Gowan, Director Date  
Department of Planning and Zoning