



The Source

Redevelopment of the Flier Building located at
10750 Little Patuxent Parkway, Columbia, Maryland 21044
Meeting Minutes of Pre-Submission Community Meeting
held on July 7, 2025, at 6:00 pm at
Howard County Public Library – Central Branch
10375 Little Patuxent Parkway, Columbia, Maryland 21044

A pre-submission community meeting was held on Monday, July 7, 2025, at 6:00 p.m. at the Central Branch of the Howard County Library.

The following people were in attendance on behalf of the Columbia Concepts team:

- Brian Kim, Columbia Concepts (Petitioner)
- Tom Donaghy, KGD Architecture (Architect)
- Patrick McGowan, KGD Architecture (Architect)
- Rachael Martinka, KGD Architecture (Architect)
- Ipsha Patel, KGD Architecture (Architect)
- Eric McWilliams, Bohler Engineering (Engineer)
- Lisa Kim, CDC Capital (Petitioner)

Mr. Kim opened the meeting with introductions and a review of the evening's agenda. Mr. McGowan followed with a presentation that demonstrated the proposed use and site features. The site features discussed included spaces for sports, offices, community activities, a food pantry, and education. The proposal was described as a gathering place of all ages and walks of life to learn, connect, and share. Following the presentation, Mr. Kim led a question-and-answer session with attendees.

The following is the summary of the resulting questions and answers. Mr. Kim, Mr. McGowan, and Mr. McWilliams answered all questions posed at the event.

1. Need for the Athletic Center

- *The athletic center is intended to serve local youth by providing structured, accessible programming in partnership with Columbia Community Cares. Unlike Columbia Association (CA) facilities, which require membership, this facility aims*

to offer free or affordable access. Additionally, the gymnasium can generate revenue through rentals to sports teams, churches, and private users. It will occupy roughly 25% of the building, with the remainder leased to service providers to support long-term financial sustainability.

2. Ownership and Financing

- *The project will be owned by Columbia Concepts and financed through a combination of debt, private equity, and potential grants from Howard County.*

3. Facility Amenities (locker rooms)

- *The facility will include locker rooms and restrooms.*

4. Building Size, Parking, and Timing

- *The building will be approximately 60,000 square feet with 75 on-site parking spaces. A third-party study estimates 100 spaces are needed. Columbia Concepts is in discussions with a nearby college to secure additional parking space in their garage. There are no current agreements in place with the Howard County School System for overflow parking. The site development plan (SDP) has been submitted, with revisions underway. Planning board review is anticipated by fall 2025.*

5. Access to School Playground Parking

- *Although no agreement currently exists to use school parking for public playground access, the team agreed to explore the possibility and evaluate any private easement options.*

6. Montessori School Relocation

- *The new location will not house the entire Aya Montessori School; it will accommodate an expanded program for younger children not currently served.*

7. Building Design Concerns

- *Clarification was provided regarding building layout: despite the presentation's focus on open spaces, the design includes significant enclosed office and workspace areas beyond the central two-story lobby and gymnasium.*

8. Stormwater Management

- *Stormwater will be managed through an underground facility, directing runoff into the adjacent wooded area.*

9. Construction Timeline

- *Construction is expected to begin in Spring 2026.*

10. Bicycle Amenities

- *Bike racks will be provided as part of the site design.*

11. Landscaping Practices

- *Efforts will be made to prioritize native plant species and minimize invasive plantings in the landscaping plan.*

Mr. Kim concluded the meeting by thanking the community members for their attendance. The meeting ended at 7:07 pm. Columbia Concepts invites the public to learn more about the project and access the meeting presentation on the project's website, found here: <https://thesourcecolumbia.com>.